NORTHFIELD TOWNSHIP PLANNING COMMISSION NOTICE OF REGULAR MEETING July 19, 2017 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. Proposed Zoning Ordinance Amendment Open and Unroofed Terraces, Patios, and **Porches**
- **REPORTS OF COMMITTEES** 9.
 - A. Board of Trustees
 - B. ZBA
 - C. Staff
 - **D. Planning Consultant**
 - E. Parks and Recreation
- 10. UNFINISHED BUSINESS:
 - A. Proposed Zoning Ordinance Amendment Open and Unroofed Terraces, Patios, and
 - B. Proposed Update to Zoning Ordinance Sign Regulations

11. NEW BUSINESS:

- A. Discussion Ann Arbor Dog Training Club CUP/Site Plan Public Ad approval
- B. Discussion of Section 36-936(b) Powers and Duties of Board of Appeals
- C. Zoning Administrator Quarterly Report
- 12. APPROVAL OF PRECEDING MINUTES: June 7, 2017 Regular Meeting
- 13. FINAL CALL TO THE PUBLIC
- 14. COMMENTS FROM THE COMMISSIONERS
- **15. ANNOUNCEMENT:** Next Regular Meeting August 2, 2017
- 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. Telephone: (734) 449-5000

NORTHFIELD TOWNSHIP PLANNING COMMISSION NOTICE OF PUBLIC HEARING

The Northfield Township Planning Commission will hold a public hearing at the request of Northfield Township 8350 Main Street, Whitmore Lake, MI 48189, to propose amending Zoning Ordinance – Section 36-98 g (1) – Exemptions from area, placement, and height regulations. The Planning Commission recommends the following: "The following structures may be located anywhere on any lot: open and unroofed terraces, patios, porches and steps; awnings; flag poles; hydrants; laundry drying equipment; trellises; recreation equipment; outdoor cooking equipment; at-grade sidewalks and private driveways; trees, plants; shrubs; and hedges; fences complying with standards within section 36-715; mailboxes; and light poles. Anything constructed, erected, placed or planted, or allowed to grow, shall conform to the provisions of section 36-98 (h)".

The public hearing will be held on **Wednesday**, **July 19**, **2017** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The proposed amendment 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.

Kathy Manley – Northfield Township Clerk

Publish: Sunday, July 2, 2017

Newspaper: legalads@mlive.com



MEMO

TO: Northfield Township Planning Commission FROM: Patrick Sloan, AICP, Senior Principal Planner

SUBJECT: Proposed Zoning Ordinance Amendments – Open and Unroofed Terraces, Patios, and Porches

DATE: June 1, 2017

At the May 3, 2017 Planning Commission meeting we discussed proposed changes to the type of structures that are exempt from area, placement, and height regulations in Sub-section 36-98(g)(1) of the Zoning Ordinance. Currently, open or unroofed terraces, patios, and porches are exempt from such regulations. However, the Zoning Ordinance requires structures *attached* to the home to also meet the minimum setbacks of the home. Additionally, terraces, patios, and porches that are *detached* from a home can have massing that should be subject to setback requirements. After discussing these issues at the May 3rd Planning Commission meeting, we recommend removing "open and unroofed terraces, patios, porches" and "awnings" from the list of exempted structures regardless of whether they are attached or detached from the principal building. With these recommended changes, Sub-section 36-98(g)(1) would read as follows:

- (g) Exemptions from area, placement, and height regulations.
 - (1) The following structures may be located anywhere on any lot: open and unroofed terraces, patios, porches and steps; awnings; flag poles; hydrants; laundry drying equipment; trellises; recreation equipment; outdoor cooking equipment; at-grade sidewalks and private driveways; trees, plants, shrubs, and hedges; fences complying with standards within section 36-715; mailboxes; and light poles. Anything constructed, erected, placed, or planted, or allowed to grow, shall conform to the provisions of section 36-98(h).



MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP, Senior Principal Planner
SUBJECT: Proposed Zoning Ordinance Amendments – Signs

DATE: July 13, 2017

At the June 7, 2017 Planning Commission meeting we discussed several concerns with the sign regulations of the Northfield Township Zoning Ordinance, and proposed recommendations for making the regulations more clear and defensible.

We are currently in the process of preparing revisions to the sign regulations and we expect to have them completed by the end of the month. Therefore, we recommend putting this item on the first Planning Commission meeting in August.

If you have any questions or comments in the meantime, please let us know.

June 1, 2017

Planning Commission Northfield Township 8350 Main Street Whitmore Lake, MI 48189

Subject: Proposed Update to Zoning Ordinance – Sign Regulations

Dear Planning Commissioners:

As a follow-up to our discussion from the March 28, 2017 Township Board Joint Session with the Planning Commission, and to our letter on this topic from March 31, 2017, we would like to provide you with more information regarding upcoming amendments to the Sign Regulations article of the Zoning Ordinance to make the regulations more content-neutral and user-friendly.

Background of Recent Legal Requirements

On June 18, 2015, the United States Supreme Court decided the case of *Reed v. Gilbert* and held the Town of Gilbert's sign ordinance unconstitutional because it violated the First Amendment. Additional details on this case are included in our letter from March 31, 2017. As a result, all communities in the United States must now review their sign ordinances to determine which regulations might be in conflict with the Court's ruling and how to legally amend any portions of the ordinance as necessary to comply.

The Court maintained that communities can still enact reasonable sign regulations in a content-neutral way. Three of the nine justices included a list of sign aspects that could be regulated in a content-neutral way:

- Size of signs.
- Locations in which signs may be placed.
- Distinguishing between freestanding signs and those attached to buildings.
- Lighted and unlighted signs.
- Distinguishing between signs with fixed messages and messages that change.
- Distinguishing between signs on private and public property.
- Distinguishing between signs on commercial and residential property.
- Distinguishing between on-premises and off-premises signs.
- Total number of signs allowed per mile of roadway.
- Time restrictions on signs advertising a one-time event.

The following includes recommendations for updating the sign regulations of the Zoning Ordinance based on the above findings. We recommend that the Planning Commission consider these recommendations and to add any items that should be addressed in the sign regulations update.

Purpose

The purpose statement should be more robust to clearly state the intent of the sign regulations. Also, the purpose statement is an ideal place within the ordinance to pronounce "the right to free speech as guaranteed in the First Amendment of the United States Constitution shall be protected" by the ordinance. In this regard, signs are intended as a medium of free speech, communication, and ideas.

Northfield Township Planning Commission Proposed Update to Zoning Ordinance – Sign Regulations June 1, 2017 Page 2

Definitions

Definitions may be included with the other definitions or in the sign ordinance chapter. Currently, the sign definitions are listed at the beginning of the Zoning Ordinance with all of the other definitions. We recommend creating additional definitions to clarify the meaning of different sign types. Some of these may include projecting signs, banner signs, and window signs. Some of the existing definitions have content-based provisions that should be removed and refined. Finally, adding graphics to the definitions can clarify the meaning of the sign types or define certain aspects or dimensions of signs.

General Sign Regulations

The General Provisions section as currently written is largely content neutral. Regulations applicable to all signs of a given type in all zoning districts should be located in this section. Regulations that are dependent on the zoning district should be located later in the ordinance. The Township may want to consider adding general provisions for sign illumination, maintenance for keeping signs in good repair, or other similar standards.

Communities should include additional review standards for appeals from the sign regulations. While applicants must meet the general variance standards to obtain a variance from the Zoning Board of Appeals, there are additional standards unique to signs that should also be included.

Signs Permitted in All Zoning Districts

All regulations in this section currently have content-based elements. Regulations that are content-neutral can be reused as part of the exempt signs section or other parts of the ordinance.

<u>Signs Permitted in Recreation-Conservation and Agricultural Districts, Signs Permitted in Residential Districts, and Signs Permitted in Business and Industrial Districts</u>

The regulations in these sections include content-based elements. Regulations that are content-neutral can be reused in other parts of the ordinance, or as part of a reorganization of each section that clearly creates regulations for permitted signs by district by sign type, not by content.

Billboards

There are no major content issues with the current Zoning Ordinance language.

Signs for Automobile Service Stations

These are speaker-based regulations that also include content-based regulations. Therefore, this should be regulated by district and structure type (i.e., uses in a non-residential district that have a lawful canopy may have signage on that canopy).

Electronic Message Signs

There are no major content issues with the current Zoning Ordinance language.

Exemptions

Minimizing exemptions from the sign ordinance is generally recommended, and there are relatively few in the Zoning Ordinance. Some recommended changes include the following:

• Content-based parts of these provisions should be removed. This includes the temporary signs for specific organizations or events, temporary real estate signs, political campaign signs, and

Northfield Township Planning Commission Proposed Update to Zoning Ordinance – Sign Regulations June 1, 2017 Page 3

- national, state, municipal, and university flags. These could be separated into temporary commercial sign and temporary non-commercial signs.
- Any provisions that reference content should clarify why these provisions are in the interest of
 the safety or welfare of the general public. For example, signs directing traffic movement are
 for the protection of public safety.
- Other signs may be added to this section, such as address numbers or nameplates, where the signs have a compelling government interest requiring their exemption.

Prohibited Signs

There are no major content issues with the current Zoning Ordinance language.

Illumination

The regulations refer to allowing the use of lights or decorations related to religious and patriotic festivities. These are event-based regulations that may need to be removed to allow lights and decorations all the time or only a certain number of days in a calendar year. Several communities have allowed lights as decorations, and some have specifically defined these lights as not being signs. This section, along with the definitions, may need to be clarified to distinguish a decoration from other types of illumination (i.e. window outline tubing), and to ensure general illumination standards such as light intensity and flashing apply to decorations as well as signs.

Computation of Surface Area

There are no major content issues with the current Zoning Ordinance language. Adding graphics could help readers understand the language in this section, especially for finding the area of signs with odd shapes.

Removal

The regulation states that a sign shall be removed by the owner or lessees of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises. This could be considered content-based, though signs of this nature are often referred to as "abandoned signs." The language could be changed to state that a sign cannot be the primary use on the property, or that a sign may not be located on a parcel without a building, or something similar, and it could potentially be moved to a different part of the ordinance.

Nonconforming Signs

There are no major content issues with the current Zoning Ordinance language.

Responsibilities for Signs – Registry

There are generally no major content issues with the current Zoning Ordinance language, besides a specific reference to the "advertiser" of the sign. This portion of the ordinance could be changed without changing its general structure.

We look forward to discussing the sign regulations article with you at an upcoming Planning Commission meeting. Please let us know if you have any questions.

