

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
September 7, 2016 at 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189**

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADOPTION OF AGENDA**
- 5. CALL TO THE PUBLIC**
- 6. CLARIFICATIONS FROM COMMISSION**
- 7. CORRESPONDENCE**
- 8. PUBLIC HEARINGS**
- 9. REPORTS OF COMMITTEES**
 - A. Board of Trustees**
 - B. ZBA**
 - C. Staff**
 - D. Planning Consultant**
- 10. UNFINISHED BUSINESS**
 - A. Review ES – Enterprise Services District Zoning in comparison with GC – General Commercial Zoning.**
- 11. NEW BUSINESS**
 - A. Discussion about establishing a committee on Open Space Preservation**
- 12. APPROVAL OF PRECEDING MINUTES: August 17, 2016 Regular Meeting**
- 13. FINAL CALL TO THE PUBLIC**
- 14. COMMENTS FROM THE COMMISSIONERS**
- 15. ANNOUNCEMENT: Next Regular Meeting – September 21, 2016**
- 16. ADJOURNMENT**

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP
Senior Principal Planner
SUBJECT: Analysis of Repealing Enterprise Service (ES) District and Rezoning ES Parcels to General Commercial (GC)
DATE: September 1, 2016

At the July 20, 2016 Planning Commission meeting, we discussed existing uses in the Enterprise Service (ES) district, located on the west side of Main Street between Horseshoe Lake and Whitmore Lake. We also discussed proposed amendments to the ES district (attached), dated June 29, 2016, which includes making certain contractor supply uses with outdoor storage a conditional use in the ES district, subject to the outdoor storage requirements of Sections 36-701 and 36-702 of the Zoning Ordinance. At the August 17th meeting, the Planning Commission discussed proposed amendments to the outdoor storage regulations of Section 36-701(4) and how they would apply to outdoor storage in all districts to provide for better screening performance for outdoor storage uses in general. Enclosed is the draft Zoning Ordinance amendment for Section 36-701(4) as well as our transmittal letter on the matter, dated August 11, 2016.

At the August 17th Planning Commission meeting, the Planning Commission requested an analysis of what the impact would be if the ES district were repealed and all 12 existing ES parcels were rezoned to General Commercial (GC). There are three (3) major considerations to make in this analysis:

- 1. Land Use.** If the ES district is repealed and all existing ES parcels are rezoned to GC, the following issues must be resolved:
 - A.** What uses are currently allowed in both ES and GC, which would require no change?
 - B.** What uses are currently allowed in ES that are prohibited in GC?
 - C.** What uses are currently prohibited in ES that are allowed in GC?

A table of uses is enclosed that classifies all of the uses based on **A**, **B**, and **C** above for simplicity. While **A** would require no changes and **B** applies to only 3 land uses where we provide recommendations, **C** will generate the most discussion regarding new uses that would be introduced into the current ES district area.

2. Regulations and Standards. The following is a summary of the

	GC	ES
Min. Lot Area	1 acre; 10,000 sq. ft. for planned shopping centers with sanitary sewer.	1 acre; 20,000 sq. ft. for lots with sanitary sewer.
Min. Lot Width	150 feet; 80 feet for lots with sanitary sewer.	150 feet; 80 feet for lots with sanitary sewer.
Max. Lot Coverage	25%	25%
Max. Floor Area Ratio	80%	60%
Min. Front Yard Setback	35 feet	85 feet
Min. Side Yard Setback	20 feet; 35 feet for side yards abutting a road or street side.	20 feet; 35 feet for side yards abutting a road or street side.
Min. Rear Yard Setback	20 feet	35 feet
Max. Height	45 feet	45 feet

If sanitary sewer is available in the current ES area, then rezoning the parcels to GC would allow a smaller lot size and could result in additional lots. However, because the ES area is mostly developed, it is unlikely that several more lots would be created.

Increasing the FAR from 60% to 80% will allow for more development; however, because the maximum lot coverage would remain at 25%, the additional development created by raising the FAR would be the addition of 2nd and 3rd stories.

Finally, lowering the front yard setback and rear yard setback to 35 feet and 20 feet, respectively, will allow for structures closer to the front and rear lot lines. Because there is a GC district adjacent to the south side of the current ES district, the GC district standards are appropriate along Main Street.

