

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
December 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**
 - A. Washtenaw County Road Commission request to rezone parcel number B-02-21-300-004 from RTM-Research Technology and Manufacturing to LI-Limited Industrial (attachment 1)
 - B. Proposed amendments to the Northfield Township Zoning Ordinance text to Repeal the ES-Enterprise Service District and Rezone all existing ES-Enterprise Service District parcels to GC-General Commercial District (attachment 2)
 - C. Proposed amendments to the Northfield Township Zoning Ordinance text to Repeal the HC-Highway Commercial District and Rezone all existing HC-Highway Commercial parcels to GC-General Commercial District (attachment 3)
 - D. Proposed amendments to the Northfield Township Zoning Ordinance text to Revise the GC-General Commercial District; RO-Residential/Office District; LC-Local Commercial District; General Provisions; Sign Regulations and Supplementary Regulations and Standards; and to Delete Floor Area Ratio Standards from the GC-General Commercial District (attachment 4)
- 9. REPORTS OF COMMITTEES**
 - A. Board of Trustees
 - B. ZBA
 - C. Staff
 - D. Planning Consultant
- 10. UNFINISHED BUSINESS**
 - A. Washtenaw County Road Commission request to rezone parcel number B-02-21-300-004 from RTM-Research Technology and Manufacturing to LI-Limited Industrial (attachment 1)
 - B. Proposed amendments to the Northfield Township Zoning Ordinance text to Repeal the ES-Enterprise Service District and Rezone all existing ES-Enterprise Service District parcels to GC-General Commercial District (attachment 2)
 - C. Proposed amendments to the Northfield Township Zoning Ordinance text to Repeal the HC-Highway Commercial District and Rezone all existing HC-Highway Commercial parcels to GC-General Commercial District (attachment 3)
 - D. Proposed amendments to the Northfield Township Zoning Ordinance text to Revise the GC-General Commercial District; RO-Residential/Office District; LC-Local Commercial District; General Provisions; Sign Regulations and Supplementary Regulations and Standards; and to Delete Floor Area Ratio Standards from the GC-General Commercial District (attachment 4)
 - E. Further discussion regarding corrections to the current Zoning Map (attachment 5)
- 11. NEW BUSINESS**
- 12. APPROVAL OF PRECEDING MINUTES:** November 2, 2016 Regular Meeting
- 13. FINAL CALL TO THE PUBLIC**
- 14. COMMENTS FROM THE COMMISSIONERS**
- 15. ANNOUNCEMENT:** Next Regular Meeting – December 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.

(ATTACHMENT 1)

NORTHFIELD TOWNSHIP PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

The Northfield Township Planning Commission will hold a public hearing at the request of Washtenaw County Road Commission, 1222 E North Territorial Road, Whitmore Lake, MI 48189, to rezone the parcel from RTM-Research Technology and Manufacturing to LI-Limited Industrial. The parcel is approximately 15 acres and is located on the south side of N. Territorial Road. The applicant proposes to build a road maintenance facility on the site. Parcel number B-02-21-300-004.

The public hearing will be held on **Wednesday, December 7, 2016** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

This notice is 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 Offices at 743-449-2880 seven days in advance.

Angela Westover – Northfield Township Clerk

Publish: Sunday, November 20, 2016

Newspaper: legalads@mlive.com

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

ZONING COMPLIANCE APPLICATION / CERTIFICATION

Zoning Compliance is required prior to new construction, alterations to an existing structure, or change of use.

This application must be accompanied by two (2) copies of scaled site plans meeting the information requirements of the Zoning administrator. Plans must be dated (mo., day, yr.), including revisions, notate scale, and include a directional 'North' arrow.

Proposed and existing structures must be included in plans. For non-residential uses in any zoning district, all buildings and structures, utilities, parking area, dumpsters, landscaping, sidewalks, paved drives, fences, sign locations, etc. must be clearly visible on plans.

Site plans must also list the name, address, and parcel number of the property being reviewed on the Zoning Application.

Applications for zoning compliance certificates shall be deemed abandoned (6) months after the date of filing unless diligently pursued or a building permit or certificate of occupancy is issued. Any certificate shall become invalid if the authorized work is suspended or abandoned for a period of six (6) months after commencement of work.

PROJECT NAME: Washtenaw County Road Commission North Easdt Service Center

PROJECT ADDRESS: 1222 E. North Territorial Rd. Whitmore Lake, MI 48189

PARCEL ID(S): B-02-21-300-004

IS THIS PROPERTY IN A FLOOD PLAIN: ☐ Yes ☒ No

Applicant Information:

Proprietor/Owner Information:

Name:

Name: Washtenaw county Road Commission

Address:

Address: 555 N. Zeeb Rd Ann Arbor, MI 48103

Phone:

Phone: 734-761-1500

Email:

Email: bernbeckm@wcroads.org

If application is made by anyone other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.

Proof of Ownership Attached: ☒

Non-Owner Affidavit Attached: ☐

If applicant is not the owner, describe applicants interest in the property: _____

PROPERTY DESCRIPTION

Description of Proposed Use: Facility housing crew, equipment and materials used to maintain the roads of Washtenaw Cou

Sanitary Facilities: ☐ Sewer; Sewer Tap Permit #: _____

☐ Septic; WCHD Permit #: _____

Zoning Classification(s):

AR LR MR MHP SR1 SR2 LC HC GC (LI) GI RTM ES PUD PSC RC RO WLD-____ W.L./N.T. Overlay OTHER: _____

Type of Construction/Alteration: New coonstruction

Project Start Date: Spring of 2017

Project Completion Date: December 2017

AUTHORIZED SIGNATURE

In the case of a false statement or misrepresentation of fact in the application or on the plans on which the certificate is based, any zoning compliance certificate issued thereto shall be null and void.

I hereby acknowledge the above facts and those on the attached site sketch and prints to be true to the best of my knowledge and state that said construction and/or occupancy of the structure and/or site shall occur in accordance with this certificate. Further, I agree to give permission for officials of Northfield Township, Washtenaw County and the State of Michigan to enter the property for the purposes of inspection.

Applicant(s) Signature

Date

10/13/16

FOR OFFICE. USE. ONLY

Received Date:

Paid Date:

Existing Legal Non-Conformities: ☐ Yes ☒ No

If yes, explain below:

RECEIVED

OCT 18 2016

NORTHFIELD TOWNSHIP

ZONING COMPLIANCE CERTIFICATE:



Approved:

Denied:

11/14/16



Approved As Noted: Date _____



Conditional Use Required



Site Plan Approval Required

COMMENTS:

SEE ATTACHED COMMENT SHEET.
SITE IS ZONED RTMIF REZONED TO L1, USE WOULD BE PERMITTED WITH SITE
PLAN & CONDITIONAL USE APPROVALS

Zoning Administrator Signature

Date

AREA OF CONCERN

Landscaping:	Complies	Does Not Comply	N/A
1 Greenbelt			
2 Parking lot islands, etc.			
3 Site Landscaping			
4 Foundation Planting			
5 Dumpster Screening			

6 Comments:

Signs:

7 Number of .g

8 Size and area

9. Comments:

Comments

Engineering:

Utilities:

☐ Connection fee's paid

Fire Chief:

☐ Inspection Complete

Access:

Other Conditions of Approval

Additional Comments:

1222 E. North Territorial Road

Applicant: Washtenaw County Road Commission (WCRC)
Request: Construct a new road maintenance facility
Zoning: RTM District (Research Technology and Manufacturing)
Action: **See Comments Below**