Northfield Township Planning Commission Proposed Update to Zoning Ordinance – Sign Regulations June 1, 2017 Page 4

Respectfully submitted,

McKENNA ASSOCIATES

Patrick J. Sloan, AICP Senior Principal Planner Stephen Hannon Assistant Planner

Leften Terman

cc: Marlene Chockley, Township Supervisor

atinh f. Shan

Kathleen Manley, Township Clerk

MORTHFIELD 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.

ing Club
LIAL
IS THIS PROPERTY IN A FLOOD PLAIN: Yes 📈 No
Proprietor/Owner Information:
Name: ANN ARBOR DOG TRAINING
Address: 1575 E. NORTH TORRITORIAL
Phone: 734-
Email: MARING AOL. COM shall be accompanied by a duly verified affidavit of the owner or agent is authorized by the owner in fee. If the owner or lessee is a corporate also be provided. Non-Owner Affidavit Attached: X Thinks Engineer + Contern
E + AGILITY TRAINING
Septic; WCHD Permit #:
ES PUD PSC RC RO WLD W.L./N.T. Overlay OTHER:
NEW BUILDING - SER PLANS
Project Completion Date: ASAP
ZED SIGNATURE
e application or on the plans on which the certificate is based, any

	FOR (OFFICE USE ONLY			ara e e e e e e e e e e e e e e e e e e
Received Date:	Paid Date:	Existing Legal Non-Conf	formities:	☐ Yes ☐	No
	PAID	If yes, explain below:			110
CENED	LVID				
0016	JUN 09 2016				
Little II of Lott					
TOWNSHIP	NORTHFIELD TOWNSHIP TREASURER				
THE TOWNSHIP ZONING COMPLIANCE CERT					
_					
Approved: Date	·	Approved As N	oted: Date	12/12/11	,
Denied: Date		Condition		· •	z. _
		Site Plan A	-		
	. 🛦			-	
COMMENTS: SEE	ATTACHED (EMMENT ST	LEET.	SITE PLA	NE
CONDITIONA	LUSE APPR	OVAL WILL	AC R	FALOREC	<u> </u>
* ORIGINAL APPL	ICATION WAS PUT O	N HOLD PENDING	AC CO	VS (ACAA Ti	
20NING TEXT	AMENDMENT IN	THE GT DISTE	W7 *	VSIDERA I 101	N OF
1 olic		THE GEDISIK	<u></u>		
000	•		12/12	116	
Zoning Administrator Signa ure	ΔΩΕΔ	Date			
Landscaping:	AREA	OF CONCERN	[c-	T	
1 Greenbelt			Complies	Does Not Com	ply N/A
2 Parking lot islands, etc.				 	<u> </u>
3 Site Landscaping			<u> </u>	 	-
4 Foundation Planting			 		
5 Dumpster Screening					ᅮ
6 Comments:			_ 	<u> </u>	
Signs:					<u> </u>
7 Number of Signs					
8 Size and area					
9 Comments:	<u> </u>			<u> </u>	
		<u> </u>	<u> </u>		
Comments:	·				
Engineering:					
					
Utilities:			· · · · · · · · · · · · · · · · · · ·	Composite for	-1
				Connection fe	<u> </u>
Fire Chief:					****
The Chief.				Inspection Cor	nplete
Access:					
			·		
Other Conditions of Approva	al:				
					····
Additional Comments:					<u>_</u>

1575 E. North Territorial Road

Applicant: Ann Arbor Dog Training Club

Request: To operate a dog training facility

Zoning: GI (General Industrial)

Action: Approved with conditions (see comments below)

Comments:

The applicant has described the proposed use as a dog training facility conducting classes in obedience and agility training. The GI district was recently amended to allow kennels as a conditional land use. The applicant has stated that the proposed use while dealing with dogs, <u>is not</u> a kennel as it does not offer and boarding, breeding or care of dogs and pets, as defined by the Zoning Ordinance for 'kennels'.

Since the ordinance does not recognize or list dog training clubs as a separate use, it has been reviewed for similarities to another use category. Based on such a review, the proposed use is deemed to be permissible in the GI district as a conditional use, under the provisions of Section 36-533 (8) "other similar uses".

The proposed use will require the submission of a detailed site plan in compliance with ordinance standards, and will be reviewed for site plan and conditional use approval by the Planning Commission and Township Board of Trustees. Such submission must be accompanied by a detailed narrative from the applicant setting forth the similarities and differences between a kennel use and the dog training club, in order to enable the Planning Commission to make a determination that the use is similar, but not identical.

Zoning Administrator 12-12-16

Auto 6, 2016

Le When R May Concern

Be. Letter of Authorization Ann Arbor Dog Training Clab 1575 F. North Territorial Rosal Whitmore Lake, MI 48189

Dear Sir Madam

Ewe hereby authorize David Hughes of Vanston O'Brien, Inc. to act as agent in my/our behalf in all matters related to application and acquisition of Permits and Approvals from all governing agencies as may be required for the construction and use of all proposed improvements to 1575 E. North Territorial Road. Whitmore Lake, MT. Said permits and approvals shall may include, but not necessarily limited to Rezoning Approvals; Variance Approvals; Site Plan Approvals; Building Permits. Soil Erosion and Grading Permits.

Mary H. Kesthoff PRESIDENT AADTC

KECEWED

NORTHFIELD TOWNSHIP MICHIERAPPELD TOWNSHIP

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

CONDITIONAL USE APPLICATION FORM

PROJECT NAME: INDOOR DOG TRAINING	S FACILITY
PROJECT ADDRESS: 1575 E. NORTH T	ERRITORIAL
PARCEL ID(S): 02-21-300-017	DEVELOPMENT NAME: AADTC ARENA
Applicant Information:	Owner Information:
Name: VANSTON/O'BRIEN INC	Name: ANN ARBOR Dog TRAINING CLUB
Address: 2375 Bishop CR WEST	Address: 1575 E. NORTH TERRITORIAL
Phone: 734-424-0661 7342609320	Phone: 734 995-2801
Email: DAUID. Hughes ENARSTON.com	Email: MARY LW @ AOL. COM
If application is made by anyone other than the owner in fee, it sha	
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: SITE PLANNER
ENGINEER AND DESIGN-BUILD	TEHERAL CONTRACTOR
	ESCRIPTION
Description of Proposed Use: INDOOR DOG OF	SEDIENCE AND AGILITY TRAINING
SEE ATTACHED MARATIVE FROM	
Conditional Use is Sought Under what section of the Northfi	Township Zoning Ordinance. 36, 714
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:
AN APPLICATION FOR CONDITIONAL USE MU	T CONTAIN THE FOLLOWING INFORMATION:
Proof of Ownership	
Legal Description	
scaled and accurate survey drawings, with existing building	ngs, drives, and improvements.
A site plan, meeting the requirements of a preliminary sit	e plan, as set forth in Section 64.03, herein.
AUTHORIZED	SIGNATURE
I have read the attached provisions of the Northfield Zoning Ordinan	ce in regards to Article 63.0, Conditional Use and understand a
public hearing will be established within sixty-five (65) days of the fill	ng date.
When a Hard	63/16/17
Applicant(s) Signature	Date
Comments:	
in marked to Secolo	Pg. 1 of 2

•	DETERMINA	ATION	강성 이 이 이렇게 하는 이상을 수 있다.
The Northfield Township Planning Co	mmission has reviewed the parti	cular circumstances of the	e above proposed use relative to
Section 63.0 Conditional Uses; and	Approved / Disapproved	same on	, 20
Conditions imposed on the conditional	use of the above described prop	erty are as follows:	
BREA	CH OF SUCH CONDITI O NS SHALL AUTOM	IATICALLY INVALIDATE THIS PER	MIT.
Chair, Planning Commission		Date	
Chair, Flamming Commission			
Secretary, Planning Commiss	sion	Date	
	APPLICANT DETERMINAT	ION AGREEMENT	<u> 25 (25) </u>
/Wecomply with the above imposed cor Commission of Northfield Township		nt(s) for this Conditiona rthfield Township Ordir	I Use permit hereby agree to nance and the Planning
Applicant		Date	
Applicant		Date	
			. Pg. 2

The AADTC is one of the oldest dog training clubs in in Southeastern Michigan. AADTC was formed in 1967 as an educational not for profit club to provide a wide range of training disciplines for dogs of all ages.

The AADTC meets the definition of clubs in the Northfield Township zoning definitions.

Club or fraternal organization means an organization of persons for special purposes or for the promulgation of sports, arts, science, agriculture, literature, politics, or similar activities, but not operated for profit or to espouse beliefs or further activity that is not in conformance with the constitution of the United States or any laws or ordinances. The facilities owned or used by such organization may be referred to as a "club" in this chapter.

In our approved zoning compliance application as (8) "other similar uses" the club was asked to provide similarities and differences between a "kennel" and the dog training club.

Kennel, commercial, means any building and/or land used, designed, or arranged for the boarding, breeding, or care of dogs, cats, pets, fowl, or other domestic animals for profit, but shall not include those animals raised for agricultural purposes. (Also see <u>section 36-714</u>.)

Kennel, private, means any building and/or land used, designed, or arranged for the boarding, breeding, or care of dogs, cats, pets, fowl, or other domestic animals belonging to the owner thereof and kept for purposes of show, hunting, or as pets, but not to include riding stables; provided that no more than three such animals six months old or older are kept on the premises, either permanently or temporarily. The keeping of such animals shall be strictly incidental to the principal use of the premises and shall not be for purposes of remuneration or sale. (Also see section 36-714.)

Similarities Differences

Care for dogs through Training Board dog
Dog related Breed dogs

No dogs live on the property

The AADTC offers classes in puppy socialization, agility, rally, and obedience, (household and competitive) tracking and nose work. Our classes run year round. There are classes running at various times from 9am to 9pm. Each class has a size limit so each owner/handler gets appropriate time.

We also host agility, obedience and breed trials on a regular basis. These are held on weekends.

All dogs come and go on leash with their owner/handler. Dogs are under supervision.

The club wants to build a state of the art facility to continue the training classes and allow the club to host indoor trials and continue to serve the community in SE Michigan.

July 10, 2017

Planning Commission Northfield Township 8350 Main Street Whitmore Lake, MI 48189-0576

Subject: Ann Arbor Dog Training Club at 1575 E. North Territorial Road
Conditional Use Review #1; Plans dated June, 5, 2017 and received by McKenna on June 30, 2017

Dear Planning Commissioners:

We have reviewed the proposed application for conditional use approval submitted by the Ann Arbor Dog Training Club (AADTC) to construct a new building on its parcel located at 1575 E. North Territorial Road (Parcel ID#: B-02-21-300-017). A new building will allow the club to enhance the service offerings to customers from around southeast Michigan. This parcel is located on the north side of E. North Territorial Road, about one mile east of the interchange with US-23.

The site is zoned as General Industrial (GI). The most similar use to the dog training club is a kennel. In the GI district, both kennels (Section 36-533(10)) and other similar uses (Section 36-533(8)) are permitted subject to obtaining a conditional use permit. The dog training club provides care for dogs through training, but otherwise does not board dogs, breed dogs, or allow dogs to live on the property. Our review of the site plan is in a separate letter.



888.226.4326

Northfield Township Planning Commission Conditional Use Review #1; Ann Arbor Dog Training Club, 1575 E. North Territorial Road July 10, 2017 Page 2

CONDITIONAL USE COMMENTS

Conditional use approval of kennels and other similar uses is subject to the general discretionary standards in Section 36-838 (General Conditional Use Approval Requirements) of the Zoning Ordinance, which is applicable to all conditional uses. Our comments are provided below. For conditional use approval to be granted, the Planning Commission and Township Board must find that the proposed use satisfies the following general criteria:

- 1. Will be harmonious with and in accordance with the general objectives, intent and purpose of this chapter. The application includes a description of the use. The AADTC provides a variety of classes running year round and at various times from 9am to 9pm. The AADTC also hosts agility, obedience, and breed trials on weekends on a regular basis. Each class has a size limit, effectively limiting how many people are on the site at one time. The stated purpose of the GI zoning district is to provide the location and space for all manner of industrial uses, wholesale commercial and industrial storage facilities and to restrict the intrusion of nonrelated uses, such as residential, retail business, and commercial. There are other sites zoned GI next to this site including Advanced Disposal and Rhetech. The proposal is for an expansion of the existing use by constructing an 18,000-sq. ft. building on the south side of the parking lot. No additional use changes are proposed. Expansion of the existing use is consistent with the character of the GI district, given the difference of this use from the typical commercial establishment that would be incompatible in the district. Therefore, the proposed use expansion is harmonious with and in accordance with the general objectives, intent, and purpose of this chapter.
- 2. Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. There are proposed building elevations included with the site plan. The proposed building will have metal exterior siding, similar to several other industrial buildings in the vicinity. Existing landscaping and undeveloped land separate the building from North Territorial Road and adjacent lots.

To fulfill this standard, there are two (2) items that must be addressed by the applicant:

- **A.** Parking Lot Surface. Section 36-762(b)(3) of the Zoning Ordinance requires the parking lot to be an asphalt or concrete surface. The current surface of the parking lot is gravel. It is difficult to determine on the plans whether there are any changes to the boundaries of the parking lot. If there are no changes to the parking lot boundaries, the surface could remain as a legal nonconformity as long as there are no changes. However, if there are changes to the parking lot boundaries proposed, then the applicant must apply to the Board of Zoning Appeals for a variance.
- **B.** <u>Building Setbacks.</u> Section 36-714(2) of the Zoning Ordinance requires buildings in which animals are kept, animal runs, and exercise areas to be located 200 feet from any side or rear lot line. Although the existing buildings and outside animal areas are less than 200 feet from the side and rear lot lines, these are existing nonconformities that may continue as long as there are no changes them. The proposed building is less than 200 feet from the side lot line to the east. The applicant must move this building westward to meet the 200-foot setback requirement or obtain a variance from the Board of Zoning Appeals.