3. Standards Currently Applicable Only to ES. Aside from the ES District (Article XX), the only other areas of the Zoning Ordinance that specifically mention the ES district are Section 36-793(a) and (c). These sub-sections include sign standards, and the ES district is mentioned along with the GC district in the particular standards. Therefore, if the ES district is repealed and the current ES parcels are rezoned to GC, the sign standards would not change.

We look forward to discussing these with you at the next Planning Commission meeting.

Legend

- A. Standards are the same for ES and GC, so no changes are required if the ES district is repealed and ES parcels are rezoned to GC
- B. Uses currently allowed in ES that would be prohibited if the ES district is repealed and ES parcels are rezoned to GC
- C. Uses curenly prohibited in ES that would be allowed if the ES district is repealed and ES parcels are rezoned to GC

P=Permitted Use
C=Conditional Use

Legend Item	Land Use	GC District	ES District	Comments
A	A sign, only in accordance with the regulations specified in article XXVI of this chapter.	P	P	No change required.
A	An accessory use, building or structure.	P	P	No change required.
A	Automotive service station, including minor repair services, subject to the requirements of section 36-712.	C	C	No change required.
A	Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.	P	P	No change required.
A	Contractor wholesale supply when in conjunction with general retail sales of items including electrical, plumbing, lumber, and/or garden supplies.	C	P	If the ES district is repealed and ES parcels are rezoned to GC, we recommend keeping this use as a Conditional Use in GC to keep the consistency with the remaining GC areas of Northfield Township.
A	Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.	P	P	No change required.
A	Mini-storage, meeting the requirements provided in section 36-364(9).		C	The ES district includes an incorrect reference to Section 36-364(9), which regulates commercial communications equipment. The appropriate reference would be to Section 36-736, which is the only section that regulates the development standards of mini-warehouses and mini-storage. Therefore, no changes will be required if the ES district is repealed and ES parcels are rezoned to GC.
A	Mini-warehousing, subject to the requirements of section 36-736.	C		
A	Minor automotive repair facilities.		P	
A	Minor repair of vehicles, provided all work, materials, equipment, and waste products shall be contained within a completely enclosed building, subject to the requirements of section 36-712.	C		If the ES district is repealed and ES parcels are rezoned to GC, we recommend keeping "minor automotive repair facilities" as Conditional Uses in GC.
A	Personal services, including barber shop and beauty salon, medical and dental clinics, music studios, banks and saving and loan associations and other similar uses.	P		Currently, drive-through facilities are Conditional Uses in GC and prohibited in ES. If the ES district is repealed and ES parcels are rezoned to GC, drive-through uses would be Conditional Uses in the current ES district area.
A	Personal services, including barber shops and beauty salons, medical and dental clinics, music studios, banks and saving and loan associations (without drive-in facilities), and other similar uses.		P	
A	Printing, lithographic, blueprinting and similar uses.	P	P	No change required.
B	Single family dwelling and any use, building or structure accessory thereto.		P	If the ES district is repealed and ES parcels are rezoned to GC, we do not recommend permitting single-family dwellings in GC. However, the GC district does allow "one dwelling unit within the principal building or structure for security purposes only" as a Conditional Use, so there would still be an opportunity to have some limited single-family residential use.
B	Warehousing and material distribution centers; provided all products and materials are enclosed within a building.		C	The only other districts that permit "warehousing and material distribution centers" are the Research/Technology/Manufacturing (RTM), Limited Industrial (LI), and General Industrial (GI) districts. If the ES district is repealed and ES parcels are rezoned to GC, we do not recommend permitting "warehousing and material distribution centers" in the GC district, as these uses are more industrial in nature.
B	Hospitals, nursing homes, sanitariums.		C	If the ES district is repealed and ES parcels are rezoned to GC, we recommend amending the Zoning Ordinance to make hospitals, nursing homes, and sanitariums a Conditional Use in GC. Regency Nursing Home is located in the ES district, and we recommend allowing it an any future zoning district for the site.