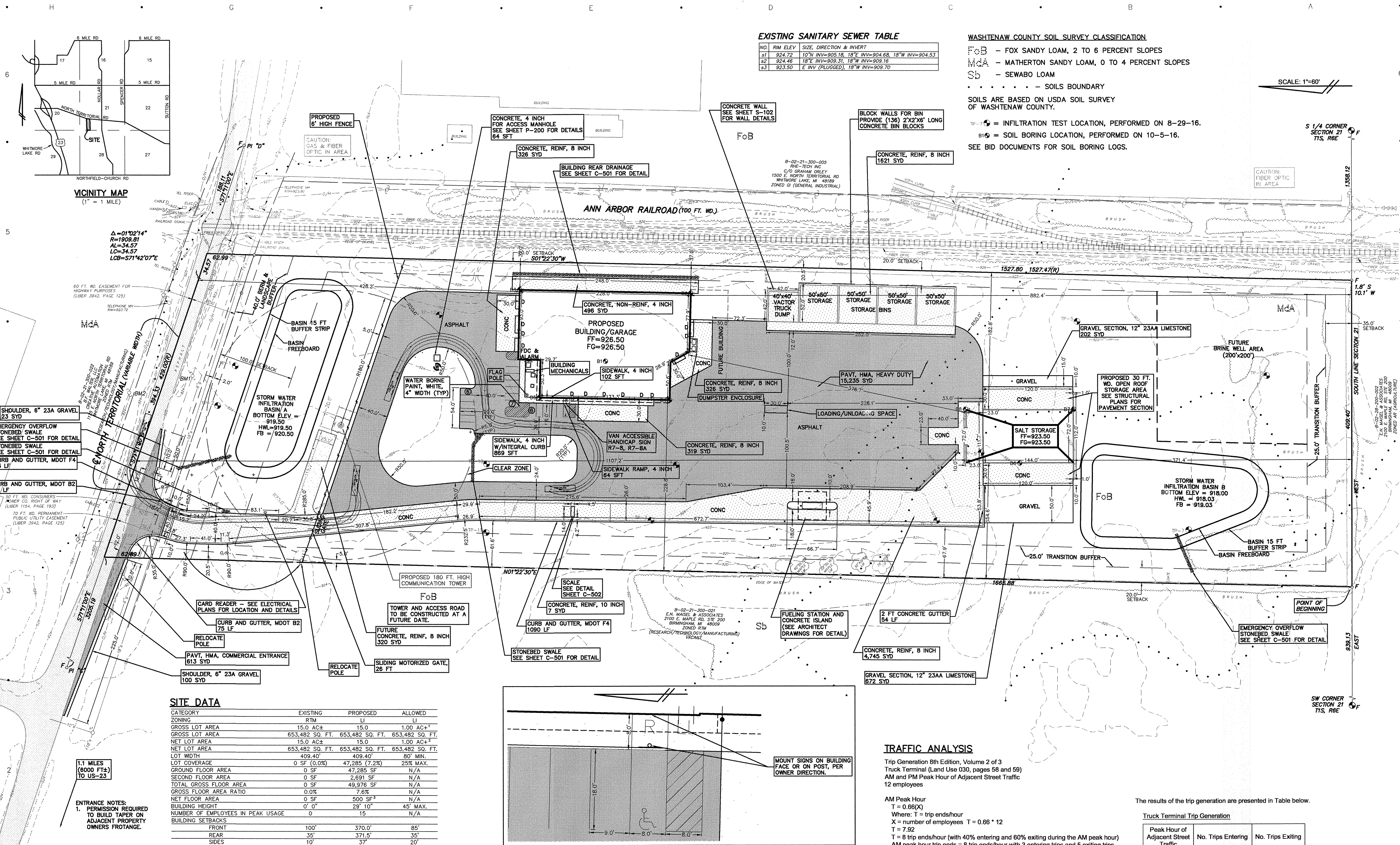
Comments:

The subject site is a 15 acre parcel which was formerly occupied by Moore's recreation building that was recently demolished. The applicant proposes to construct a maintenance facility on the site involving the storage of equipment and materials to help take care of the roadways in the northeastern portion of the county. The subject site is zoned RTM (research Technology Manufacturing) which does not permit industrial type uses that require outdoor storage of materials and warehousing type operations.

It is our understanding that the applicant has applied for a rezoning of the parcel to LI (Light Industrial) designation. "Warehousing and Material Distribution Centers" and "Outdoor Storage of Materials..." are permitted and conditional uses in the LI, respectively. The request for rezoning is scheduled for a public hearing in December.

- **IF** the rezoning to LI district is recommended for approval by the PC, and approved by the Township Board of Trustees, the uses would be permitted subject to site plan and conditional use approval.
- **IF** the rezoning is denied, the proposed uses are denied too.

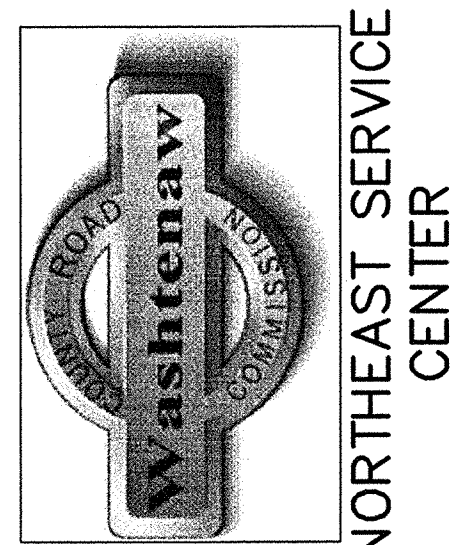
Zoning Administrator



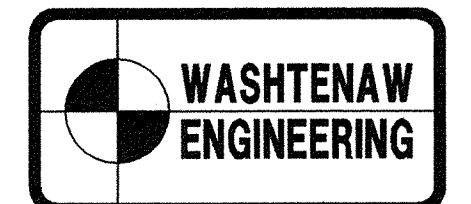
PLAN REVIEW 11-11-2016
DATE ISSUED
DJH
DRAWN BY
JKM
CHECKED BY

HOBBS + BLACK
ARCHITECTS

117 E. Allegan Street
Lansing, MI 48233
P: 313 484 4670
www.hobbs-black.com



PROJECT



JOB NO. 32121
FILE NO. 10265
SECTION 21, T1S, R6E, NORTHFIELD TWP
WASHTENAW COUNTY

CONSULTANT

SITE PLAN

SHEET TITLE

15-315

PROJECT NUMBER

C-101

SHEET NUMBER

October 27, 2016

Mr. Howard Fink, Township Manager
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189

Subject: Rezoning Request – Proposed Washtenaw County Road Commission Northeast Service Center; 1222 E North Territorial Road; Application Received October 18, 2016

Dear Mr. Fink:

Washtenaw County Road Commission, the owner of the parcel at 1222 North Territorial Road (Parcel ID#: B-02-21-300-004), requests to rezone the parcel from its current zoning classification of Research, Technology, and Manufacturing (RTM) to Limited Industrial (LI). This parcel is approximately 15 acres and is located on the south side of N. Territorial Rd., about 1 mile east of the US-23 interchange. The site was formerly the location of Moore's Recreation and the old building on the parcel was recently demolished. The Washtenaw County Road Commission (WCRC) proposes to build a road maintenance facility on the site to serve the northeastern portion of the county. We have reviewed the request and offer the following comments:

Site Photo: 1222 N. Territorial Road (Source: Google Maps 2016)



COMMENTS

- 1. Existing Conditions.** The natural features on the site can be generally categorized in three types: upland agricultural, woodland, and wetland. About 85% of the site is upland agricultural field. The eastern boundary of the site is woodland edge with remnant trees. There is also a wetland area about 4,940 square feet immediately adjacent to the west property boundary.

The current land use, future land use, and existing zoning classifications of the site and surrounding parcels are summarized in the table below:

Location	Existing Land Use	Future Land Use	Existing Zoning
Site	Vacant	I – Industrial	RTM – Research, Technology, and Manufacturing
North	Industrial (Creative Automation) and Agriculture	I – Industrial	RTM – Research, Technology, and Manufacturing
West	Agriculture	I – Industrial	RTM – Research, Technology, and Manufacturing
South	Agriculture	AG – Agricultural	AG – Agriculture
Southeast (corner)	Agriculture	LDR – Low Density Residential	AG – Agriculture
East	Industrial (Rhe Tech) and Agriculture	I – Industrial	GI – General Industrial
Northeast (corner)	Industrial (Gyoe)	I – Industrial	GI – General Industrial

- 2. Required Information.** Section 36-1005 of the Zoning Ordinance describes information required for any petition involving an amendment to the official Zoning Map. The required information has been submitted with the application.
- 3. Master Plan.** The Future Land Use designation of the property is I – Industrial. The intent of this designation is to provide locations for industrial operations that can help manage their potential negative impacts such as noise, odor, traffic, and outdoor storage of materials. The Zoning Plan indicates three zoning districts to correspond to the Industrial land use designation: LI, GI, and RTM. The site borders an RTM zone to the west and north, a GI zone to the east, and an AG zone to the south. Rezoning the site to LI would not create a spot zoning situation because the zoning district is compatible with the surrounding sites and the future land use designation.

The Master Plan also describes the future development in terms of five subareas of the Township. The site is in the Central Subarea (#4) where office, industrial, and commercial growth is planned for and expected. One development strategy for the subarea is to concentrate future industrial development in the northern part of the subarea near the US 23/ North Territorial Road interchange where sanitary sewer service is available. The site is located about 1 mile east of this interchange. The rezoning would not have a major effect on the other goals for this subarea, so rezoning would not negatively impact the goals and objectives of the Master Plan.