We will defer additional comment on this standard until the plans are redesigned or if the Board of Zoning Appeals grants variances.

- 3. Will be compatible with the natural environment and existing and future uses in the vicinity. The site is bordered by Advanced Disposal on the west, single-family homes on the east, an agricultural site on the north, and vacant land zoned GI on the south. While the proposed use is generally compatible with the existing and anticipated future land uses of the vicinity, the proposed building and outdoor activity areas are less than the required 200 feet from the eastern lot line. Although there is extensive landscaping located on the site as it currently exists, and the proposed landscaping plan is shown on Sheet C-4 of the site plan, only the Board of Zoning Appeals can grant a variance from the 200-foot setback requirement. Therefore, we will defer additional comment on this standard until the plans are redesigned or if the Board of Zoning Appeals grants a variance.
- 4. Will be compatible with the Township land use development plan. The site has a Future Land Use designation of I Industrial, and the Zoning Plan of the Master Plan supports the current GI zoning of the site. The intent of the Industrial Future Land Use designation is to provide locations for any industrial operations to help manage their potential negative impacts including noise, odor, traffic, and outdoor storage of materials. The site is proposed to remain zoned as GI, which is appropriate for any potential future use that may be located on the site, including the uses listed in the Master Plan. The site does not propose any outdoor storage of materials and will not result in any adverse impacts such as noise, odor, or traffic. Thus, the site is compatible with the Master Plan. While there may be some future concerns regarding the compatibility of AADTC and an adjacent industrial use, typically the AADTC will be compatible with most adjacent industrial land uses.
- 5. Will be or can be served adequately by essential public facilities and services. Primary access to the site is via North Territorial Road, a County Primary road. The Master Plan classifies N. Territorial as a Minor Arterial Road, which is intended to funnel traffic to arterial roads, like US-23. Access to US-23 is available about one mile west of the site. Therefore, the site is accessible for emergency vehicles. The site is served by well and septic, and new septic tanks and fields are proposed. No major changes are proposed for the day-to-day scale of operations on the site, so the demand for public facilities is likely to be the same as current demand. We defer to the Township Police and Fire Department for additional comments regarding the anticipated demand for their services.
- 6. Will not be hazardous or disturbing to existing or future neighboring uses. The zoning of adjacent lots include GI to the east (single-family homes), south (vacant), and west (Advanced Disposal), and AR Agriculture to the north (agricultural uses). We are concerned with the compatibility of the current single-family residential use to the east (even though it is zoned GI) and the AR-zoned lot to the north that could potentially have single-family residences someday. While the landscaping and lack of outdoor storage help to make the site compatible with the neighboring sites to the north and east, our accompanying Site Plan Review letter requests additional information about the existing trees on the site. Regardless of the final setbacks and

Northfield Township Planning Commission Conditional Use Review #1; Ann Arbor Dog Training Club, 1575 E. North Territorial Road July 10, 2017 Page 4

landscaping, the site must meet the requirements of the Northfield Township Noise Control Ordinance (Chapter 10, Article IV of the Code of Ordinances). We will defer additional comment on this standard until the plans include the required information for existing trees.

Will not create excessive additional requirements at public cost for public facilities and services.

The expansion of the Ann Arbor Dog Club's use is not expected create any excessive additional requirements at public cost for public facilities and services.

RECOMMENDATION

The proposed use meets many of the Conditional Use standards of the Zoning Ordinance. However, as we noted in this letter and our accompanying Site Plan Review letter, additional details are required about any proposed changes to the parking lot, the proximity of the proposed building to the eastern lot line, and the screening on the north and east sides of the site. When these items are addressed, we will make a final recommendation on the Conditional Use permit.

We look forward to reviewing these findings with you. If you have any questions about this report, please contact us.

Respectfully submitted,

McKENNA ASSOCIATES

Patrick Sloan, AICP

Senior Principal Planner

Stephen Hannon Assistant Planner

cc: Marlene Chockley, Township Supervisor

atinh f. Shan

Kathleen Manley, Township Clerk

William Wagner, Township Public Safety Director

Kurt Weiland, Township Building Official

Marcus McNamara, P.E., Township Engineer, OHM

Vidya Krishnan, Senior Planner, McKenna Associates

David Hughes, Vanston/O'Brien, Inc., david.hughes@vanston.com

Ann Arbor Dog Club, maryhw@aol.com

RECEIVED

MAR 22 2017

PAID

Application #

MAR 22 2017

NORTHFIELD TOWNSHIP .. TREASURER

NORTHFIELD TOWNSHIP NORTHFIEL	DTOWNSHIP
SITE PLAN REV	IEW APPLICATION
PROJECT NAME: Ann Arbor Dog Tra	and a final distribution of the first terms of the
PROJECT ADDRESS: 1575 E. NORTH TO	erritonal
Applicant Information:	Owner Information:
Name: Vanston 10'Brien Inc.	Name: Ann Ftrbor Dog Iraining
Address: 23 15 BISHOP CIYCLE DEXTE	pl Address: 1575 E. North Tern binal
Phone: 734-424-0661	Phone: 734-995-2801
Email: David Nughes @vans bon. Con If the applicant is not the property owner, then a statement	from the owner MUSTVe attached authorizing the application.
Proof of ownership OR Statement if applicant is not owner is attac	/
If applicant is not the owner, describe applicant's interest in the property of the property o	operty 3C+012
1.194.1.191.	DESCRIPTION
Legal Description: Attached On Site Plan	Parcel ID(s): 02-21-300-017
Description of Proposed Use: DAD CONCO	and Agility Training Facility
Dog Diocutel 10	indiving indiving indiving
Total Acreage of Site:	Total Floor Area:
6,26 ac.	Existing: 10,480 S F
G.26 ac.	Existing: 10,480 S F Proposed: 18,000 SF
G, 26 a.C. Height of Structure(s) (in stories & feet):	
	Proposed: 18,000 SF
Height of Structure(s) (in stories & feet):	Proposed: 18,000 SF Sanitary Facilities: Sewer Septic
Height of Structure(s) (in stories & feet): 1-5tory 25' Zoning Classification(s):	Proposed: 18,000 SF Sanitary Facilities: Sewer Septic
Height of Structure(s) (in stories & feet): - Story 25' Zoning Classification(s): RC AR LR SR1 SR2 MR	Proposed: 18,000 SF Sanitary Facilities: Sewer Septic Water: Municipal Private Well
Height of Structure(s) (in stories & feet): - Story 25' Zoning Classification(s): RC AR LR SR1 SR2 MR	Proposed: 18,000 SF Sanitary Facilities: Sewer Septic Water: Municipal Private Well GC SES HC GG SLI Sewer Septic
Height of Structure(s) (in stories & feet): 1-5tory 25 Zoning Classification(s): RC AR LR SR1 SR2 MR DVC DLC SITE PLAN RE Administrative Site Plan Review: Expansion or reduction of an existing, conforming structure	Proposed: 18,000 SF Sanitary Facilities: Sewer Septic Water: Municipal Private Well GC SES HC GG SLI Street Other
Height of Structure(s) (In stories & feet): 1-5tory 25 Zoning Classification(s): □ RC □ AR □ LR □ SR1 □ SR2 □ MR □ VC □ LC □ SITE PLAN RE Administrative Site Plan Review:	Proposed: 8 , 000 SF Sanitary Facilities: Sewer Septic Water: Municipal Private Well GC ES HC GI LI Other VIEW OPTIONS Site Plan Review: New Construction
Height of Structure(s) (in stories & feet): 1-5tory 25 Zoning Classification(s): RC AR LR SR1 SR2 MR DVC DLC SITE PLAN RE Administrative Site Plan Review: Expansion or reduction of an existing, conforming structure	Proposed: 8,000 SF Sanitary Facilities: Sewer Septic Water: Municipal Private Well GC SES HC GG SLI Step Other VIEW OPTIONS Site Plan Review:
Height of Structure(s) (in stories & feet): - Story 25 Zoning Classification(s): RC AR LR SR1 SR2 MR DVC LC SITE PLAN RE Administrative Site Plan Review: Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area Additional parking, loading / unloading spaces and landscape	Proposed: 8 , 000 SF Sanitary Facilities: Sewer Septic Water: Municipal Private Well GC ES HC GI LI Other VIEW OPTIONS Site Plan Review: New Construction
Height of Structure(s) (In stories & feet): 1-5tory 25 Zoning Classification(s): RC AR LR SR1 SR2 MR DVC DLC SITE PLAN RE Administrative Site Plan Review: Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area Additional parking, loading / unloading spaces and landscape improvements	Proposed:
Height of Structure(s) (In stories & feet): 1-5tory 25 Zoning Classification(s): RC AR LR SR1 SR2 MR DVC DLC SITE PLAN RE Administrative Site Plan Review: Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area Additional parking, loading / unloading spaces and landscape improvements Development Plan Review:	Proposed: 8,000 SF Sanitary Facilities: Sewer Septic Water: Municipal Private Well GC SES HC GG SLI Step Septic VIEW OPTIONS Site Plan Review: New Construction Building Addition Amendment to Approved Site Plan or Development Plan:
Height of Structure(s) (In stories & feet): 1-5tory 25 Zoning Classification(s): RC AR LR SR1 SR2 MR DVC LC SITE PLAN RE Administrative Site Plan Review: Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area Additional parking, loading / unloading spaces and landscape improvements Development Plan Review: Planned Unit Development	Proposed:

Northfield Township, P.O. Box 576, Whitmore Lake, MI 48189

Telephone: 734-497-5000

Facsimile: 734-497-0123

	Application #
	AUTHORIZED SIGNATURE
I hereby state that all of the above statements a	nd all of the accompanying information are true and correct.
Applicant's Signature:	Date: 3/22/17

Applicant's Signature:	Date:	
FOR OFFICE	E USE ONLY	
Application Received Date:	Planning Commission Received Date:	
Planning Commission Action: Approved Date: Expiration Date:	Denied Date:	
Fee Received: Cash Check #		

June 6, 2016

In Wham & May Concern

Re. Letter of Amborization Ann Arbor (Jug Training Club 1575 E North Territorial Rossl Whitmore Lake, MI 48189

Dear Sir Mudam

Five hereby authorize David Hughes of Vansten O'Bries, Inc. to act as agent in my/ear behalf in all matters related to application and acquisition of Permits and Approvals from all governing agencies as may be required for the construction and use of all proposed improvements to 1575 ft North Territorial Road. Whatmore Lake, MI. Said permits and approvals shall may metude, but not necessarily limited to Rezoning Approvals: Variance Approvals; Site Plan Approvals; Huilding Permits, Soil Erosion and Grading Permits.