Legend Item	Land Use	GC District	ES District	Comments
C	Agricultural services, including machinery sales and repair establishments, and farm supply stores.	P		
C	Animal hospital or clinic.	C		
C	Bars or establishments principally used for the sale of beer, wine or intoxicating liquor for consumption on the premises, subject to the requirements of section 36-710.	C		Bobber Down is located in the ES district, which means that it is technically a legal nonconforming use and its opportunities for expansion and reconstruction are very limited. Therefore, if the ES district is repealed and ES parcels are rezoned to GC, Bobber Down will be a conforming use.
C	Boat sales and marinas.	C		
C	Bowling alleys, miniature golf courses, commercial swimming pools, skating rinks.	C		
C	Business and professional offices, such as legal, engineering, accounting, financial and insurance.	P		
C	Child care facilities.	C		
C	Clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop and shoe repair shop.	P		
C	Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII (conditional uses) of this chapter.	C		
C	Controlled uses as defined in section 36-710.	C		
C	Drive-through facilities for a use permitted in the GC district, subject to the requirements of section 36-737.	C		
C	Essential services, as provided in section 36-65.	P		
C	Food services including grocery, meat market, bakery, restaurant, delicatessen and fruit market, and similar self-serve units but not including any business of a drive-in type.	P		
C	Funeral establishments, mortuary.	C		
C	Hotel, tourist home and boarding and rooming house.	C		
C	Lots for the sale of used cars, used farm machinery, and other used vehicles and equipment, when not sold in conjunction with sales of new cars, machinery, vehicles, or equipment. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.	C		
C	One dwelling unit within the principal building or structure for security purposes only.	C		
C	Open air display area for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, small tools, pneumatic-tired two-wheeled and four-wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment. Displays must be located behind all setback lines.	C		
C	Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.	C		
C	Personal service offices, such as accountant, attorney, and real estate offices, provided such use shall not exceed 4,000 square feet of floor area in any building.	P		
C	Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts.	C		Bobber Down is located in the ES district, which means that it is technically a legal nonconforming use and its opportunities for expansion and reconstruction are very limited. Therefore, if the ES district is repealed and ES parcels are rezoned to GC, Bobber Down will be a conforming use.
C	Retail services, including department stores, furniture stores, appliance stores, and super markets.	P		
C	Retail services, including drug store, hardware, and gift shop, and dry goods and notions store.	P		
C	Sexually oriented businesses, as defined within section 36-721 and subject to the requirements of sections 36-721 and 36-710.	C		
C	Showroom and sales of new automobiles, farm machinery, and other vehicle and equipment, and the display and sale of used cars, farm machinery, and other vehicles and equipment when in conjunction with a showroom and sales of new units thereof; and repair of same when in conjunction with a showroom and sales of new units thereof. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.	P		
C	Temporary outdoor sales, subject to the requirements of section 36-734.	C		

ARTICLE XX. - ES—ENTERPRISE SERVICE DISTRICT

Sec. 36-562. - Purpose.

- (a) It is recognized by this chapter that the value to the public of designating certain areas of the township for a compatible mixture of business/service uses is represented in the employment opportunities to the citizens and the resultant economic benefits to the township. These uses are characterized by an insignificant amount of such nuisance factors as noise, heat, glare, and emission of air pollutants.
- (b) This district has been located within the township as a transition between US 23 or the railroad and lower intensity uses, -to permit the development of this compatible mixture of business uses, to protect the adjacent residential property against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with these activities and the purpose of this district have been excluded. This district is intended for uses which may have a functional and/or economic relationship to commercial and industrial zoning districts but not clearly definable as either. Common points of ingress and egress between adjacent parcels are encouraged.

Sec. 36-563. - Permitted uses.

The following building and structures, and uses of parcels, lots, buildings and structures, are permitted within this district; provided that materials and equipment to be used in the principal business and products resulting from the principal business shall be stored entirely within completely enclosed buildings:

- (1) Offices of architects, engineers, surveyors and similar professional, provided that no trucks, drilling rigs, and similar vehicles shall be stored on the premises and provided that no materials or field equipment shall be stored outdoors on the premises.
- (2) Executive, administrative, legal, accounting, insurance, real estate and similar offices at a scale that will not generate off-street parking resulting in excessive traffic generated from the use which would be incompatible with the purpose of this district.
- (3) Public buildings
- (4) Primary and secondary schools
- ~~(1) Minor automotive repair facilities.~~
- ~~(2)(5) Contractor wholesale supply when in conjunction with general retail sales of items, including electrical, plumbing, lumber, and/or garden supplies.~~
- ~~(3)(6)~~ Printing, lithographic, blueprinting and similar uses.