4. Zoning. The existing zoning district is RTM and the proposed district is LI. Permitted and conditional uses in the RTM district are as follows:

a. Permitted Uses in the LI District:

- 1. The manufacturing, compounding, process, or treatment of such products as cosmetics, food products, perfumes, pharmaceutical toiletries, and frozen food lockers.*
- 2. Assembly of merchandise such as electrical appliances and articles of similar nature.*
- 3. Packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth or other similar materials; recycling centers.*
- 4. Printing, lithographic, blueprinting and similar uses.*
- 5. Warehousing and material distribution centers; provided all products and materials are enclosed within a building.*
- 6. Light manufacturing industrial uses which by the nature of the materials, equipment and processes utilized are to a considerable extent clean, quiet and free from hazard.*
- 7. Research and testing facilities.*
- 8. Essential services.*
- 9. Public utility structures located on the surface of the ground, including, but not limited to, transformer sub-stations, pumping stations, communications relay stations, gas and steam regulating valves and stations.*
- 10. Landscape and lawn care businesses.*

b. Conditional Uses in the LI District

- 1. Minor or major repair of vehicles. All work, materials, equipment and waste products shall be contained within a completely enclosed building, and outdoor storage areas for vehicles shall be screened from view.*
- 2. Restaurants and cafeteria facilities for employees.*
- 3. Bus, truck, taxi and rail terminals.*
- 4. Open air display area.*
- 5. Business/technical schools, when licensed by the state, which provide education in skills which are commonly used in the principal uses permitted in this district, such as schools for the training of engineering technicians, machine operators, and vehicle mechanics and body repair person.*
- 6. Retail sales of items that are the same as the items sold at wholesale on the premises, or are related by use or design to such wholesale items; provided that the total amount of retail sales shall not exceed 25 percent of the annual wholesale sales on the premises. Retail sales shall be strictly incidental to wholesale sales.*
- 7. Outdoor storage of recreational vehicles.*
- 8. Commercial communications apparatuses, if located on existing commercial communications or electrical towers, or other existing appropriate structure.*
- 9. Outdoor storage of materials and equipment to be used as part of the principal business, and products resulting from the principal business.*

c. Permitted Uses in the RTM District

- 1. Agricultural as temporary uses prior to development of a parcel in the RTM district.*
- 2. Industrial, scientific, or business research, development, and testing laboratories.*
- 3. Printing, publishing and allied industries.*
- 4. Production and processing of genetic materials.*
- 5. Electricity transmission and distribution lines, gas and oil pipelines, and other related structures; electricity switching and step-down stations.*
- 6. Administrative, professional, and business offices.*

d. Conditional Uses in the RTM District

- 1. Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure.*
 - 2. A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery.*
-

The proposed uses of maintenance garage, salt storage building, and fuel depot are most closely described as (e) warehousing and material distribution centers and (h) an accessory use, building or structure. These are permitted principal uses in the LI district.

The application also proposes outside material storage on the site. Outside storage of materials and equipment is a conditional use in the LI district, and is not permitted in the RTM district.

5. **Zoning Ordinance Findings of Fact Required.** Section 36-1006(a) of the Zoning Ordinance provides the following findings of fact that must be evaluated and stated by the Planning Commission when it makes a recommendation on a Zoning Ordinance amendment:

- a. **Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted, or by an error in the original ordinance.** There is no error in the original ordinance. A land use (warehousing and material distribution center) is proposed on the site that is not permitted in the current RTM district. The proposed land use is permitted in the LI zoning district. The LI district fulfills the future land use classification (Industrial) goals of the Master Plan and is compatible with the surrounding zoning districts.
- b. **The precedents, and the possible effects of such precedents, which might result from approval or denial of the petition.** Any precedents or effects of such precedents of rezoning the site from RTM to LI might be future rezoning petitions of RTM-zoned parcels to LI. However, the future land use classification of the site in the Master Plan is Industrial, and a rezoning of LI is recommended in the Zoning Plan of the Master Plan. Therefore, any future rezoning petitions will be reviewed for compliance with the Master Plan. The existing RTM district consists of several parcels between US-23 and the railroad tracks, so rezoning the site to LI will not significantly decrease the supply of RTM-zoned land.
- c. **The capacity of the township or any other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.** A traffic analysis for the proposed service center was included in the application, based on 12 employees on the site. The AM peak hour would generate 3 additional trips entering and 5 additional trips exiting, while the PM peak hour would generate 3 additional trips entering and 4 additional trips exiting. The analysis concludes that the project impacts the street system by fewer than 50 vehicles during peak hours and that a full Traffic Impact Study is not needed. The types of uses permitted in the LI district, including as proposed on this site, are not anticipated to negatively impact the traffic on North Territorial Road.

We do not know what the site's impacts will be on the Township's sanitary sewer system, so we will defer this question to the appropriate Township engineer. Rezoning the site to LI does not, by itself, assure that the site can be serviced by the Township's sanitary sewer system any more than it could be serviced under the current RTM zoning.

- d. **Effect of approval of the petition on the condition and/or value of property in the township or in adjacent municipalities.** The adjacent zoning classifications of the site are GI to the east, RTM to the north and west, and Agriculture (AG) to the south. We are not aware of any impacts to the values of the adjacent properties that would occur if the site is rezoned from RTM to LI.

- e. Relation of the petition to the adopted land use development plan of the township, and of other government units where applicable.** As previously stated, the Future Land Use designation of the site in the Master Plan is Industrial. The Zoning Plan indicates three zoning districts to correspond to the Industrial land use designation: LI, GI, and RTM.

RECOMMENDATION

We recommend that the Planning Commission recommend that the Township Board of Trustees approve the applicant's request to rezone the subject site from RTM to LI for the following reasons:

1. The proposed LI zoning is consistent with Future Land Use classification of Industrial and the associated Zoning Plan.
2. The uses permitted in LI zoning are compatible with existing conditions, zoning classifications, and permitted uses on neighboring sites.
3. The proposed LI zoning is consistent with the pattern of development in the area.
4. The proposed LI zoning does not take away from a community need for RTM zoning in the area.
5. The proposed LI zoning fulfills all of the Findings of Fact of Section 36-1006(a)(1) through (5) of the Zoning Ordinance.

Respectfully submitted,

McKENNA ASSOCIATES, INCORPORATED



Patrick Sloan, AICP
Senior Principal Planner



Stephen Hannon
Assistant Planner

November 30, 2016

Northfield Township
Building & Zoning Department
Attention: Mary Bird
8350 Main Street, Suite A
Whitmore Lake, Michigan 48189

Regarding: Washtenaw County Road Commission, NE Service Center
1222 East North Territorial Rd.

Rezoning Application Review #1
OHM Job Number: 0151-16-1047

Conditional Use Application Review #1
OHM Job Number: 0151-16-1048

We have reviewed the material, dated September 19, 2016 and received by this office on October 24, 2016, for the above-referenced project based upon Township guidelines and engineering standards. The site is located on the south side of North Territorial Road and west of Nollar Road. The applicant is requesting rezoning of the 15.0-acre parcel currently zoned Research/Technology/Manufacturing (RTM) to Limited Industrial (LI). The applicant has also applied for conditional use approval for minor or major repair of vehicles, commercial communications apparatuses, and outside storage of materials and equipment. Per the Township Zoning Ordinance, all of these are reasonable conditional uses within the LI Zoning District. A general summary of the site, followed by our review comments and recommendations, are noted below.

GENERAL

The applicant is proposing to establish a district maintenance garage with outdoor storage and a fuel depot at a currently vacant site. The proposed building/garage is proposed at approximately 50,000 sq-ft. Outdoor storage areas are proposed along the east side of the site. The proposed fuel depot is located on the west side of the site and a covered road salt /cold patch storage structure is proposed near the southern end of the site. Two infiltration basins for stormwater management are proposed on the site, one being in the north along the roadway and the other in the southwest of the site.

There is currently an existing fence around the west, south and east perimeter of the site. The Washtenaw County Road Commission (WCRC) is proposing to extend a fence just south of their proposed northern infiltration basin that will have a gated entry for the property. North of the entry gate the applicant has proposed to include a 180-ft high communication tower that is proposed to have a fence enclosure separate from the rest of the site with gated entrance for maintenance and operation.

UTILITIES

Water supply is proposed by private on-site wells. Public sanitary sewer is available for use to serve this property and the applicant states within their submitted documents that connection to the existing sanitary system on the south side of North Territorial is proposed. An REU factor will need to be assigned for this facility based on the proposed use and building size in accordance with the Northfield Township Utility Ordinance.



PAVING/ACCESS/TRAFFIC

Access to the site is proposed along North Territorial Road. Currently, there are two existing drive approaches along North Territorial Road for this parcel. The applicant proposes to remove and replace all existing pavement on the site and within the Right-of-Way to have a single drive approach into the site. Parking is provided on-site by a total of 19 parking spaces, one of which will be designated ADA accessible.

A traffic impact analysis was provided within the submittal for rezoning. The applicant has provided calculations for trip generation referring the 8th Edition ITE Trip Generation Manual. The Institute of Transportation Engineers (ITE) Trip Generation Manual, is a guideline commonly used in the traffic engineering industry to approximate number of trips expected for certain land uses and recommendations of trigger points when more in depth analysis is required. We note that 9th edition is the most current version, however the rates for Land Use 030 (Truck Terminal) did not change between the 8th and 9th editions and we agree with the applicants selected land use for their calculations.

The ITE manual was used to determine the anticipated number of vehicle trips that could be created by this facility. Based on this resource, it is expected that eight (8) additional directional trips will be made for the AM Peak Hour and seven (7) additional directional trips will be made for the PM Peak Hour. The analysis appears to appropriately calculate the anticipated peak hour directional trips expected to be generated by this facility. Based on *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, detailed traffic impact assessments are not required for developments with less than 50 directional trips during the peak hour. Based on these criteria we do not recommend a full traffic impact assessment be performed. However, it should be requested that WCRC provide actual anticipated operational characteristics for peak hour traffic that will potentially be generated by the proposed facility.

DRAINAGE/GRADING

There are no wetlands on site, however, a nearly 5,000 sq-ft wetland exists immediately adjacent to the west boundary of the site. The applicant has stated no impact will occur to the wetland and it will be protected with a buffer during construction.

Further details are needed for the stormwater system on site. Improvements to the stormwater management system, in the form of two infiltration basins, are shown on the plans but additional information, including the infiltration testing reports, will be required.