Mary H. Kesthoff PRESIDENT AADTC

WARRANTY DEED-864

The Grantor(s) SCB Northfield Partnership, a Michigan co-partnership

401 East Stadium, Ann Arbor, MI 48104

convey(s) and warrant(s) to Ann Arbor Dog Training Club, Inc., a Michigan corporation,

whose address is c/o Judie Freeland, 5764 Textile Road, Ypsilanti, MI 48197

the following described premises situated in the Township or Northfield, County of Washtenaw and State of Michigan:

RECORDED WASHTENAW COUNTY, MI

Aug 1 3 48 PK 196

COUNTY OLERK/REGISTER

SEE ATTACHED SCHEDULE "A"

One Hundred Sixty-five Thousand (\$165,000) Dollars. Exempt from state transfer tax pursuant for the sum of to MCL 207.526(r);

subject to easements and building and use restrictions of record, and also subject to such encumbrances as shall have accrued or attached since April 10, 1985 through the acts or omissions of persons other than Grantor

shall have accrued or attached since Aport its assigns.	in 10, 1909 unou	3.1. 4.1.2 4.1.4	·	
Dated this 10 day of TULY		96		
Signed in presence of:		Si	ened by:	•
		SCB NORTHE	ELD PARTNERS	HIP∕
Aurona Owomick		By: 1/1	W/Zluf	Druin_
* Susant Ownerly	د	* David	E. Shipman, Partr	ici
* F. ANN BLACK		MICHIG	ANT TRA	L ESTATE \$ NSFER TAX \$
STATE OF MICHIGAN)		Dept of Toxo County of Wash 01 Aug	ulion tenav 1996	\$181.50-C * \$0.00-S * \$0012964 *
) ss. COUNTY OF WASHTENAW)		A		19 <i>O</i> (1) . by
The foregoing instrument was acknowledged in David E. Shipman, Partner, on beha	efore me this 10 the lift of SCB Northfil	day of OUL eld Partnership, a	Michigan co-partn	
SUSAN L. DWOF Notary Public, Washtenaw C My Commission Expires S	NICK	ALLOMO Notary Public, Wi	A Quarriel	1
•		My commission e	mires: SIO-M	
County Treasurer's Certificate Washington	10. 1-01510	City Treasurer's Cert	ificate ()	•
When Recorded Return To:	Send Subsequent 12	X BILLS 10.	Drafted By: Karen T. Mendel	son Esn.
GRANTEE (Name)	GRA	NTEE		aon, ma
(Street Address)			Business Address: 505 East Huron, Ann Arbor, Mich	Suite 202 higan 48104
(City and State			Transfer Tax	
Tax Parcel	Recording Fee			

^{*}TYPE OR PRINT NAMES UNDER SIGNATURES.

July 7, 2017

Planning Commission Northfield Township 8350 Main Street Whitmore Lake, MI 48189

Subject: Ann Arbor Dog Training Club at 1575 E. North Territorial Road
Site Plan Review #1; Plans dated June, 5, 2017 and received by McKenna on June 30, 2017

Dear Planning Commissioners:

Ann Arbor Dog Training Club (AADTC), located at 1575 E. North Territorial Road approximately one mile east of US-23 (Parcel ID#: B-02-21-300-017), proposes to construct a new 18,000-sq. ft. building on its site. The site currently houses the existing buildings for the AADTC. This will allow the club to enhance the service offerings to customers from around southeast Michigan. The site is 6.26 acres and zoned General Industrial (GI). The most similar use for the AADTC is a kennel. Kennels (Section 36-533(10)) and other similar uses (Section 36-533(8)) are permitted with conditional use approval in the GI zoning district. Our comments on the Conditional Use application for the existing and proposed uses are in a separate letter.

We have reviewed the site plan for compliance with the Township's Zoning Ordinance and with sound planning and design principles, and we offer the following comments for your consideration (any items requiring correction or additional information are <u>underlined</u>):



COMMENTS

1. Use. The site is located in the General Industrial (GI) zoning district. The stated intent of the GI zoning district is to provide location and space for all manner of industrial uses, wholesale commercial and industrial storage facilities and restrict the intrusion of nonrelated uses, such as residential, retail business, and commercial. Permitted uses include all those allowed on Limited Industrial (LI) zoned lots as well as wholesale auto auctions, contractor's establishments, manufacturing, trucking facilities, warehousing, open industrial businesses, wholesale businesses, or accessory buildings. Conditional uses in the GI district include vehicle towing services, plating shops, heat treating processes, junkyards, limited accessory retail, concrete and asphalt plants, RV storage, commercial communications apparatus, kennels, and other similar uses. The existing and proposed uses on the site are generally compatible with the zoning district.

Regulations specific to kennels are in Section 36-714 of the Zoning Ordinance, as follows:

- (1) Minimum lot size. Any proposed kennel shall be operated on a parcel of land not less than ten acres in area and 400 feet in width.
 - Although the width of the subject parcel is more than 400 feet, the area (6.26 acres) does not meet the minimum lot size. This is a legal nonconforming lot area that may continue as long as there is no proposed reduction in the lot area.
- (2) Setbacks. Buildings in which animals are kept, animal runs, and exercise areas shall not be located in any required front, side, or rear yard setback area, and shall be located at least 300 feet to the nearest edge of a public right-of-way and 200 feet from any neighboring side or rear lot line.
 - All existing and proposed buildings meet the 300-foot setback requirement from the nearest public right-of-way. Although the existing buildings are less than 200 feet from the lot lines to the west, north, and east, these are existing nonconformities that may continue as long as there are no changes to these buildings. The proposed building is less than 200 feet from the side lot line to the east. The applicant must move this building westward to meet the 200-foot setback requirement or obtain a variance from the Board of Zoning Appeals.
- **(3) Number of animals.** *If four or more animals are housed in the kennel, an additional one acre shall be required for every additional ten animals (or fraction thereof).*
 - Because dogs are not "housed" at the Ann Arbor Dog Club, this sub-section does not apply. However, if there is boarding of dogs in the future, this sub-section will apply.
- **(4) Public protection.** A dog kennel shall be established and maintained in accordance with all applicable county sanitation regulations.
 - We defer to Washtenaw County for any required licenses or permits.
- (5) Site plan. A site plan shall be approved in accordance with article XXVIII of this chapter.

The site plan was submitted in accordance with Article XXVIII.

Northfield Township Planning Commission Site Plan Review #1; Ann Arbor Dog Training Club; 1575 E. North Territorial Road July 10, 2017 Page 3

- 2. Dimensional Requirements. Section 36-534 of the Zoning Ordinance includes the dimensional requirements for the minimum lot area (5 acres), minimum lot width (200 feet), maximum lot coverage (25%), front yard setback (85 feet), side yard setback (50 feet), rear yard setback (50 feet), and height (50 feet). All of these standards have been met for the proposed building.
- **3.** Access and Circulation. The access for the parcel is on E. North Territorial Road via Hoban Way, which appears to be a private road. The west and north sides of the parking lot includes fire lanes where parking is prohibited, and these areas also provide space for vehicles to turn around. The application materials indicated that each class has a size limit, which affects peak traffic demand. However, the new building is proposed to be used mostly for indoor trials similar to the trials currently hosted by the AADTC on weekends. According to the applicant, no major change in peak demand is expected for the new building. If there will be fewer than 50 vehicle trips during the peak hour, then Section 36-717(c) of the Zoning Ordinance does not require a Traffic Impact Study. Based on the information provided, a Traffic Impact Study is not required.
- **4. Parking and Loading.** Parking and loading requirements are defined in Article 25 of the Zoning Ordinance. The parking requirements by use only include some uses, and the applicant has indicated its use is similar to a private club. For purposes of parking calculations, we believe this comparison is appropriate. The parking requirements for private clubs are 1 space for every 3 people at maximum capacity. Sheet C-1 indicates there are 166 members at maximum capacity, so the parking lot will require 55 spaces. The site plan shows 58 spaces provided in the parking lot. Therefore, this standard is met. However, if capacity exceeds 166 members and there are parking overflows, the applicant may be required to submit revised plans to expand the parking lot.

Section 36-762(12) of the Zoning Ordinance requires parking spaces to be at least 200 sq. ft. in area and at least 10 feet wide. The typical parking space dimensions are shown as 10 feet wide by 20 feet long, so this standard is met. The barrier free spaces are 8 feet wide, which is permitted by the Americans with Disabilities Act. Four (4) barrier free spaces are provided, sufficient for a parking lot of this size.

The minimum required aisle width is 22 feet, and all parking aisles are at least 22 feet wide.

Section 36-766 and 36-767 requires 1 loading space at least 10 feet in width and 55 feet in length. The site plan must indicate where on the site a conforming loading area will be located; however, there is room on the west side of the parking lot area for a loading space.

Finally, Section 36-762(b)(3) of the Zoning Ordinance requires the parking lot to be an asphalt or concrete surface. The current surface of the parking lot is gravel. It is difficult to determine on the plans whether there are any changes to the boundaries of the parking lot. If there are no changes to the parking lot boundaries, the surface could remain as a legal nonconformity as long as there are no changes. However, if there are changes to the parking lot boundaries proposed, then the applicant must apply to the Board of Zoning Appeals for a variance.

- 5. Landscaping and Screening. Our comments on the landscaping requirements are as follows:
 - a. Parking Lot Landscaping. Section 36-722(m) of the Zoning Ordinance requires 1 canopy tree

per 8 parking spaces. With 58 parking spaces on the site, 8 trees are required. The landscape plan on Sheet C-4 shows 9 trees to be planted along the parking lot edge, which will meet this requirement.

- **b. Tree Mitigation.** For any landmark trees that are removed, Section 36-723(g) requires replanting of 100% of the original diameter at breast height (DBH) removed. The new building and stormwater pond will be built on an open field, so it appears that none of the existing or landmark trees will be removed.
- c. Transition Strip. Section 36-534(7) of the Zoning Ordinance requires each lot in the GI District to have a 50-foot wide transition strip along any lot line abutting a lot in certain zoning districts. This site abuts an AR zoned site on the north. Therefore, a transition strip is required on the north lot line. Landscaping currently exists on this line, but the site plan does not include any information about the condition of the existing materials. Although the existing vegetation is likely sufficient, we recommend that the landscape plan be updated to show the species of plants and caliper of the trees in this area.

Though front lot lines are exempt from required transition strips, Section 36-534(7)(b) requires a 20-foot wide landscaped area in the front yard. There is existing landscape material in this area as well but no details are shown on the site plan. We recommend the landscape plan be updated to show the species of plants and caliper of the trees in this area as well.

- d. Fences. An existing fence around the perimeter site is proposed to remain, with some changes to the fence on the south side due to the location of the proposed building. The details of the existing and proposed fence must be included on the plans. Section 36-715 of the Zoning Ordinance permits fences in industrial districts of up to 12 feet in height, but prohibits barbed wire on any fence under 10 feet in height. Therefore, the plan must show that the existing and proposed fencing complies with Section 36-715.
- **6. Natural Features.** Section 36-723 requires a natural features impact statement to be provided with the site plan application. Sheet C-1 of the site plan states there is no 100 year floodplain in the site boundary, and most other natural features information is found in other areas of the plans. While the plan includes most of the information required in a natural features impact statement, an inventory of existing landmark trees must be shown.

The Michigan DEQ Wetlands Map Viewer shows that there are wetlands on the edge of the site and on adjacent sites, but not on the area proposed for the new building. If more details on the wetlands are needed in the future, they can be acquired at that time.

- 7. **Stormwater Management.** A stormwater pond is proposed to the west of the new building on the south side of the parking lot, and will not be visible from N. Territorial Road. The grading plan is shown on Sheet C-2 and additional details are shown on Sheet C-5. We will defer stormwater management comments to the Township Engineer.
- **8. Lighting.** Section 36-728 of the Zoning Ordinance requires site plans to include the light fixture specifications and cut sheets for the site, as well as a photometric plan. Sheet C-3 includes the

Northfield Township Planning Commission Site Plan Review #1; Ann Arbor Dog Training Club; 1575 E. North Territorial Road July 10, 2017 Page 5

lighting and photometric plans including cut sheets and details of the proposed lighting fixtures for the site. Based on the information given on the plan, there will not likely be any issues with light trespass onto neighboring properties.

- 9. Trash Enclosure. The proposed dumpster pad and enclosure are to be located in the southeast corner of the parking lot as shown on Sheet C-1. Details of the enclosure are included on Sheet C-5. Section 36-701(3) of the Zoning Ordinance requires dumpsters to be located an enclosure constructed of opaque materials on at least three sides, with an opening or gate on the fourth side. The proposed enclosure will be 6 feet high and made of 8 inch thick concrete blocks, which will match the masonry on the building. The fourth side will be a wood gate with cedar siding. Section 36-701(3) also requires the dumpster enclosure area to include a 4-inch thick concrete floor, and a 6-inch thick concrete floor is proposed.
- **10. Building Façade and Floor Plans.** The building will be located behind landscaping and set back from E. North Territorial Road, and will generally not be visible from Territorial Road. Both the roof and wall will be made of metal panels over fiberglass insulation. We recommend that the color of the metal wall panels be labeled on the site plan.