- ~~(4)~~(7) Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.
- ~~(5)~~(8) Personal services, including barber shops and beauty salons, medical and dental clinics, music studios, banks and saving and loan associations (without drive-in facilities), and other similar uses.
- ~~(6)~~(9) A sign, only in accordance with the regulations specified in article XXVI of this chapter.
- ~~(7)~~(10) An accessory use, building or structure.
- ~~(8) Single family dwelling and any use, building or structure accessory thereto.~~

Sec. 36-564. - Conditional uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted subject to obtaining a conditional use permit as provided in article XXVII of this chapter:

- (1) Automotive service stations, including minor repair service.
- (2) Warehousing and material distribution centers; provided all products and materials are enclosed within a building.
- (3) Mini-storage, meeting the requirements provided in section 36-364(9).
- (4) Hospitals, nursing homes, sanitariums.
- (5) Commercial recreation facilities, including indoor theaters, bowling alleys, skating rinks, racket clubs.
- (6) A church, synagogue, cathedral, mosque, temple or other building used for public worship.
- ~~(7) A cemetery.~~
- ~~(8) Minor automotive repair facilities.~~
- ~~(9) Contractor wholesale supply when in conjunction with general retail sales of items, including electrical, plumbing, lumber, and/or garden supplies. Outdoor storage or display of products sold as part of the principal business may be permitted subject to the requirements of sections 36-701 and 36-702.~~
- ~~(10) A dwelling unit combined with an office, provided that the proprietor of the office resides in the dwelling unit.~~
- ~~(7)(11) Other uses determined by the Planning Commission to be similar to a permitted use or conditional use in sections 36-563 or 36-564.~~

Sec. 36-565. - Regulations and standards.

The following regulations shall apply in all ES—Enterprise Service Districts:

- (1) *Lot area.* No building or structure shall be established on any lot less than one acre in area, except where a lot is served with a central sanitary sewerage system, in which case there shall be provided a minimum lot area of 20,000 square feet.

(2) *Lot width.* The minimum lot width for lots served with a central sanitary sewerage system shall be 80 feet. Where a lot is not so served, the minimum lot width shall be 150 feet.

(3) *Lot coverage.* The maximum lot coverage shall not exceed 25 percent.

~~(4) *Floor area ratio.* The maximum floor area shall not exceed 60 percent of the lot area.~~

~~(45)~~ *Yard and setback requirements.*

a. *Front yard.* ~~Thirty (30) feet~~ ~~Not less than 85 feet.~~

b. *Side yards.* Least width of either yard shall not be less than ~~fifteen (15)~~ ~~20~~ feet; except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than ~~thirty (30)~~ ~~35~~ feet.

c. *Rear yard.* Not less than 35 feet.

d. The requirements in this subsection (~~54~~) shall apply to every lot, building or structure.

~~(56)~~ *Height.* Except as is otherwise provided in this chapter, no building shall exceed a height of 45 feet.

~~(67)~~ *Outdoor storage.* No outdoor storage of materials and equipment is permitted within this district. All such materials, equipment, and products for any permitted principal or conditional use within this district shall be stored entirely within completely enclosed buildings.

~~(78)~~ *Transition strips.*

a. On every lot in the district which abuts a lot in a recreation-conservation, agricultural, ~~and or~~ residential district, there shall be provided a transition strip. Such transition strip shall be not less than 15 feet in width, shall be provided along every lot line, except a front lot line, which abuts a lot in such districts, shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this district is improved, with a screen, wall or hedge not less than four ~~(4)~~ feet nor more than eight ~~(8)~~ feet in height.

b. A use or structure on any lot in this district fronting a public road, street or right-of-way shall provide, in addition to and as an integral part of any site development on the front yard, a landscaped strip of land 20 feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.

(9) *Required off-street parking.* As required in article XXV of this chapter.

(10) *Required site plan review.* As required in article XXVIII of this chapter.

(11) *Supplemental regulations.* As required in article XXIV of this chapter.