REZONING

As submitted, the rezoning application appears to be in substantial compliance with the Township requirements and we take no exception to the requested rezoning from an engineering perspective.

CONDITIONAL USES

Minor or major repair of vehicles:

The application indicates that these operations will occur within the proposed building/garage. We note that truck wash areas and garage floor drains in the building shall contain and direct wastewater to a collection area for recycling or proper disposal. If the wastewater from the garage floor drains is not collected and recycled or is not held for subsequent pump and haul, then the facility must obtain approval from the Township wastewater treatment plant superintendent to discharge in the public sanitary sewer system.

As submitted, the conditional use application for minor or major repair of vehicles appears to be in substantial compliance with the Township requirements, and we take no exception to this proposed conditional use from an engineering perspective with the condition that the garage floor drains be approved for discharge into the public sewer by the WWTP superintendent or discharged into a collection system for recycling or proper disposal.



Commercial communication apparatuses:

A 180-foot tall communication tower is proposed in the north side of the property within a separate fence enclosed area. Unobstructed access appears to be provided to the tower location. We did not receive plans, details, or other information regarding the design and construction of the tower as required for a conditional use permit per Section 36-720 of the Zoning Ordinance. The overall site plan does identify the 180-foot fall radius around the tower and it appears there are no structures proposed to be located within that radius.

We take no exception to the proposed location of the communication tower as proposed but as submitted it appears the conditional use application is not in compliance with Section 36-720 of the zoning ordinance.

Outdoor storage of materials:

General materials storage and vector truck dump storage are proposed on the east side of the property within three-sided concrete bins. Salt storage is proposed on the south side of the site with a covered storage system. No details of this structure have been provided. The applicant has also included a designation for a "future brine well area" at the south side of the site. We note that based on the size of the structure, the proposed salt storage appears to meet the threshold management quantity (TMQ) and the applicant will therefore be required to follow the MDEQ Part 5 rules. Total volume/quantity of expected storage will need to be provided and the Zoning Ordinance for Section 36-701 (part e) requires that the applicant provide the area and height of the proposed storage as well.

As submitted, the conditional use application for outdoor storage of materials appears to be in substantial compliance with the Township requirements and we take no exception to the proposed conditional use from an engineering perspective.

If you have any questions regarding this review or any of the comments presented, feel free to contact us at (734) 522-6711.

Sincerely,

OHM ADVISORS

Jacob Rushlow, P.E.
Township Engineer

cc: Howard Fink, Township Manager (via e-mail)
William Wagner, Public Safety Director (via e-mail)
Tim Hardesty, Northfield Township (via e-mail)
Kurt Weiland, Building/Zoning Official (via e-mail)
Ken Dignan, Planning Commission Chair (via e-mail)
Patrick Sloan, McKenna Associates, Township Planner (via e-mail)
Joseph Maynard, P.E., Washtenaw Engineering Company (via e-mail)
Mike Bernbeck, Washtenaw County Road Commission (via e-mail)
File

(ATTACHMENT 2)

NORTHFIELD TOWNSHIP PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

The Northfield Township Planning Commission will hold a public hearing at 7:00 P.M., Wednesday, December 7, 2016 at the Northfield Township Offices – Second Floor, 8350 Main Street, Whitmore Lake, MI 48189. The purpose for the public hearing is to receive comments on proposed amendments to the Northfield Township Zoning Ordinance text to Repeal the ES-Enterprise Service District and Rezone all existing ES–Enterprise Service District parcels to GC-General Commercial District.

Article XX. ES- Enterprise Service District

The following sub-sections to be repealed:

- Sec 36-562, Purpose
- Sec 36-563, Permitted Uses
- Sec 36-564, Conditional Uses
- Sec 36-565, Regulations and Standards

ES - Enterprise Service Parcels

Rezone the following Parcels from ES–Enterprise Service District to GC–General Commercial:

- Parcel B-02-08-250-022, 8761 and 8769 Main St.
- Parcel B-02-08-250-011, 8737 and 8741 Main St.
- Parcel B-02-08-250-012, 8725 and 8735 Main St.
- Parcel B-02-08-250-018, 8715 and 8719 Main St.
- Parcel B-02-08-250-021, No address Main St.
- Parcel B-02-08-250-020, 8711 Main St.
- Parcel B-02-08-250-015, 8633 Main St.
- Parcel B-02-08-250-016, 8505 Main St.
- Parcel B-02-08-250-017, 8475 Main St.
- Parcel B-02-08-327-001, 8445 Main St.
- Parcel B-02-08-327-002, 8425 Main St.

The public hearing will be held on **Wednesday, December 7, 2016** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

This notice is 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 Offices at 743-449-2880 seven days in advance.

Angela Westover – Northfield Township Clerk

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~~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 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.~~

~~(Ord. of 7-22-2013, § 42.01)~~

~~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) Minor automotive repair facilities.~~
- ~~(2) Commercial recreation facilities, including indoor theaters, bowling alleys, skating rinks, racket clubs.~~
- ~~(3) Contractor wholesale supply when in conjunction with general retail sales of items, including electrical, plumbing, lumber, and/or garden supplies.~~
- ~~(4) Printing, lithographic, blueprinting and similar uses.~~
- ~~(5) Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.~~
- ~~(6) 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.~~
- ~~(7) A sign, only in accordance with the regulations specified in article XXVI of this chapter.~~
- ~~(8) An accessory use, building or structure.~~
- ~~(9) Single family dwelling and any use, building or structure accessory thereto.~~

~~(Ord. of 7-22-2013, § 42.02; Ord. No. 15-39, § 1, 6-9-2015)~~

~~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.~~

~~(Ord. of 7-22-2013, § 42.03)~~

~~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.~~
- ~~(5) Yard and setback requirements.~~
 - ~~a. — Front yard. Not less than 85 feet.~~
 - ~~b. — Side yards. Least width of either yard shall not be less than 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 35 feet.~~
 - ~~c. — Rear yard. Not less than 35 feet.~~
 - ~~d. — The requirements in this subsection (5) shall apply to every lot, building or structure.~~
- ~~(6) Height. Except as is otherwise provided in this chapter, no building shall exceed a height of 45 feet.~~
- ~~(7) 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.~~
- ~~(8) Transition strips.~~
 - ~~a. — On every lot in the district which abuts a lot in a recreation-conservation, agricultural, and 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 feet nor more than eight 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.~~

~~(Ord. of 7-22-2013, § 42.04; Ord. No. 15-39, § 1, 6-9-2015)~~

~~Secs. 36-56562 — 36-593. - Reserved.~~

(ATTACHMENT 3)

NORTHFIELD TOWNSHIP PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

The Northfield Township Planning Commission will hold a public hearing at 7:00 P.M., Wednesday, December 7, 2016 at the Northfield Township Offices – Second Floor, 8350 Main Street, Whitmore Lake, MI 48189. The purpose for the public hearing is to receive comments on proposed amendments to the Northfield Township Zoning Ordinance text to Repeal the HC-Highway Commercial District and Rezone all existing HC-Highway Commercial parcels to GC-General Commercial District.

Article XV. HC-Highway Commercial

The following sub-sections is proposed to be repealed:

- Sec 36-413, Purpose
- Sec 36-414, Permitted Uses
- Sec 36-415, Conditional Uses
- Sec 36-416, Regulations and Standards

HC- Highway Commercial Parcels

Rezone the following Parcels from HC – Highway Commercial to GC – General Commercial:

- Parcel B-02-06-100-001, 435 W. Eight Mile Rd.
- Parcel B-02-05-220-005, 9989 Main St.
- Parcel B-02-05-222-001, 9977 Main St.
- Parcel B-02-05-222-002, 9967 Main St.
- Parcel B-02-05-222-003, 9963 Main St.
- Parcel B-02-05-222-004, No address Main St.
- Parcel B-02-05-223-007, 9893 Main St. (rezone northwest side of Main St. only)
- Parcel B-02-06-105-023, No address Main St.
- Parcel B-02-08-327-003, 8405 Main St.
- Parcel B-02-08-327-013, 8365 Main St.
- Parcel B-02-08-327-017, 8345 Main St.
- Parcel B-02-18-100-020, 66 Six Mile Rd.
- Parcel B-02-17-300-017, 300 Six Mile Rd.
- Parcel B-02-17-300-018, 284 Six Mile Rd.
- Parcel B-02-18-180-007, 7848 Coyle Rd.
- Parcel B-02-18-180-003, 24 Delaware Rd.
- Parcel B-02-18-180-002, 30 Delaware Rd.
- Parcel B-02-18-180-001, No address Maplegrove Dr.
- Parcel B-02-18-180-006, No address Maplegrove Dr.
- Parcel B-02-18-180-008, No address Coyle Rd.
- Parcel B-02-18-180-005, No address Coyle Rd.
- Parcel B-02-18-185-002, No address Coyle Rd.
- Parcel B-02-18-185-001, No address Maplegrove Dr.
- Parcel B-02-18-185-003, No address Coyle Rd.
- Parcel B-02-18-185-004, 7806 Coyle Rd.
- Parcel B-02-18-190-001, No address Six Mile Rd.
- Parcel B-02-18-190-002, No address Coyle Rd.

The public hearing will be held on **Wednesday, December 7, 2016** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

This notice is 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 Offices at 743-449-2880 seven days in advance.