The site plan does not indicate if there will be any rooftop equipment. If there will not be any rooftop equipment, the site plan should include a note indicating this. If there will be rooftop equipment, it should be shown on the building elevations and details should be included.

The floor plans are shown on Sheet A-1. The northwest corner of the building will have a small kitchen, a future office, bathrooms, and the utility room. The western side of the building will have the dog crating area. The remainder of the floor area will be open space for the offerings of AADTC including the trials and classes.

11. Signs. Article 26 of the Zoning Ordinance includes all of the requirements for the number, area, height, and placement of signs. There is a sign currently located on E. North Territorial Road at the site entrance, but no new signs are proposed as part of this site plan application. If any new signs are ultimately proposed, they can be approved administratively after site plan approval. Details for the barrier free parking signs are included on Sheet C-5. Signs in industrial districts are regulated in Section 36-793.

Northfield Township Planning Commission Site Plan Review #1; Ann Arbor Dog Training Club; 1575 E. North Territorial Road July 10, 2017 Page 6

RECOMMENDATION

Although this letter has identified a few issues that require correction or additional information required by the Zoning Ordinance, the plans are complete enough to be considered by the Planning Commission. We recommend that the following items be added to the plans prior to Planning Commission action:

- 1. That the proposed building be moved westward to meet the 200-foot setback requirement or that the site plan notes that a variance application will be made.
- 2. That a 10' x 55' loading area be located on the site plan, per Section 36-766 and 36-767 of the Zoning Ordinance.
- 3. That the plans state whether there are any changes to the boundaries of the parking lot. If there are no changes to the parking lot boundaries, the gravel surface could remain as a legal nonconformity as long as there are no changes. However, if there are changes to the parking lot boundaries proposed, then the applicant must apply to the Board of Zoning Appeals for a variance.
- 4. Per Section 36-534(7) of the Zoning Ordinance, that the landscape plan be updated to show the species of plants and caliper of the trees in the northern transition strip area.
- 5. Per Section 36-534(7)(b) of the Zoning Ordinance, the landscape plan must show the required details of a 20-foot wide landscaped area in the front yard including the species of plants and caliper of the trees.
- 6. Per Section 36-723 of the Zoning Ordinance, an inventory of existing landmark trees must be shown.
- 7. That the color of the metal wall panels be labeled on the site plan.
- 8. That the site plan indicate whether there will be rooftop equipment.

We look forward to reviewing these findings with you. If you have any questions about this report or require additional information, please contact us.

Respectfully submitted,

McKENNA ASSOCIATES, INCORPORATED

atinh f. Shan

Patrick Sloan, AICP

Senior Principal Planner

Stephen Hannon Assistant Planner

cc: Marlene Chockley, Township Supervisor

Kathleen Manley, Township Clerk

William Wagner, Township Public Safety Director

Kurt Weiland, Township Building Official

Marcus McNamara, P.E., Township Engineer, OHM

Vidya Krishnan, Senior Planner, McKenna Associates

David Hughes, Vanston/O'Brien, Inc., david.hughes@vanston.com

Ann Arbor Dog Club, <u>maryhw@aol.com</u>



ARCHITECTS. ENGINEERS. PLANNERS.

June 23, 2017

Northfield Township **Building & Zoning Department** 8350 Main Street, Suite A Whitmore Lake, Michigan 48189

RECEIVED

JUN 2 6 2017

NORTHFIELD TOWNSHIP

Regarding:

Ann Arbor Dog Training

Site Plan Review #2 OHM Job Number: 0151-17-1021

We have reviewed the site plan material, received by this office on June 9, 2017 for the above-referenced project based on the Township's Engineering Standards. Plans were prepared by Vanston/O'Brien inc. with a date of June 5, 2017. The applicant is requesting Site Plan approval for the existing general industrial site.

Permits and Other Agency Approvals

Copies of all permits and/or letters of waiver, obtained to date, shall be forwarded to this office. The current status of all necessary permits should be included on the cover sheet. We note that this project will require the following permits:

- Washtenaw County Water Resources Commissioner for soil erosion and sedimentation control.
- Northfield Township Fire Department approval for emergency vehicle access and maneuverability.
- Northfield Township Building Department.
- Washtenaw County Health Department for the proposed septic system.

Conclusion and Recommendations

As submitted, the Final Site Plan appears to be in compliance with the Township's requirements and we take no exception to the Final Site Plan as submitted, conditional upon all outside agency approvals and permits being obtained during the construction plan review process. The applicant shall note that the submittal of construction plans and a current engineer's estimate of construction costs are required for detailed engineering review prior to construction.

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

Sincerely,

OHM ADVISORS Digitally signed by Margus McNamara Marcus J McNamara Date 2017 06/23

12:12:41-04:00

Marlene Chockley, Township Supervisor (via e-mail) William Wagner, Public Safety Director (via e-mail) Kurt Weiland, Building/Zoning Official (via e-mail) Larry Roman, Planning Commission Chair (via e-mail) Patrick Sloan, MCKA, Township Planner (via e-mail) File

 $P:\ 0.0126_0.165\\ SITE_NorthfieldTwp\\ 2.017\\ 0.0151171020_AADTC\\ _MUNI\\ 1.021-Site_Plan\\ AADT_SP2.docx\\ D.0126_0.0165\\ SITE_NorthfieldTwp\\ 1.0126_0.0165\\ SITE_NorthfieldTwp\\ 1.0126_0.0165\\$

OHM Advisors 34000 PLYMOUTH ROAD LIVONIA, MICHIGAN 48150

T 734.522.6711 F 734.522.6427

OHM-Advisors.com

Ann Arbor Dog Training Club 1575 E. North Territorial Rd. Whitmore Lake, MI 48189 July 11, 2017

Dear Mr. Sloan:

The Ann Arbor Dog Training Club (AADTC) received your report to the Planning Commission of Northfield Township. We have a serious concern regarding your interpretation in the designation of our intended building as **kennels and other similar uses**. Our club had a long discussion with Vydia several months ago. At her recommendation, we presented the reasons that we **differ** from a kennel but could still be considered **similar**, so that a conditional use would be appropriate. This recommendation was made so that we would continue with our GI zoning. We did all our site plans based upon this recommendation from Vydia to meet GI zoning requirements.

The intent was never to have the AADTC be considered a *kennel*. The intent was to use the *similar to* so AADTC would qualify under GI zoning. This then eliminated the need to ask for variances trying to meet kennel regulations.

We do not now, nor do we ever intend to, board or house animals. The dogs at our facility are accompanied by their owners/handlers at all times. Dogs cannot be left at the facility at any time when the owner/handler is not on the premises. It is strictly a training and sporting facility.

We realize that you received our conditional use request as an afterthought and probably did not receive the information provided by and to Vidya. Please let us know what further information our club can provide before the township acts on your comments.

Sincerely yours,

Kitty Burkhart

Treasurer, AADTC

Mary Westhoff

President, AADTC

RECEIVED

JUL 1 2 2017

NORTHFIELD TOWNSHIP

The AADTC is one of the oldest dog training clubs in in Southeastern Michigan. AADTC was formed in 1967 as an educational not for profit club to provide a wide range of training disciplines for dogs of all ages.

The AADTC meets the definition of clubs in the Northfield Township zoning definitions.

Club or fraternal organization means an organization of persons for special purposes or for the promulgation of sports, arts, science, agriculture, literature, politics, or similar activities, but not operated for profit or to espouse beliefs or further activity that is not in conformance with the constitution of the United States or any laws or ordinances. The facilities owned or used by such organization may be referred to as a "club" in this chapter.

In our approved zoning compliance application as (8) "other similar uses" the club was asked to provide similarities and differences between a "kennel" and the dog training club.

Kennel, commercial, means any building and/or land used, designed, or arranged for the boarding, breeding, or care of dogs, cats, pets, fowl, or other domestic animals for profit, but shall not include those animals raised for agricultural purposes. (Also see section 36-714.)

Kennel, private, means any building and/or land used, designed, or arranged for the boarding, breeding, or care of dogs, cats, pets, fowl, or other domestic animals belonging to the owner thereof and kept for purposes of show, hunting, or as pets, but not to include riding stables; provided that no more than three such animals six months old or older are kept on the premises, either permanently or temporarily. The keeping of such animals shall be strictly incidental to the principal use of the premises and shall not be for purposes of remuneration or sale. (Also see section 36-714.)

Similarities Differences

Care for dogs through Training Board dog
Dog related Breed dogs

No dogs live on the property

The AADTC offers classes in puppy socialization, agility, rally, and obedience, (household and competitive) tracking and nose work. Our classes run year round. There are classes running at various times from 9am to 9pm. Each class has a size limit so each owner/handler gets appropriate time.

We also host agility, obedience and breed trials on a regular basis. These are held on weekends.

All dogs come and go on leash with their owner/handler. Dogs are under supervision.

The club wants to build a state of the art facility to continue the training classes and allow the club to host indoor trials and continue to serve the community in SE Michigan.

2017 20

B -02-21-200-018 KX INVESTMENTS LLC
NOLLAR RD
AR AGRICULTURAL
601.76' CENTER SEC. 21 P.D.B. 216.00' S 89°26′20″ E EX. TRANSFORMER-N 89°26'20" W BM#1 EXISTING WELL - FXISTING SEPTIC EX. TRANSFORMER 7 EXISTING BUILDING **EXISTING BUILDING** 5000 SF 480 5000 SF SF EXISTING SEPTIC FIELD SITE-B -02-21-300-001 B -02-21-300-016 ADVANCED DISPOSAL GOULD, RHORY 6883 NOLLAR RD SERVICES SOLID WASTE RESERVE SEPTIC FIELD NORTH TERRITORIAL GI GENERAL INDUSTRIAL RESIDENTIAL MANAGEMENT LLC 1477 E NORTH TERRITORIAL RD GI GENERAL INDUSTRIAL PROPOSED DUMPSTER PAD CONCRETE PAYING X GRAVEL PROPOSED-CONCRETE SIDEWALK SEPTIC FIELD VICINITY MAP SIDE SETBACK DEMO EX. FENCE GRAVEL-CENERAL INFORMATION \$CH-40 @ PROPERTY LOCATION: 1575 E. North Territorial Whitmore Lake, Michigan 48189 SITE PLANNER/ENGINEER/CONTRACTOR: G MGRESS/ A UTILITIES POLY PECTORIES SITE PLANNER/ENGINEER Vanston/O'Brien, Inc. 2375 Bishop Circle West Dexter, Michigan 48130 (734) 424–0661 Gregory Heim, P.E. CONCRETE APRON 23 OWNER: Anth Arbor Dog Training Club 1575-E. North Territorial Whitmore Lake, Michigan 48189 B -02-21-300-017 RD NOLLAR SITE NFORMATION 18,000,8F, FFE=921.25 GI GENERAL INDUSTRIAL EXISTING USE: PROPOSED BUILDING USE: CLUB CLUB 18,000 SF - 1 Story 10,480 SF - 1 Story STORM WATER SILTFENCE DETENTION BASIN PROPOSED BUILDING AREA: EXISTING BUILDING AREA: TOWNSHIP REQUIRED PROPOSED 6.26 Acres (273,975 SF) MIN LOT AREA 5 Acre MIN. LOT WIDTH MAX. LOT COVERAGE MAX. BUILDING HEIGHT 50' max. 85' 25' maximum, 1 story FRONT SETBACK 125 SILTFENCE SIDE SETBACK REAR SETBACK LIMIT OF NORTHFIELD PARKING & LOADING: IMPROVEMENTS
FOR DRAINAGE
CALCULATIONS OVERFLOW 1 Space per 3 club members; 166 mem/ 3 = 55 Spaces Total Required Parking Spaces: 55
Parking Spaces Provided:
58 parking spaces are provided, Including 4 barrier—free spaces Loading Spaces: 1 Loading Space Provided SOILS INFORMATION: MdA, Matherton sandy loam, 0 to 4 percent slopes, B FoB, Fox sandy loam, 2 to 6 percent slopes, B Sb, Sebewa loam, B 570.444 N 89°26′20" W THERE IS NO 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS SITE BENCHMARK #1. SE CORNER TRANSFORMER PAD ELEV. = 819.22 NAVD 88 B -02-21-300-015 LEGAL DESCRIPTION:
REWRITE 11/91 NO 21-8A-2A-3 (002) COMMENCING AT
CENTER OF SECTION 21, THENCE N 89'26'20" W 216 FEET TO
THE POINT OF BEGINNING, THENCE S 05'06'30" W 470.13 FEET,
THENCE N 89'26'20" W 570.44 FEET, THENCE N 01'39'20" E B -02-21-300-014 GYDA LEASING INC ADVANCED DISPUSAL 1451 E NORTH SERVICES TERRITORIAL RD E NORTH TERRITORIAL RD GI GENERAL INDUSTRIAL 468 74 FFFT THENCE S 89'26'20" F 601.76 FFFT TO THE 33' POINT OF BEGINNING, PART OF SW 1/4 SECTION 21 TIS R6E EXISTING INGRESS/
. EGRESS EASEMENT AS
. RECORDED IN LIBER 1956
PAGE 484 NIGRESS/EGRESS EASEMENT:
33 FOOT WIDE PRIVATE INGRESS AND ECRESS EASEMENT,
WHICH HAS A WEST LINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE S 1/4 CORNER OF SECTION 21, TIS, RGE,
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN;
HENCE N 015510' E 2640.80 FEET ALONG THE N-S 1/4 LINE
OF SAID SECTION TO THE CENTER OF SAID SECTION; THENCE S
0506'30" W 470.13 FEET ALONG THE CENTERLINE OF NOLLAR
ROAD; THENCE N 89'26'20" W 650.35 FEET FOR A PLACE OF
EGINNING; THENCE S 01'39'20" W 767.09 FEET FOR A PLACE
OF ENDING. PROPERTY UNE
STEMAN
EASEMENT
FROPOSED STORM
PROPOSED MATER
PROPOSED MATER
PROPOSED UNFERGOUND
ELECTRIC & TELEPHONE
PROPOSED SANITARY
DASTING STORM
EASTING WATER
EASTING ELEPHONE
EXISTING ELEPHONE EXISTING BUILDING WEW BULDING NOUNTED LIGHTING EXISTING GRAVEL EXISTING ASPHALT PAVING EXISTING ASPHALT PAN TO BE REMOVED