~~(12) *Single family dwellings.* Single family dwellings within the ES district must adhere to the dimensional standards in section 36-218.~~

MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP
Senior Principal Planner
SUBJECT: 2016 Planning Commission Goals and Objectives Related to Agricultural Preservation
DATE: September 2, 2016

At the August 17, 2016 Planning Commission meeting, the Planning Commission discussed the following 2016 Goals and Objectives with respect to agricultural preservation:

- **Density of Agricultural District**
- **Agricultural Survey – Study of the economic impact of agriculture in the township**
- **PDR/TDR viability in Northfield Township**

While there are other 2016 Goals and Objectives of the Planning Commission that may also relate to agricultural use and preservation, the above 2016 Goals and Objectives were specifically mentioned at the August 17th meeting. The Planning Commission also discussed whether these Goals and Objectives should be combined into a single project to look at agricultural preservation in a more comprehensive manner. Given the large scope that such a project would have, the Planning Commission discussed whether to appoint an advisory committee to assist the Planning Commission on these Goals and Objectives. Section 4.17 of the Planning Commission's Bylaws permits the Planning Commission to appoint advisory committees, and reads as follows:

Section 4.17 Appointment

The Commission may appoint and authorize advisory committees whose members may consist of governmental officials and individuals whose experience, training, and interest in the Commission's work qualifies them to lend valuable assistance to the Commission. The Commission may also appoint various committees of citizens to collect information and prepare reports to the Commission on the various phases of the comprehensive planning program for which the Commission is primarily responsible.

While there were no decisions made on this matter at the August 17th meeting, the Planning Commission agreed to continue this discussion at its next meeting. If the Planning Commission decides to appoint an advisory committee to assist with these Goals and Objectives, we recommend that the Planning Commission first develop a list of specific tasks so that the advisory committee has a clear understanding of the required deliverables.

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting August 17, 2016

1. CALL TO ORDER

The meeting was called to order by Chair Kenneth Dignan at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Roll call:	
Janet Chick	Present
Marlene Chockley	Present
Brad Cousino	Absent with notice
Kenneth Dignan	Present
Sam Iaquinto	Present (arrived at 7:35 P.M.)
Larry Roman	Present
Mark Stanalajczko	Absent with notice

Also present:
Township Manager Howard Fink
Assessing & Building Assistant Mary Bird
Planning Consultant Patrick Sloan, McKenna Associates
Recording Secretary Lisa Lemble
Members of the Community

4. ADOPTION OF AGENDA

Dignan added a discussion of goals and objectives as item 10D.

- **Motion #1:** Chockley moved, Chick supported, that the agenda be adopted as amended.
Motion carried 4—0 on a voice vote.
- **Motion #2:** Roman moved, Chick supported, that Item 10A be removed due to lack of documentation.

The Commission discussed whether more written information about this should be provided before it is considered. It was agreed to proceed because the applicants were asked to appear at this meeting, and to allow discussion of whether there should be zoning enforcement or consideration of recommending revoking of the conditional use permit (CUP).

Roman withdrew Motion #2.
Motion #1 carried 4—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

David Gordon, 5558 Hellner Road, suggested that the Commission work on a farmland and natural features preservation plan. Craig Warburton, 450 W. Joy Road, questioned the idea of designating parking at 75 Barker Road for a specific business.

6. CLARIFICATIONS FROM THE COMMISSION

Board members noted natural features preservation is included in Commission goals, which would be discussed later in the meeting.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

None.

9. REPORTS

7A. Board of Trustees

Chick reviewed actions taken at the August 9th the Board including approval of a Van Curler property ribbon cutting and a homecoming parade permit.

7B. ZBA

Chockley reported that on August 15th the ZBA approved a width:depth ratio variance for a lot split and confirmed that a survey must be submitted for variance requests.

7C. Staff Report

Nothing to report.

7D. Planning Consultant

Nothing to report.

10. UNFINISHED BUSINESS

10A. Gyoa Leasing, Inc.; 1451 N. Territorial Phase II Site Plan Summary to Conditional Use Approval

Todd Pascoe, engineer with Atwell Hicks, and Ryan Steele of Gyoa Leasing, provided an update on renovations made to buildings on the site, and said they are evaluating whether to remove a building that they believe was built with too low a foundation, what to do about sewer on the site, and possibly reactivating a railroad spur. In answer to questions, Pascoe and Steele described the type of materials they might bring

in (landscaping materials) for a retail business they plan to start in 2017.

[Iaquinto arrived during this discussion].

Commissioners, Sloan, and Fink discussed how a site plan for a long range plan should be handled. Sloan and Fink said (a) a plan should be approved first, with changes approved administratively or by the Commission as needed, and (b) the Commission should review the uses planned for the site.