Angela Westover – Northfield Township Clerk

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~~ARTICLE XV. — HC — HIGHWAY COMMERCIAL DISTRICT~~

~~Sec. 36-413. — Purpose.~~

~~This district is composed of those areas of the township whose principal use is and ought to be retail and service business activities which serve or are meant to serve the motoring public. This district has been located within the township to permit the development of these business activities, to protect adjacent agricultural, residential and industrial areas against the encroachment of incompatible uses, and to lessen congestion on and serve the persons traveling on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district have been excluded.~~

~~(Ord. of 7-22-2013, § 33.01; Ord. of 7-8-2014, § 33.01)~~

~~Sec. 36-414. — Permitted uses.~~

~~The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:~~

- ~~(1) Automotive service station, including minor repair service, subject to the requirements of section 36-712.~~
- ~~(2) Motel, hotel, restaurants.~~
- ~~(3) A sign, only in accordance with the regulations specified in article XXVI of this chapter.~~
- ~~(4) Accessory use, building or structure.~~
- ~~(5) Essential services in accordance with section 36-65.~~

~~(Ord. of 7-22-2013, § 33.02; Ord. of 7-8-2014, § 33.02)~~

~~Sec. 36-415. — Conditional uses.~~

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

- ~~(1) Retail, sporting goods sales, souvenir and gift shop, public information booth.~~
- ~~(2) Drive in theater.~~
- ~~(3) Places of amusement, entertainment or recreation such as a dancehall, bowling alley, miniature golf, commercial swimming pool.~~
- ~~(4) One dwelling unit within the principle building or structure for security purposes only.~~
- ~~(5) Mini-warehousing, subject to the requirements of section 36-736.~~
- ~~(6) Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.~~
- ~~(7) 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.~~
- ~~(8) Drive-throughs, including restaurants, banks, laundries, subject to the requirements of section 36-737.~~
- ~~(9) A church, synagogue, cathedral, mosque, temple or other building used for public worship.~~
- ~~(10) A cemetery.~~

~~(Ord. of 7-22-2013, § 33.03; Ord. of 7-8-2014, § 33.03; Ord. No. 16-48, § 5, 4-12-2016)~~

~~Sec. 36-416. Regulations and standards.~~

The following regulations shall apply in all HC—Highway Commercial 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 10,000 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.~~
- ~~(5) Yard and setback requirements.~~
 - ~~a. Front yard. Not less than 35 feet.~~
 - ~~b. Side yards. Least width of either yard shall not be less than 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 35 feet.~~
 - ~~c. Rear yards. Not less than 20 feet.~~

~~The requirements in this subsection (5) shall apply to every lot, building or structure.~~
- ~~(6) Height. No building or structure shall exceed a height of 35 feet.~~
- ~~(7) Transition strips.~~
 - ~~a. A transition strip shall be required whenever any lot in this district abuts a lot in any rural or residence district. Such a strip shall be provided along every lot line, except front lot lines, which abuts a lot in such district, shall not be included as part of the required yard, and shall be improved with a screen, wall, hedge or shrubbery which will reach a height of four feet one year after planting. The strip shall be maintained in good condition. The planning commission shall have the authority to change the nature of, or reduce the required width of, or to waive completely, the requirement of a transition strip because of a probable change in land use or zoning of adjacent properties. Such determinations and reasons therefore shall be recorded in the minutes of the meeting at which the action is taken. Said transition strip shall comply with the requirements of section 36-706.~~
 - ~~b. A landscape strip shall be provided along and adjacent to the front property line and shall extend across the entire width of the lot. Driveways may cross the strip but shall not occupy the strip.~~
- ~~(8) Required off-street parking. As required in article XXV of this chapter.~~
- ~~(9) Required site plan review. As required in article XXVIII of this chapter.~~
- ~~(10) Supplemental standards. As required in article XXIV of this chapter.~~

~~{Ord. of 7-22-2013, § 33.04; Ord. of 7-8-2014, § 33.04}~~

Secs. 36-~~417~~413—36-445. - Reserved.

(ATTACHMENT 4)

NORTHFIELD TOWNSHIP PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

The Northfield Township Planning Commission will hold a public hearing at 7:00 P.M., Wednesday, December 7, 2016 at the Northfield Township Offices – Second Floor, 8350 Main Street, Whitmore Lake, MI 48189. The purpose for the public hearing is to receive comments on proposed amendments to the Northfield Township Zoning Ordinance text to Revise the GC-General Commercial District; RO-Residential/Office District; LC-Local Commercial District; General Provisions; Sign Regulations and Supplementary Regulations and Standards; and to Delete Floor Area Ratio Standards from the GC-General Commercial District.

Article XIV. GC-General Commercial

Revise Permitted Uses, Section 36-390

Revise Conditional Uses, Section 36-391

Delete Floor Area Ratio Regulations and Standards, Section 36-392(4)

Article XIII. LC-Local Commercial

Revise Permitted Uses in Section 36-363

Article III. General Provisions

Revise Establishment of Districts in Section 36-49 to Delete References to HC-Highway Commercial District and ES-Enterprise Service District

Article XXVI. Sign Regulations

Revise Signs Permitted in Business and Industrial Districts, Section 36-793 (a), to Delete References to HC-Highway Commercial District and ES-Enterprise Service District

Revise Signs Permitted in Business and Industrial Districts, Section 36-793 (c), to Delete References to HC-Highway Commercial District and ES-Enterprise Service District

Revise Signs Permitted in Business and Industrial Districts, Section 36-794 (introductory paragraph only) to Delete Reference to HC-Highway Commercial District

Article XXIV. Supplementary Regulations and Standards

Revise Storage of Materials, Section 36-701

Revise Outdoor Seating and/or Service, Section 36-735

Article XVI. RO-Residential/Office District

Revise Permitted Uses, Section 36-447

Revise Conditional Uses, Section 36-448

The public hearing will be held on **Wednesday, December 7, 2016** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

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Angela Westover – Northfield Township Clerk

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Sec. 36-49. - Establishment of districts.

The township is hereby divided into the following zoning districts as shown on the official zoning map, which, together with all explanatory matter shown thereon, is hereby adopted by reference and declared to be a part of this chapter.

- (1) RC—Recreation Conservation District.
- (2) AR—Agriculture District.
- (3) LR—Low Density Residential District.
- (4) SR-1—Single-Family Residential District One.
- (5) SR-2—Single-Family Residential District Two.
- (6) MR—Multiple-Family Residential District.
- (7) MHP—Mobile Home Park District.
- (8) WLD—Whitmore Lake District.
- (9) LC—Local Commercial District.
- (10) GC—General Commercial District.
- ~~(11) HC—Highway Commercial District.~~
- ~~(1211)~~ RO—Residential/Office District.
- ~~(1312)~~ LI—Limited Industrial District.
- ~~(1413)~~ GI—General Industrial District.
- ~~(15) ES—Enterprise Service District.~~
- ~~(1614)~~ PSC—Planned Shopping Center District.
- ~~(1715)~~ RTM—Research/Technology/Manufacturing District.
- ~~(1816)~~ PUD—Planned Unit Development District.

ARTICLE XIV. - GC—GENERAL COMMERCIAL DISTRICT

Sec. 36-389. - Purpose.

This district is composed of those areas of the township whose principal use is and ought to be general comparison retail, service and repair business activities which serve the entire township and surrounding area. It is the intent of this district to be located along major transportation networks within the township. This district has been located within the township to permit the development of these business activities, to protect adjacent agricultural, residential and industrial areas 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 the operation of these business activities and the purpose of this district, have been excluded.

Sec. 36-390. - Permitted uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- (1) All permitted uses allowed in LC—Local Commercial Districts as provided in section 36-363.
- (2) Business and professional offices, such as legal, engineering, accounting, financial and insurance.
- (3) Retail services, including department stores, furniture stores, appliance stores, and super markets.
- (4) Agricultural services, including machinery sales and repair establishments, and farm supply stores.
- (5) 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.
- (6) Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.
- (7) Printing, lithographic, blueprinting and similar uses.
- (8) Funeral establishments, mortuary.
- (9) 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.
- (10) Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.
- (10) Indoor contractor wholesale supply when in conjunction with general retail sales of items including indoor storage of electrical, plumbing, lumber, and/or garden supplies.

Sec. 36-391. - 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) 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.

~~(2) Funeral establishments, mortuary.~~

(32) Hotel, motel, tourist home and boarding and rooming house.

(43) Animal hospital or clinic.

(54) 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 and shall be related to the principal use of the site. Open air displays shall meet the requirements of Section 36-701.

(65) Automotive service station, including minor repair services, subject to the requirements of section 36-712.

~~(7) Contractor wholesale supply when in conjunction with general retail sales of items including electrical, plumbing, lumber, and/or garden supplies.~~

(86) Boat sales and marinas.

(97) One dwelling unit within the principal building or structure for security purposes only, provided that the dwelling unit is accessory to the principal use.

(108) Mini-warehousing, subject to the requirements of section 36-736.

(119) 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.

(1210) 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.

(1311) Drive-through facilities for a use permitted in the GC district, subject to the requirements of section 36-737.

(1412) Temporary outdoor sales, subject to the requirements of section 36-734.