PROPOSED BUILDING

PROPOSED PROPOSED GRAVEL PAVING EXSTING UND 16.4 P EXSTNG CAS

EXSTNG SANTARY

EXSTNG CANTERING

EXISTNG CONTOUR

PROPOSED CONTOUR

LINE OF SLT FENCE PROPOSED CONCRETE

TRAININ DOG ARBOR ANN

Vanston/O'Brien, Inc. (

Road Michigan Territorial Township, 1575 E. North Northfield Tow

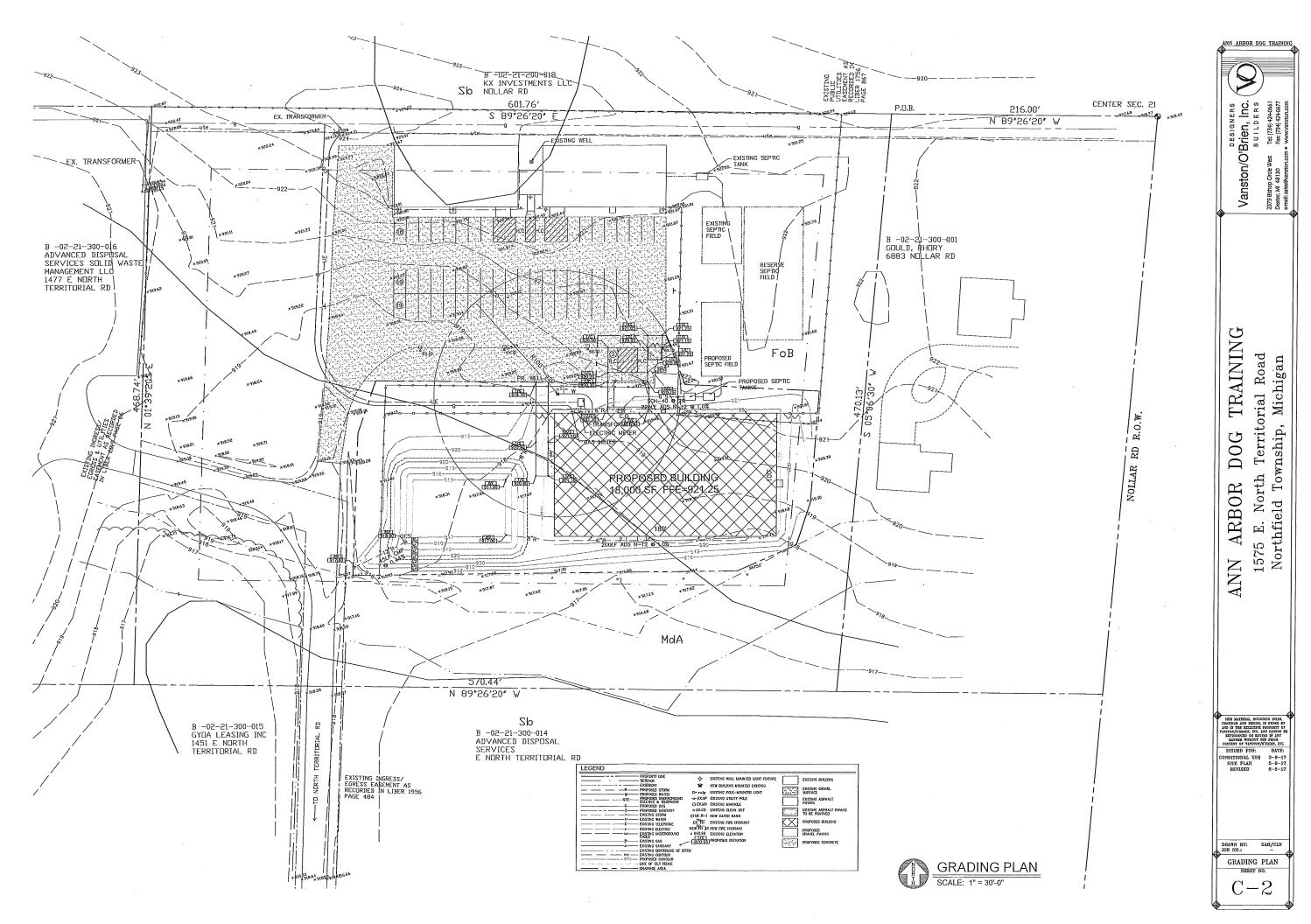
SITE PLAN SCALE: 1" = 30'-0"

GAH/CLN SITE PLAN

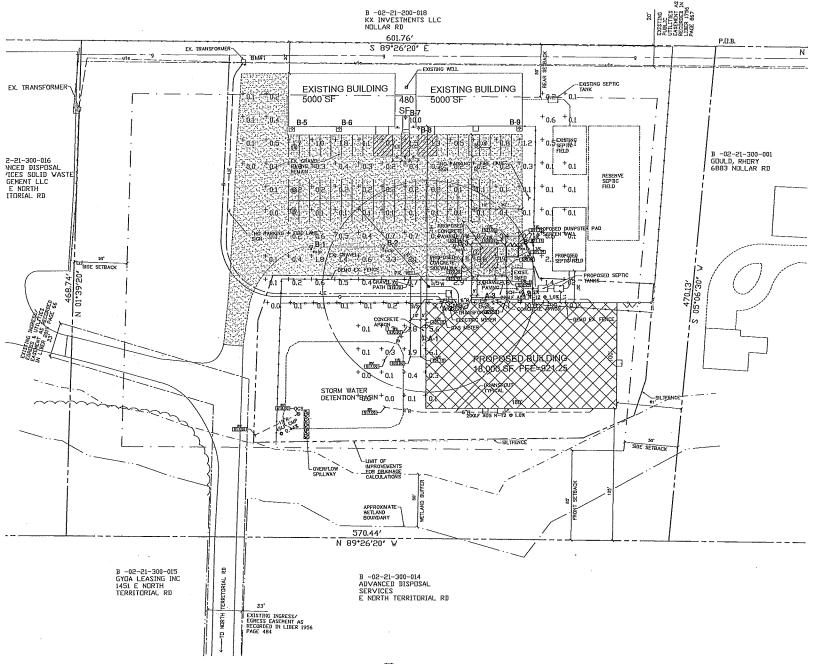
THIS MATERIAL INCLUDING IDELS, ERAVINGS AND DESIGN, IS OFFICIAL AND IN SERVICE AND INTERPOPERATE OF AUGUSTA OF A STATE OF

SITE PLAN REVISED

DITIONAL USE 3-9-17 SITE PLAN 5-9-17 REVISED 6-5-17



Training\AUTOCAD\dwg\C 2.dwg, 6/5/2017 1:05:00 P







Arrangement

Single Arm : Offset :

Layout

Cots (X) Rows (Y)
Layout: Varies Varies
Spacing: Varies Varies ft Mounting Height: 16 ft

Statistical Analysis

Average: 1.14 fc
Maximum: 14.98 fc
Minimum: 0.00 fc
Avg/Min Ratio: N.A. fc
Max/Min Ratio: N.A. fc Max/Avg Ratio: 13.17 fc

e-conolight

Luminaire Location Summary

Arrangement	Luma	×í	Y	z	Orient	Tit	Tilt Fac
1 Sirale	i I	-44.2	-330	16.0	150	c	
İ	A	-4± 2	-33.0	16.0	150	0	1.00
2 3 ma/e	1 1	-26.0	0.0	16.0	93	0	
	, A	-260	0.0	16.0	อว	o!	1.90
3 Single	1 1	9,0	0,0	18.0	93	0.	
	A	9.0	0.0	16.0	93	0	1.00
4 Single	1 1	44.3	0.0	16.0	93	0	
	A	44.3	0.0	16.0	90	0	1.00
				A CONTRACTOR OF THE PERSON OF		THE PARTY OF THE P	



В

Arrangement

Single
Arm: 1 ft
Offset: -- ft

Cots (X) Rows (Y)
Layout: Varies Varies
Spacing: Varies Varies ft Mounting Height: 16 ft
Orient: 90 deg
Tilt: 0 deg

Statistical Analysis

Average: 0.55 fc
Maximum: 5.69 fc
Minimum: 0.02 fc
Avg/Min Ratio: 26.98 fc Max/Min Ratio: 280.63 fc Max/Avg Ratio: 10.40 fc

e-conolight Luminaire Location Summary

3 Sinate

7 Sinale

B Smale

9 Sinate

Arrangement

Single Arm : Offset :

e-conolight

Layout

Cots (X) Rows (Y)

Layout: Varies Varies

Spacing: Varies Varies ft Mounting Height: Varies ft
Orient: 270 deg
Tilt: 0 deg

Statistical Analysis



-107.0 -107.0 -62.5 -62.5 -62.6 0.0 0.0 12.5 12.5 107.0 107.0

В

Luminaire A Proposed

IES Filename : E-AL3L315NZ.IES

Light Loss Factor: 0.72 Number of Lamps: Lamp Lumens: Luminaire Watts:



Luminaire B Existing IES Filename: E-DD1L68C1.IES

Z Orient Tilt Tilt Factor

1.000

1.000

1,000

1.000

1.900

Light Loss Factor: 0.72 Number of Lamps: 1
Lamp Lumens: -1 lms
Luminaire Watts: 66 W



TRAINING DOG ARBOR ANN

1575 E. North Territorial Road Northfield Township, Michigan

ANN ARBOR DOG TRAINING

Vanston/O'Brien, Inc.