There was discussion about whether a certificate of occupancy had been issued, what progress had been made on the site, and whether enforcement action should be taken. Fink reported that Zoning Administrator Kurt Weiland's opinion is that the zoning and use did not change with this new operation so he has allowed them to continue to operate, although the CUP application listed new uses that have not yet been added.

There was discussion about whether the Gyoa must produce a final site plan at this point.

- ▶ **Motion:** Roman moved, Iaquinto supported, that the applicant or leaseholder meet with the planning consultant and staff and to determine appropriate steps and time frame to move forward.
- ▶ **Amendment to Motion:** Roman moved, Iaquinto supported, that the meeting be held within 30 days. **Motion carried 5—0 on a voice vote.**

Amended motion carried 5—0 on a voice vote.

10B. Considerations and Recommendation for Uses and Development Standards in the ES District and Storage of Materials. Proposed Amendments to Section 36-701 (Storage of Materials) and Section 36-562 ES-Enterprise Service District

Sloan read his memo of August 11th which recommends allowing outdoor storage in the ES district with screening using evergreens and/or solid fencing. Roman suggested eliminating the ES district because it covers only a small area and all of the General Commercial (GC) uses would be appropriate in that area with improved screening. Sloan reviewed the changes to GC that would be necessary to incorporate ES uses into the GC district if desired.

Commissioners discussed concerns about screening enforcement, how to accommodate existing uses in the ES district under GC zoning, and whether GC zoning would attract more businesses to the ES-zoned area.

It was agreed to move forward with eliminating the ES district and incorporating ES uses into the GC district while creating effective screening provisions. Sloan said he will prepare an analysis and bring it to the Commission.

10C. Considerations and Recommendation for Uses and Development Standards in LI-Limited Industrial and GI-General Industrial Districts. Proposed Amendments for Kennels.

Sloan read his memo of August 11th recommending allowing dog kennels as conditional uses in LI zoning and as permitted uses in GI zoning. Sloan said the Ann Arbor Dog Training Club has made general inquiries about making changes to their site—which is zoned GI, so is currently a non-conforming use—and that raised the zoning issue, but it did not drive this recommendation and he has no idea whether any proposal the club would make would meet the standards of the GI district.

- ▶ **Motion:** Iaquinto moved, Chockley supported, that a public hearing be scheduled at the next appropriate time frame to address changing the zoning ordinance to make dog kennels conditional uses in the in Limited Industrial district (Section 36-510) and in the in General Industrial district (Section 36-532).

Commissioners expressed concerns about kennels which have outdoor runs or cages being allowed by right due to noise issues. Iaquinto clarified that his motion was to consider making kennels conditional uses in both industrial districts.

Motion carried 5—0 on a voice vote.

Fink referred to the formal application process devised by the Commission recently for members of the public or property owners to request zoning ordinance text amendments (such as the one being considered here), and he asked if that should be followed at this point for the Ann Arbor Dog Training Club. It was agreed that in this case, since the Township had brought forth a text amendment proposal already, it would not be appropriate for the Township to require that application from the club.

10D. 2016 Planning Commission Goals & Objectives

Dignan suggested creating an *ad hoc* committee to do some of the initial work and bring recommendations to the Commission to address its goals and objectives. Sloan said he can bring a proposal about this to the Commission at the next meeting. Dignan invited input from the community.

11. NEW BUSINESS

None.

12. MINUTES

- **Motion:** Dignan moved, Iaquinto supported, that the minutes of the August 3, 2016, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 5—0 on a voice vote.**

13. SECOND CALL TO THE PUBLIC

David Gordon thanked the Commission for taking steps regarding farmland preservation.

14. COMMENTS FROM THE COMMISSIONERS

Commissioners made a few general comments.

15. ANNOUNCEMENT OF NEXT MEETING

September 7, 2016, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

- **Motion:** Roman moved, Iaquinto supported, that the meeting be adjourned.
Motion carried 5—0 on a voice vote.

The meeting was adjourned at 9:16 P.M.

Prepared by Lisa Lemble.
Corrections to the originally issued minutes are indicated as follows:
Wording removed is ~~stricken through~~;
Wording added is underlined.

Adopted on _____, 2016.

Kenneth Dignan, Chair

Mark Stanalajczo, Secretary

Official minutes of all meetings are available on the Township's website at
<http://www.twp-northfield.org/government/>