~~(15) Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.~~

(1613) Indoor and outdoor commercial recreation facilities, including theaters (indoor or drive-in), racket clubs, bowling alleys, miniature golf courses, commercial swimming pools, skating rinks.

(1714) Controlled uses as defined in section 36-710.

~~(18) 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.~~

(1915) Child care facilities.

(2016) 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.

(2117) Sexually oriented businesses, as defined within section 36-721 and subject to the requirements of sections 36-721 and 36-710.

~~(22) Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.~~

(2318) A church, synagogue, cathedral, mosque, temple or other building used for public worship.

(2419) A cemetery.

(20) Hospitals, nursing homes, and sanitariums.

Sec. 36-392. – Regulations and Standards.

The following regulations shall apply in all GC—General Commercial 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 10,000 square feet for planned shopping centers.

(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 80 percent of the lot area.~~

(54) **Yard and setback requirements.**

a. **Front yard.** Not less than 35 feet.

b. **Side yards.** Least width of either yard shall not be less than 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 35 feet.

c. **Rear yards.** Not less than 20 feet.

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

(65) **Height.** No building or structure shall exceed a height of 45 feet.

(76) **Transition strips.**

a. A transition strip shall be required whenever any lot in this district abuts a lot in any rural or residence district. Such a strip shall be provided along every lot line, except front lot lines, which abuts a lot in such district, shall not be included as part of the required yard, and shall be improved with a screen, wall, hedge or shrubbery which will reach a height of four feet one year after planting. The strip shall be maintained in good condition. The planning commission shall have the authority to change the nature of, or reduce the required width of, or to waive completely, the requirement of a transition

strip because of a probable change in land use or zoning of adjacent properties. Such determinations and reasons therefore shall be recorded in the minutes of the meeting at which the action is taken. Said transition strip shall comply with the requirements of section 36-706.

- b. A landscape strip shall be provided along and adjacent to the front property line and shall extend across the entire width of the lot. Driveways may cross the strip but shall not occupy the strip.

| **(87) Required off-street parking.** As required in article XXV of this chapter.

| **(98) Required site plan review.** As required in article XXVIII of this chapter.

| **(109) Supplemental regulations.** As required in article XXIV of this chapter.

ARTICLE XVI. - RO—RESIDENTIAL/OFFICE DISTRICT

Sec. 36-446. - Purpose.

The R-O district has the following purposes:

- (1) To accommodate certain small office uses which are low traffic generators and which are compatible with adjacent and neighboring single-family dwellings.
- (2) To be located along major streets and in those areas of the township which are established single-family residential areas and which are in transition to non-single-family residential areas but have vacant, undeveloped lots fronting on major streets which are not likely to have new single-family dwellings constructed thereon.
- (3) To provide a reasonable use of such properties as identified in subsection (2) of this section, without permitting more intense office or commercial districts.
- (4) To provide new buildings which are compatible in architectural style and scale with adjacent single-family dwellings.
- (5) To encourage retention of existing single-family structures in their architectural style and scale.

Sec. 36-447. - Permitted uses.

The following buildings and structures, and uses of parcels, lots buildings and structures, are permitted in this district:

- (1) Single-family dwellings and any use, building or structure accessory thereto.
- (2) Two-family dwellings and any use, building or structure accessory thereto.
- (3) Family child care homes, adult foster care family homes, foster family homes and foster family group homes.
- (4) Signs, only in accordance with the regulations set forth in article XXVI of this chapter.
- (5) Distribution lines and structures, not including buildings, of essential services, when located within an existing public or utility right-of-way, and repeater buildings of a telephone utility company when location is approved by the township planning commission.

(6) Home occupations, subject to the requirements of Section 36-64.

Sec. 36-448. - Conditional uses.

(a) 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) Group child care homes.
- (2) A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery; public building.
- (3) Public and private nursery schools, primary and secondary schools.

- (4) Transmission lines and structures, not including buildings, of essential services, where located in rights-of-way not a part of public or utility rights-of-way existing at the time of adoption of this chapter.
- (5) Essential services, except as provided for elsewhere in this district; provided that no storage of materials, equipment, vehicles, or supplies shall be located on the premises; that no personnel shall be quartered or employed on the premises; and that the structures shall be designed, erected, and landscaped in such manner as to conform to the character of the surrounding area and this district.

~~(6) Home occupations.~~

- ~~(76)~~ Offices of architects, engineers, surveyors and similar professionals; provided that no trucks, drillings, 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.

- ~~(87)~~ 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.

- ~~(98)~~ A dwelling unit combined with an office; provided that the proprietor of the office resides in the dwelling unit.

- ~~(109)~~ As a further condition of approving a conditional use permit, the planning commission shall determine whether the proposed office use will generate off-street parking requirements in excess of the maximum number of parking spaces permitted on the premises. If the planning commission so determines, the permit application shall be denied. The planning commission shall enter into the record of the meeting at which the determination is made all data and other findings which were used in making said determination.

- (b) In addition to the information required for a conditional use permit as set forth in sections 36-834 through 36-836, any application for a conditional use permit for an office in this district shall include the following information:

- (1) Shall meet the requirements of section 36-865.
- (2) A scaled floor plan of the principal building to be converted to, expanded for, or to be constructed for office use, or combined residential-office use, showing thereon the existing and future layout of the structure.
- (3) A typical elevation of each facade of the principal building, drawn to scale, showing thereon the height of the building and the nature of the exterior finish materials.
- (4) Typical details of the screened enclosure for outdoor trash storage.

- (c) Upon issuance of a conditional use permit for an office in this district, no certificate of zoning compliance or building permit shall be issued until a detailed site plan has been approved by the planning commission in accordance with section 36-866.
- (d) Commercial communications apparatuses, if located on existing commercial communications or electrical towers, or other existing appropriate structures, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII of this chapter.

ARTICLE XIII. - LC—LOCAL COMMERCIAL DISTRICT

Sec. 36-363. - Permitted uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted in this district:

- (1) Clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop and shoe repair shop.
- (2) 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 or drive-through type.
- (3) Personal services, including barber shops and beauty salons, medical and dental clinics, music studios, banks and saving and loan associations (without drive-through facilities) and other similar uses.
- (4) 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.
- (5) Retail services, including drug store, hardware, and gift shop, and dry goods and notions store.
- (6) Essential services, as provided in section 36-65.
- (7) A sign, only in accordance with the regulations specified in article XXVI of this chapter.
- (8) An accessory use, building or structure.

Sec. 36-793. - Signs permitted in business and industrial districts. *(introductory paragraph of (a) only)*

- (a) A sign, except billboards, which shall be regulated as set forth in section 36-794, in ~~ES~~, LC, GC, ~~HC~~, RO, WLD-D, WLD-NV, WLD-W, and RTM districts, is permitted only where it identifies an enterprise occupying the same lot upon which the sign is located and shall conform to the following regulations:

Sec. 36-793. - Signs permitted in business and industrial districts.

- (c) Banners, pennants, searchlights, balloons, or other gas-filled or fan powered figures shall be permitted at the opening of a new business or for a special event or sale in the WLD, LC, GC, ~~HC~~, RO, LI, GI, ~~ES~~, PSC, RTM, and nonresidential PUDs for a period not to exceed 14 days in any 30-day period. The days of display must be specified on the sign permit. Each of these types of signs shall require a separate permit. Six of these types of signs (occasions) shall be permitted in any one calendar year per zoning lot. Such signs shall not obstruct pedestrian or vehicular view and shall not interfere in any way with traffic flow. Banners shall have a maximum area of 32 square feet. Balloons and gas-filled or fan-powered figures shall not exceed the maximum height restrictions for the district in which they are located. The setback standards of section 36-789(2) must be met for these types of signs.

Sec. 36-794. - Billboards (outdoor advertising signs). *(introductory paragraph only)*

Billboards shall be permitted in the ~~HC—Highway Commercial District,~~ LI—Limited Industrial District, RTM—Research/Technology/Manufacturing District, and the GI—General Industrial District, and shall be considered a principal use of the lot. In addition, billboards must meet the following regulations:

Sec. 36-701. - Storage of materials.

Except as otherwise provided in this chapter, the following regulations shall govern the storage of materials:

- (1) The location or storage of abandoned, discarded, unused, unusable, or inoperative appliances, furniture, equipment, or materials (but not including inoperative vehicles), shall be regulated as follows, except for junkyards, in which case the regulations set forth in [section 36-713](#) shall apply.
- (2) On any lot or parcel in any recreation-conservation or agriculture district, unless in conjunction with an approved use, all commercially produced products and/or materials, or equipment and machinery, whether operative or inoperative, must be stored within a completely enclosed building. Bona fide farm operations shall not be subject to storing bona fide farm equipment and/or material within enclosed buildings when part of an on going farming operation.
 - a. On any lot or parcel in any recreation-conservation, agriculture, residential, office, or commercial district, the owner or tenant shall locate and store such materials within a completely enclosed building. Such storage shall be for future transfer to other premises and shall not be for the purpose of hire or sale.
 - b. On any lot or parcel in any industrial district, the owner or tenant shall locate and store such materials:
 1. Within a completely enclosed building, where required; or
 2. Where outdoor storage is permitted, within an area surrounded by a solid, unpierced fence or wall at least seven feet in height and not less in height than the materials located or stored therein, and not closer to the lot lines than the minimum yard requirements for said districts. Such storage shall be for future transfer to other premises and shall not be for the purpose of hire or sale.
- (3) Garbage, trash, and similar refuse to be stored outside a building in a multiple residential, business, or industrial district shall be stored within containers approved by the county health department and said containers shall be stored within a screened enclosure. The enclosure shall be constructed of an opaque material, such as wood, concrete blocks, or brick, and shall be enclosed on at least three sides. The fourth side may be open for access or access may be provided by one or more gates. The storage area shall have a concrete floor at least four inches thick.
- (4) Outdoor storage of products, materials, and equipment, except vehicles owned and operated by the principal business or in conjunction with a licensed vehicle sales lot, shall be subject to the following regulations:
 - a. Such storage shall not be located within the area between the front face of the building, as extended across the entire width of the lot, and the street right-of-way (except where permitted by the Planning Commission in the front yard adjacent to US-23); in any required ~~side or rear~~ yard setback area; or in any required transition strip.
 - b. Such storage shall not be located in any required parking or loading space.