B UILDERS

3275 Bithop Circle West Tel: (734) 424-0661

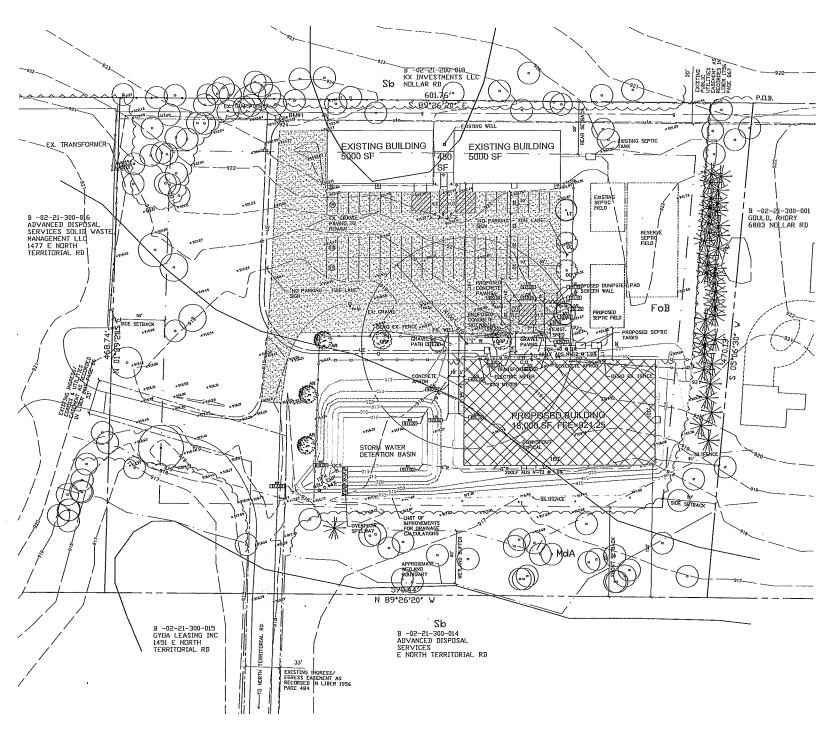
Death; MI 48130 Fax [734] 424-0671

errall: Sale-Separatoricon www.wanton.com

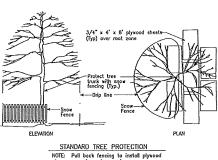
2375 Bishop Circle West Dexter, MI 48130 e-mail: sales@vanston.com

ONDITIONAL USE 3-9-17
SITE PLAN 5-9-17
REVISED 8-5-17 DRAWN BY: JOB NO.: LIGHTING PLAN SHEET NO.

C-3







 Prune 1/3 of crown for shaping by thinning and spacing branches.
 Never cut leader. Stake trees under 4" caliper. Guy trees over 4" caliper. Stakes or guys shall be fastened above first branch or 2/3 up tree Tree shall bear some relationship to finish grade as it bare to original grade. Tree wrop from top down (3) guy cables and galv. tumbuckle to a 2"x4" anchor stake

DECIDUOUS TREE PLANTING DETAIL

Landscape Notes

- Landscape Notes

 1. All plant material shall meet current American Association of Nurserymen, Inc. (ANI) standard for nursery stock. (ANIS 260.1 1973)

 2. Landscape instations shall be in accordance with the American Association of Nursery standards and with the Township/City's landscape requirement shall be planted from Noret 15 to spring planting of Chicago and Charles 1. (Anis 15 to spring planting of Charles 15 to spring plantings and from Noret 1 through September 30 for all fall planting.

 4. Mulch plant beds, individual tree and shrub planting pits uniform depth of 4 inches.

 5. Provide weed mut for greenbelt and foundation plantings.

 6. All planting beds are to be sedged. Recommended either Termole Auminum Selding or Block Bourman't plastic edging.

 7. All landscaping to be continuously maintained.

 8. All landscaping to be continuously maintained.

 9. All sind improvements detailed on this plan are to be completed prior to issuance of final certificate of accupancy.

 10. All construction to conform to the lotest applicable Township/City regulations.

 11. Eld.W. arecas to be sected or sod.

 12. Tree prefection consister for large areas not disturbed by construction and groups of individual trees.

 13. Elses 10' on center and wood snow fence around individual and groups of individual trees.

 14. The profession consister or targe areas not disturbed by construction and groups of individual trees.

 15. Trees to be removed will be togged with red fibbon.

- The barrier or fence surrounding the tree or group of trees shall be located no closer to the tree than the tree's drip fire. If this is not possible, the barrier shall be no closer than 6 feet from the trunk of the tree or group of trees.
- 13. There will be no outside storage on site.
- 14. Seed Mix
- * Temporary planting mixture
 --Seed Oats
 --Annual Rye
- 30 pounds per acre 10 pounds per acre Permonent plotting mixture on of disturbed crees, excluding BMPs.
 —Scodes Hard Fescue 12 pounds per cere
 —Permonent Ryling Red Fescue 12 pounds per cere
 —Permonent Ryling Red Fescue 20 pounds per cere
 —Buffelo Gross
 —Crepping Bent 0.5 pounds per cere
 —Little Bixe Stem 20 pounds per cere
 —Sheep Fescue 13 pounds per cere

Existing soil nutrient levels shall be tested by an independent soil testing laboratory before fertilizers are appied. 15. Rain Water Garden / Inflitration Basin Plantings

13. Near water Gorean / Instartion team Pionongs

**Within cross chove the first flush elevelon of the infiltration bosins, seeding and/or five plannings are allowed. Only notive seeds (as defined by Michigan First, wavenchiganiforment) are allowed for permanent soil stobilization. Annual seeds are allowed in an amount necessary to temporarily stabilize the limits of disturbance.

**Mithin areas below the first flush elevation of the infiltration bosins, only five plannings are allowed in a storm vater system of any kind, Motive approved by WCMNC. Flories taled on the WCMNC Rain Gorden Florit List are acceptable. Invasive species are not allowed (see the City of Ann Arbor's lavosive species list).