- c. Such storage shall be strictly and clearly incidental to the principal use and only products and materials owned or produced by the principal business, and equipment owned and operated by the principal use, shall be permitted for storage under this subsection. Such storage shall not be permitted as a principal use of a lot. ~~Such storage areas which are visible to the general public shall be screened from view on all sides.~~
- d. The area for such storage shall be screened from view on all sides by a staggered double row of evergreen trees at least eight (8) feet in height and spaced fifteen (15) feet on center at the time of planting. The species of evergreen tree species must meet the requirements of Section 36-722(n)(1). As the evergreen trees mature, a screen of six (6) feet in height shall be maintained, which shall include replacing dead or dying evergreen trees, planting additional evergreen trees where needed, or planting large evergreen shrubs (see Section 36-722(n)(5)) where the bottom branches of evergreen trees have been removed or do not create the required screen. The landscape plan meeting the requirements of this subsection must be prepared by a registered landscape architect. Screening shall be constructed of wood or masonry materials. The Planning Commission may also require an opaque fence or masonry wall of six (6) feet in height or the height of materials stored, whichever is higher, to be constructed around the perimeter of the outdoor storage areas. Wire fences with inserted strips of metal, plastic and similar materials shall not be substituted for the required permitted as acceptable screening. The screen shall not be less than six feet in height. Vegetative screening may be required for buffering purposes as required by the planning commission. The Planning Commission may waive or modify the evergreen screening requirements where there is existing vegetation that can be used to fulfill or supplement the requirements of this sub-section.
- e. The location and size of areas for such storage, nature of items to be stored therein, and details of the enclosure, including description of materials, height, and typical elevation of the enclosure, shall be provided as part of site plan review. The Planning Commission may limit the height of materials stored based on the nature of the materials, adjacent land uses and zoning districts, visibility, and impact on public health, safety, and general welfare.

~~(Ord. of 7-22-2013, § 60.04)~~

Article XXIV. – Supplementary Regulations and Standards

Sec. 36-735. - Outdoor seating and/or service.

Outdoor seating and/or service shall be allowed subject to the following requirements:

(1) The sales and service of food and beverages outdoors shall only be permitted as incidental to a similar principal use that is indoors and adjacent to the outdoor food and beverage sales and service.

(2) Outdoor dining areas shall be located in a manner which will not interfere with visibility, vehicular or pedestrian mobility or access, and shall meet Michigan barrier-free requirements. Outdoor dining areas shall not obstruct the entrance to any building or sidewalk, nor shall they obstruct any barrier-free ramp or access aisle. If outdoor dining areas are located on a sidewalk, a minimum five (5) foot wide unobstructed pathway shall be maintained on the sidewalk, for pedestrian traffic.

(3) Temporary food service providers, such as food card vendors (Section 36-731) are not considered outdoor dining uses.

(4) Tables and chairs must remain within a well-defined and clearly marked area, separated from vehicular traffic. In instances where there is wait staff or alcohol service, such areas must be enclosed. Enclosures shall consist of metal railing, brick walls, landscape planters or other suitable materials using decorative, dark colored wrought iron-look fencing, or other materials consistent with the color and materials of the main building. The height of any barrier or landscaping enclosure shall not exceed three feet, six inches (3'6").

(5) All furniture and fixtures shall be removed November 1 through March 31. Outdoor dining furniture and fixtures shall not be stored or stacked on the exterior of the building.

(6) No amplified music shall be permitted if there are residential lots or dwellings within 300 feet, measured from the seating area to the adjacent residential lot line. The outdoor dining area must also abide by all noise ordinance restrictions of the Township.

(7) The hours of operation for the outside dining area shall be consistent with the hours of operation of the inside restaurant.

(8) No such use shall occupy any portion of a public right-of-way.

(9) For plans showing more than 20 occupants within the outdoor dining area, the off-street parking for the use shall be computed according to the standards contained in Article XXV and/or the applicable zoning district, as indicated for the indoor portion of the use. If the plans show 20 or fewer occupants, no additional parking shall be required unless required by the Township approving authority.

(10) If the outdoor dining area is proposed as part of a site plan application, or if it contains seating for more than 20 occupants, it shall require site plan review and approval by the Planning Commission. If the outdoor dining area is proposed to be added for an existing business and contains seating for 20 or fewer occupants, a plan providing sufficient information to determine compliance with this section may be approved administratively by the Township.

(11) No such seating shall be located in a required side yard.

(12) Approval of the county health department as required.

(3) A site plan shall be submitted indicating the area for and location of all outdoor seating.

(413) The maximum allowable seating for an outdoor seating area in excess of 20 seats shall be established as part of the conditional use permit.

(5) Parking shall be provided as required under article XXV of this chapter.

(ATTACHMENT 5)

MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP
Senior Principal Planner
SUBJECT: Corrections to the Northfield Township Zoning Map
DATE: November 10, 2016

Summary

At the November 2, 2016 Planning Commission meeting we reviewed a draft Zoning Map (dated October 27, 2016) that included several corrections to the current Zoning Map (dated 1/4/16). During and after the Planning Commission meeting, the following errors were brought to our attention:

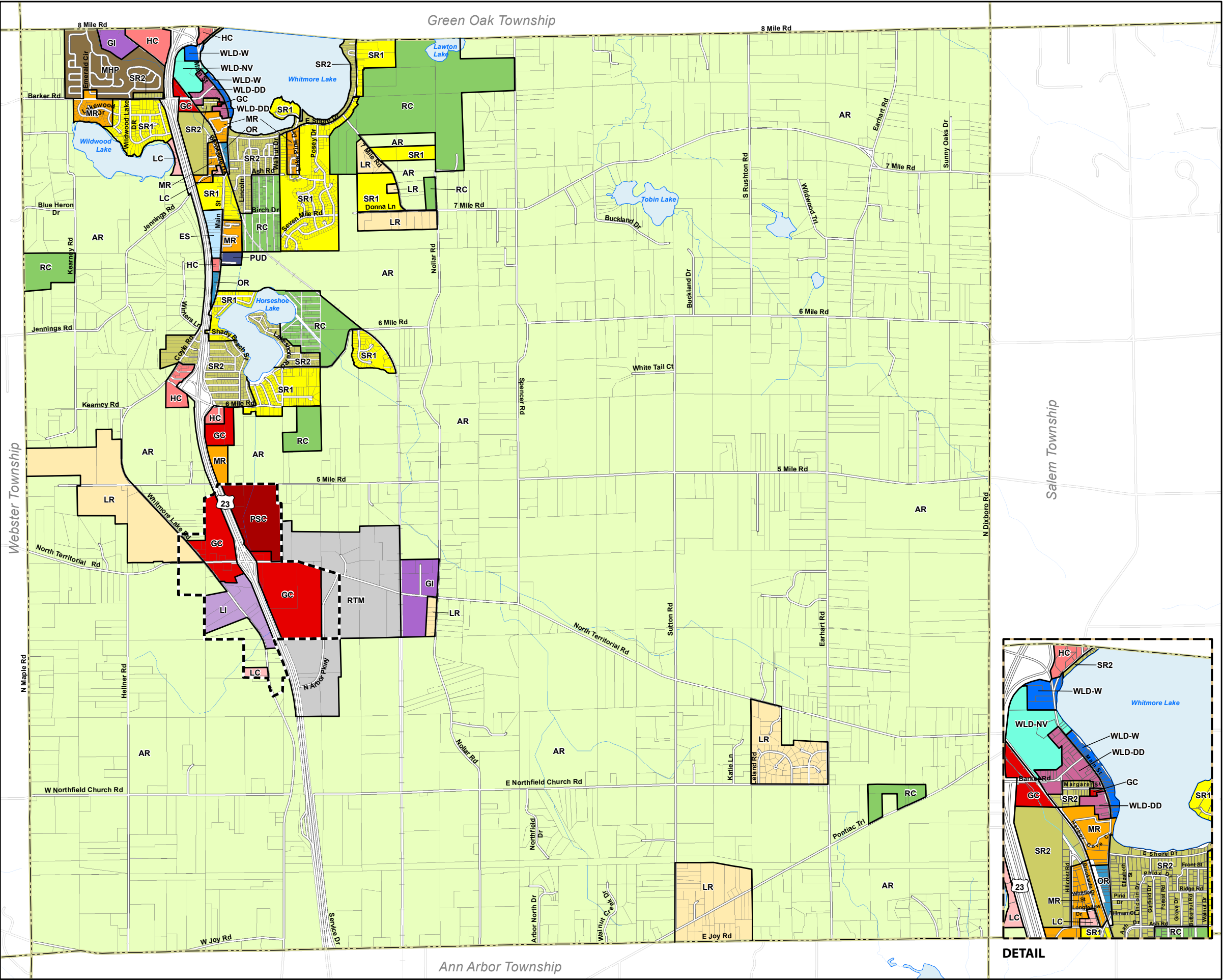
- Parcel 02-07-300-012 (8401 Kearney) should be zoned Recreation Conservation (RC).
- Parcel 02-36-200-008 (5585 Pontiac Trail) should be zoned Agriculture (AR).
- Parcels 02-06-401-008 and -004 (the Library parcels, which have since been merged to create Parcel 02-06-401-009) should be zoned WLD-D.

These errors have been corrected on the enclosed draft Zoning Map (dated November 9, 2016).

Finally, the following are a couple notable features of the draft Zoning Map:

- The AR district is in a light green color because white is not a good color for a zoning district. In cases where properties are typically unzoned (rights-of-way, waterfront areas between the lot lines and water line, etc.), we do not want them to appear as AR.
- Each zoning district area is labeled on the map and has a thick outline. This way, if the map is printed in black and white or the reader has a color deficiency (about 8% of men and 0.5% of women have a form of color blindness), the thick outline and labels make the map readable to more users.

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



Zoning Map

Northfield Township, Washtenaw County, Michigan

November 9, 2016

- AR - Agriculture
- LR - Low-Density Residential
- MR - Multiple-Family Residential
- MHP - Mobile Home Park
- SR1 - Single-Family Residential
- SR2 - Single-Family Residential
- OR - Office Residential
- LC - Local Commercial
- HC - Highway Commercial
- GC - General Commercial
- LI - Limited Industrial
- GI - General Industrial
- RTM - Research/Technology/Manufacturing
- ES - Enterprise Service
- PUD - Planned Unit Development
- PSC - Planned Shopping Center
- RC - Recreation Conservation
- WLD-DD - Whitmore Lake Downtown
- WLD-NV - Whitmore Lake North Village
- WLD-W - Whitmore Lake Waterfront
- Whitmore Lake/North Territorial Overlay District

CERTIFICATION

I, _____, Township Clerk, Northfield Township, do hereby certify that this is a true copy of the map adopted by the Township Board of Northfield Township, Michigan, on _____, 20__, as well as those amendments made as of the revision dates shown.

_____, Clerk, Northfield Township, Michigan

The lines of this map are representational of the actual Township boundary and parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies. Consult official Northfield Township records for precise distances, boundaries and areas.

REVISION

Date	Ordinance#	Date	Ordinance#	Date	Ordinance#	Date	Ordinance#

0 2,000 4,000 FEET

McKenna ASSOCIATES

Map Feature Source: Michigan Geographic Data Library, Washtenaw County GIS

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting November 2, 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	Present
Kenneth Dignan	Present
Sam Iaquinto	Absent with notice
Larry Roman	Present
Mark Stanalajczo	Present

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

- **Motion:** Stanalajczo moved, Chick supported, that the agenda be adopted as presented.
Motion carried 6—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

No comments.

6. CLARIFICATIONS FROM THE COMMISSION

None.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

None.

9. REPORTS

7A. Board of Trustees

Chick reported that on October 25th the Board made Parks and Recreation appointments, approved snow

plowing bids, and heard a proposal for reuse of 75 Barker Road.

7B. ZBA

Has not met since the last Planning Commission meeting.

7C. Staff Report

Nothing to report.

7D. Planning Consultant

Sloan reported McKenna has issued a publication regarding the new State medical marijuana law, and said at the October 23rd event at the new Community Park almost 100 surveys regarding use of the park were completed and he is tabulating the results.

10. UNFINISHED BUSINESS

10A. Discussion regarding corrected zoning map errors.

Sloan distributed copies of the revised zoning map which corrected errors, including showing those zoned Residential/Office, a district that was recommended for repeal by the Commission, but was never acted upon by the Township Board. In answer to a question, Sloan said this map determines zoning, rather than other Township records.

Chockley noted a parcel on Kearney Road was previously shown as RC-Recreation Conservation and now is not. The Commission and staff discussed how zoning affects the classification of property for assessing purposes and the need for the zoning map to be correct. Sloan said he will correct the new map to show that parcel as RC.

10B. Discussion on proposed amendments to Repeal the ES-Enterprise Service District, Repeal the HC-Highway Commercial District, Revise the GC-General Commercial District, Revise the RO-Residential/Office District, and Rezone ES-Enterprise Service parcels and HC-Highway Commercial parcels to GC-General Commercial.

Sloan noted this is a continuation of prior conversations about consolidating zoning districts. He reviewed the differences in allowed and conditional uses between HC and GC, and he noted there are only slight differences in the regulations and standards.

Commissioners agreed to remove the floor area ratio requirement from GC as well.

- ▶ **Motion:** Stanalajczo moved, Chick supported, that a public hearing be scheduled for repealing the ES-Enterprise Service and HC-Highway Commercial Districts and rezoning HC parcels to GC-General Commercial with the changes recommended by the planner and removal of the floor area ratio requirement.
Motion carried 6—0 on a roll call vote.

Sloan reviewed proposed changes to uses in the GC district and to Section 36-735, Outdoor seating and/or Service (applicable in all zoning districts). He also noted he is proposing that home occupations be added to the RO district as allowed uses.

- ▶ **Motion:** Stanalajczo moved, Chockley supported, that a public hearing be set to consider:
 - revising the General Commercial district as presented by the planner
 - revising the Residential/Office district as presented by the planner
 - rezoning Enterprise Service and Highway Commercial parcels to General Commercial as presented by the planner
 - amending the text in section 36-735 (Outdoor seating and/or service) with the wording in item 13 be revised to read, "The maximum allowable seating for an outdoor seating area in excess of 20 seat shall be established as part of the site plan approval process," and
 - making home occupations in the RO District (Section 36-437) permitted rather than conditional uses.

Motion carried 6—0 on a roll call vote.

10C. Discussion on Outdoor Storage Provisions— Additional language on evergreen types.

Sloan recalled that that the Commission had objected to some of the planting materials specified in Section 36-701(4)(d). He reviewed proposed language to address those concerns and noted he is also proposed that landscaping plans be prepared by a registered landscape architect. Commissioners asked that wording be included requiring replacement of planting materials that die.

- ▶ **Motion:** Dignan moved, Stanalajczo supported, that a public hearing be scheduled to consider the changes proposed in the planner's October 27th memo on Proposed Amendments to Section 36-701 (Storage of Materials).
Motion carried 6—0 on a roll call vote.

11. NEW BUSINESS

11A. Request from Planning Commissioners to withdraw motion of November 5, 2014, to Repeal the RO-Residential/Office District which was never enacted by the Township Board of Trustees.

- ▶ **Motion:** Stanalajczo moved, Chockley supported, to withdraw the motion adopted by the Planning Commission under agenda item 9B on November 5, 2014, that being, "the adoption of article 34.0, Residential/Office, be recommended for approval to the Township Board."
Motion carried 6—0 on a roll call vote.

11B. Discussion regarding Zoning Ordinance Text Amendment Application Fee.

Fink recalled that this issue came up most recently when the Ann Arbor Dog Club requested a zoning ordinance text amendment. He said it is a Township Board decision, but input from the Commission would be appropriate.

The Commission noted that the amount of time the planner and Commissioners might spend on such requests cannot easily be gauged at the outset. They considered options including a flat fee, actual costs, or a combination of the two, and distinguished between a petition from the public and an issue that arises internally. They also noted the Township may not agree with requests made, but must consider them.

11C. Discussion regarding Washtenaw County Road Commission Rezoning request.

Sloan reported the Washtenaw County Road Commission is requesting rezoning of 15 acres at 1222 E. North Territorial Road from RTM to LI for use as a road maintenance facility. He recommended approval based on it being consistent with the Future Land Use plan and compatible with neighboring sites and the pattern of development in the area. The Commission discussed characteristics of the use

- ▶ **Motion:** Stanalajczo moved, Chockley supported, to request a public hearing for a rezoning request for the proposed Washtenaw County Road Commission northeast service center at 1222 E. North Territorial Road, Parcel 02-21-300-004 for rezoning from RTM to LI.
Motion carried 6—0 on a roll call vote.

12. MINUTES

- ▶ **Motion:** Dignan moved, Chockley supported, that the minutes of the October 19, 2016, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 6—0 on a voice vote.**

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

Commissioners urged everyone to vote, wished candidates luck, asked everyone to keep first responders and men and women in uniform in their thoughts, noted the community survey has not been completed, and thanked Fink and the Township staff for the effort they put into the successful community park event on October 23rd.

15. ANNOUNCEMENT OF NEXT MEETING

November 16, 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:** Stanalajczo moved, Chockley supported, that the meeting be adjourned.
Motion carried 6—0 on a voice vote.

The meeting was adjourned at 9:00 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/>