16. Large trees shall not be planted directly on top of utility pipes or service leads

PLANT LIST

SPECS
B&B
B&B
B&B
B&B

C TRAININ Territorial Road DOG ARBOR ANN

ANN ARBOR DOG TRAINING

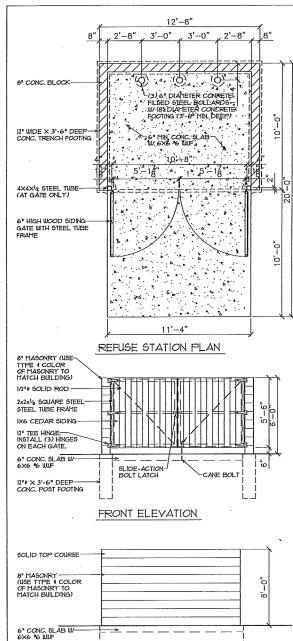
DESIGNERS Vanston/O'Brien, Inc. (

2375 Bishop Circle V Dexter, MI 48130 e-mall: sales@vansto

Michigan

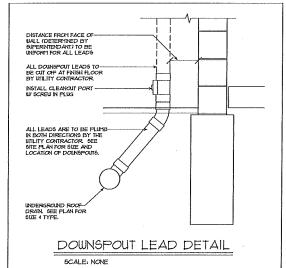
Township, North Northfield 戸 1575

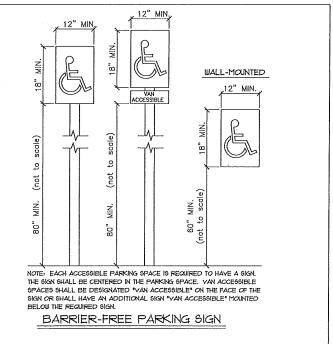
DRAWN BY: JOB NO.: GAH LANDSCAPE PLAN



SIDE ELEVATION

MASONRY DUMPSTER DETAIL



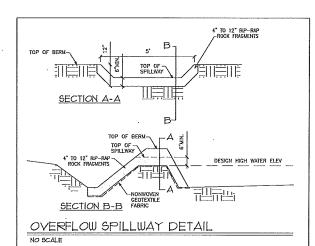


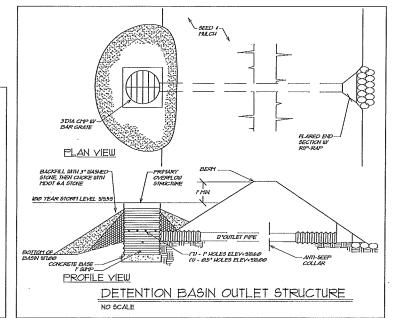
Development Bankfull Volume ear/24 hour storm event Development CO C	294	= 1.3 0.1 0.2 5 cf 5 in. 8 1 in. 0 sf 3 cf 5 in. 1 1 3 in. 1 5 in. 5 in. 7 9 in. 8 in. 5 sf
Pen/ous Area (0.30)	0.70 0.07 0.13 RELEASE RATE x A =	= 1.3 0.1 0.2 5 cf 5 in. 8 1 in. 0 sf 3 cf 5 in. 1 1 3 in. 1 5 in. 5 in. 7 9 in. 8 in. 5 sf
Impervous Area (0,85)	0.07 0.13 RELEASE RATE × A = = 2.3 N= 5 = 7.24 = 0.10 = 5.00 = 5.00 = 5.00 = 5.00 = 1.00 = 2.3 N= 6.39 = 0.15 = 0.15 = 0.30 = 1.00	0.1 0.2 5 cf 5 in. 8 1 in. 0 in. 0 sf 3 cf 5 in. 1 3 ain. 4 in. 5 sf 0 cf 5 in. 7 9 in. 8 in. 7 9 in. 8 in.
Bankull Basin (1,0) ALLOWABLE RELEASE FATE= O ₂₍₀₊₁₀₎ = ALLOWABLE IST FLUSH VOLUME =(1')*(1')*2'(3\(\frac{1}{2}\) (\(\frac{1}{2}\) (\(\frac^2\) (\(\frac{1}\) (\(\frac{1}{2}\) (\(\frac{1}{2}\) (\(\frac{1}{	0.13 RELEASE RATE x A = 7 294 = 2.3 N= 5 = 7.24 = 1.010 = 5500 1.0100 1.0100 1.0100 1.0100 1.0100 1.0100 1.0100 1.0100 1.0100 1.010	0.2 5 cf 5 in. 8 1 in. 0 sf 3 cf 5 in. 1 1 3 ci 5 in. 1 5 in. 7 in. 9 in. 9 in. 9 in.
O ₄₍₀₊₁₄₎ = ALLOWABLE ST FLUSH VOLUME = ((1')(1')(2')(43500SF/fac) x A x C = Vr. p-Devolopment Bankfull Volume ear/24 hour storm event	294	0.2 5 cf 5 in. 8 1 in. 0 sf 3 cf 5 in. 1 1 3 ci 5 in. 1 5 in. 7 in. 9 in. 9 in. 9 in.
ST FLUSH VOLUME	294	5 cf 5 in. 8 1 in. 0 in. 0 in. 1 3 cf 5 in. 1 3 in. 4 in. 5 sf 5 in. 7 in. 8 in. 8 in. 5 sf
=(1"\(1"\(1"\)\(1"	2.3 14	5 in. 8 8 1 in. 0 in. 0 in. 0 in. 0 sf 3 cf 5 in. 1 3 in. 4 in. 5 sf 5 in. 7 in. 8 in. 5 sf 5 s
Per Per	N= 7.24 = 7.24 = 9.010 1.01	8 1 in. 0 in. 0 sf 5 in. 1 3 in. 4 in. 5 sf 6 in. 7 7 9 in. 8 in. 5 sf
Per Per	N= 7.24 = 7.24 = 9.010 1.01	8 1 in. 0 in. 0 sf 5 in. 1 3 in. 4 in. 5 sf 6 in. 7 7 9 in. 8 in. 5 sf
Development CN	N= 5 a 7.24 a 0.10 b 7.24 c 5806 c 7.24 c 2.3 c 6.39 c 6.39 c 6.39 c 9.3045 c 1042 post l Volume 2.3 d 6.39 c 1.57 c 2.3 d 6.39 c 2.3 d 7.40 d 7.	8 1 in. 0 in. 0 sf 5 in. 1 3 in. 4 in. 5 sf 6 in. 7 7 9 in. 8 in. 5 sf
1000/CN - 10= St.	= 0.10	0 in. 3 cf 5 in. 1 3 in. 4 in. 5 sf 5 in. 7 n. 1 in. 7 in. 8 in.
As Site Area (si) excl. S-C BMPs As	= \$806 10 10 10 10 10 2 3 10 10 10 4 6 7 6 5 6 7 7 5 7 7 7 6 7 7 7 7 7 7 7 7	0 sf 3 cf 5 in. 1 3 in. 4 in. 5 sf 0 cf 5 in. 7 9 in. 8 si in. 5 sf
	A8 A5 A5 A5	3 cf 5 in. 1 3 in. 4 in. 5 sf 0 cf 5 in. 7 9 in. 8 in. 5 sf
	Volume = 2.3 N= 6 1	5 in. 1 3 in. 4 in. 5 sf 0 cf 5 in. 7 9 in. 5 sf
involus Cover Post-Development Bankfull V aea/24 hour storm event P- vious Cover CN	Volume	1 3 in. 4 in. 5 in. 5 in. 7 9 in. 8 in. 5 sf
Notice Cover CN	N= 6 - 6.39 - 0.15 3045 If yet pest 39 Il Volumo - 2.3 1 = 0.34 - 9 - 1.97 - 1.97 - 2.760 Volumo - 455 Volumo	1 3 in. 4 in. 5 in. 5 in. 7 9 in. 8 in. 5 sf
1000/CN - 10= S=	= 6,39 = 0,15 p= 3045 p= 3045 1Volume = 2.3 y= 9.34 = 0,24 = 1.97 = 1.97 = 2760 thump port= 455 volume	3 in. 4 in. 5 sf 0 cf 5 in. 7 7 9 in. 8 in. 5 sf
(P-0.25)*2 (P+0.85) CP-0.25)*2 (P+0.85)	a 0,15 0= 3045 treer post** 39 Il Volume : 2.3 t= 9 : 0.34 : 9 : 1.97 : 2760 treer post** 455 Volume	4 in. 5 sf 0 cf 5 in. 7 9 in. 8 in. 5 sf
\(\text{Victor Area (s)} \) \(\text{Ap} \) \(\text{Vs} \) \(\text{Post} = \text{Q/12 x Ap} \) \(\text{Vs} \) \(\text{Vs} \) \(\text{Post} = \text{Q/12 x Ap} \) \(\text{Vs} \) \(\text{Vs} \) \(\text{Post} = \text{Q/12 x Ap} \) \(\text{Vs} \) \(\text{Post} = \text{Q/12 x Ap} \) \(\text{Vs} \) \(\text{Vs} = \text{Vs} \) \(\text{Vs} \) \	20 3045 1 Volume 1 2.3 1	5 sf 0 cf 5 in. 7 9 in. 8 in. 5 sf
April		0 cf 5 in. 7 9 in. 8 in. 5 sf
nervious Cover Post-Development Bankful aer/24 hour storm event Penvious Cover CN CN (IP-0.28)*27 (F+0.85) CP (IP-0.28)*27	Volume 2.3 4 9 1 9	5 in. 7 9 in. 8 in. 5 sf
ear/24 hour storm event Pa- envious Cover CN CN (Po-0.28)*2 ((P+0.85) Q- envious Cover Area (sf) Alt les pent = 0.712 x Ai 1000/CN - 10= S= 0.702 x CN Alt les pent = 0.712 x Ai 1000/CN - 10= S= 0.702 x Q- 1000/CN - 10-	2.3 N= 9 0.34 1.97 1.97 1.97 1.97 1.97 1.97 1.97 1.97	7 9 in. 8 in. 5 sf
envious Cover CN CN (IP-0.28)*27 (F+0.85) CP	N= 9 = 0.34 = 1.97 = 2760 14mp post 455 Volume	7 9 in. 8 in. 5 sf
1000/CN - 10= S=	: 0,34 : 1,97 :: 2760 (timp post 455	9 in. 8 in. 5 sf
(P-0.28)*2 ((P+0.85) Q: envious Cover Area (s) Ai- line pont = Q/12 x Ai V. vious Cover Post-Development 100-Year V. ever storm event C. CN (COVER CN) C. Septem (P-0.28)*2 ((P+0.85) Qt. Oldus Cover Area (s) At. Septem = Q/12 x Ap V. Vous Cover Area (s) At. Septem = Q/12 x Ap V. Vous Cover Area (s) At. Septem = Q/12 x Ap V. Vous Cover CN CN CN (COVER CN) C. CN (CN (CN) C. CN (CN	1.97 2760 Hump post 455 Volume	B in. 5 sf
Air	≖ 2760 14mp post ⁼ 459 Volume	5 sf
	f4mp post [™] 455 Volume	
vious Cover Post-Development 109-Year \	/olume	
Per Vicar Storm event Per		J C1
\text{Viscous Cover CN} \text{CN} \t		t in.
1000/CN - 10= S=		
Deer = (P-0.25)*2 / (P+0.85) Q1 Mous Cover Area (sf) Att Att Att Att Att Att Att Att Att At		
\(\text{Access frace (si)} \) \(\text{Ar} \) \(\text{Arc power post = Q/12 x Ap} \) \(\text{Vit} \) \(\text{Vit} \) \(\text{Arc power post-Development 100 F/08 year storm event Perentous Cover CN CN 1000/CN - 10= S= \text{Zergs} = (F-0.25)/2 ((F+0.8S) Qt) \) \(Arc power powe		
Oper post = Q/12 x Ap Vt Post post Development 100 Yoa Poer Vious Cover Post-Development 100 Yoa Poer Post Periodus Cover CN CN CN CNOO/CN - 10° S= CN Domographic (P+0.8S) Qt envious Cover Area (sf) Atc Atoping** Q/12 x Atoping Vt		
pervious Cover Post-Development 100-Yea -year storm even -year even	to-per= 3045: Tony por= 364:	
-year storm event P= envious Cover CN CN 1000/CN - 10a S= 55mg = (P-0.25)*2 / (P+0.85) Q ₁₁ envious Cover Area (sf) A ₁₀ A _{100mg} = C/12 x A _{100mg} V ₁₀	ev per post	\$ C1
enfous Cover CN CN 1000/CN - 10= S= 20mg = (P-0.25)*2 / (P+0.8S) Qto enfous Cover Area (sf) Ato 24mg = Q/12 x Ato2mg Vto		
1000/CN - 10= S= \$\frac{1000/CN - 10=}{2000}\$ \$\text{Sing} = (P-0.2S)^2 I (P+0.8S)		
5mp = (P-0.25)*2 / (P+0.85) Q ₁ envious Cover Area (sf) A ₁₀ p _{4mp} = Q/12 x A _{100 mp} V ₁₀		
envious Cover Area (sf) A ₁₀ 0-inp = Q/12 x A _{100 mp} V ₁₀	0,011	
_{3-imp} = Q/12 x A _{100mp} V ₁₀		
	2760s	
	1084-	t ct
off Summary		
= 2945 cf		
_{pre} = 483 cf		
per post [™] 390 cf		
mp post [™] 4550 cf		
post ^{ax} 4940 of		
0 cf		
_{-per} = 3644 cf		
Limp = 10844 cf		
= 14488 cf	•	
Site Infiltration Requirement		
ator of First Flush volume or Difference betwee kfull Volume Difference = V _{bf-post} -V _{bf-pre} =	en pre and post developme 4457 cf	nt bankfuli volume
ILTRATION DESIGN		
	oint = 4457	cf
th of basin storage d =		īt.
		π in/hr
ign Infiltration Rate l ₃ =1/2 l ₃ = ration period t ₁ =	non	in/hr ihr

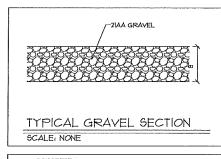
V _{100-imp} =	10844 cf	
V ₁₀₀ =	14488 cf	
On-Site Infiltration Requirement		
Greator of First Flush volume or Differen	ce between pre and po	st development bankfuli volum
Bankfull Volume Difference = V _{bf-post} -V	±1-pre ≅ 4457 e	cf
INFILTRATION DESIGN		
Required Infiltration	V _{reg-inf} ≃	4457 cf
Depth of basin storage	d =	1 ft
Field Infiltration Rate	ų =	0.5 in/hr
Design Infiltration Rate & =1/2	= یا	0.25 in/hr
Infiltration period	t, =-	6 hr
Infiltration Interface Area	A _i ≈	4100 sf
Initial Infiltration Volume		
V ₁ = A ₁ x L ₂ (in/hr) x 1(ft)/12(in) x t ₁ (hr)=	V _i =	512 cf
Basin Storage Volume	V _b =	4100 cf
Total Proposed Infiltration	V _{inf} =	4612 cf
On-Site Infiltration Proposed		
On-Site design soil infiltration rate 🕽 "	0.25 i	n/hr
PROPOSED INFILTRAION Viat =	4612 0	of
INFILTRATION PERIOD T. =	54 n F	ar .

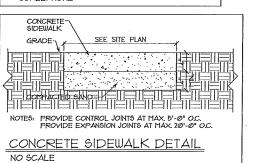
Pre-Development	Cover Type	Soil Type	AREA(sf)	AREA(ac)	CValue	CN	CNTA
BbB	Meadow	В	58060	1.333	0.30	58	77
		TOTAL	58060	1.333	Weighted CN	59	
Post-Development	Cover Type	Solf Type	AREA(st)	AREA(ac)	C Value	CN	CN*A
Impervious	Pavement	. в	1195	0.027	0.95	98	3
	Pond	В	5500	0,126	1	. 98	12
	Gravel	В	2910	0.067	0.85	85	6
	Building	В	16000	0.413	0.95	98	40
***************************************		TOTAL	27605	0.634	Weighted CN	97	1
Pervious	Lawn	В	30455	0.699	0.30	61	43
		TOTAL	30455	0.699	Weighted CN	61	

Flow Type	К	Elev. Change	Length (L)	Slope %(S)	S ^{0.5}	V=K * S0
Sheet Flow	0.48	4.0	300	1,300	1.140	0.547
Waterway	1.20	0.5	100	1,300	1.140	1.368
Small Tributary	2,10	0.0	0	0.000	0.000	0.000
		T _e =	0.17			
$Q_p = 238.6 \times T_c^{-0.62} =$		Q _p =	1007.77	7 cfs/in-mi²		
Total Site Area (ac)	excl. SC-BMPs	A≖	1.33	3 ac		
$Q_{100} = Q_{100-per} + Q_{100-per}$	004mp =	Q ₁₀₀ =	6.15	วี โด		
Peak Flow (PF) = 0) PF≃	12.9			
$\Delta = PF(cfs) - 0.15(cfs/ac)*A(ac)$		Δ=	12.71 cfs			
$V_0 = \Delta / PF \times V_{100}$		V ₀ =	14263	l cf		
V _{det} = V ₀ -V _{inf} =	TION VOLUME V	/ITH INFILTRATION V _{det} ≃	9651	cf		
BASIN STORAGE	PROVIDED					
ELEV.	AREA	DEPTH	VOLUME	TOTAL		
	(FT²)	(FT)	(FT ²)	VOLUME (FT3)	
920.6	8935	0.6	5,041	17,592	Freeboard	
920	7867	1	7,054	12,552	Design Volu	ıme
919	6240	1	5,498	5,498		
918 917	4756 3443	1 0	4,100 0	4,100 0	Infiltration	
917	3443	U	U	U		
BOTTOM OF BASIN	<u>≀</u> %=	917.00				
INFILTRATION	X, =	918.00				
FIRST FLUSH	X _{FF} =	917.72				
BANKFULL	X _{n,e} =	918.60				
100 YEAR	X ₁ =	919.59				
BANKFULL FLOOD A PORTION OF THE	BANKFULL VO	LUME SHALL BE STOR			NES TRATION	PTOPACE VI
BANKFULL FLOOD A PORTION OF THE THE REMAINING VOLUM QBF = REMAINING PLACE OPENINGS	E BANKFULL VOI DLUME SHALL D ME = VOLUME x (1 / 2 AT INFILTRATION	LUME SHALL BE STOR ISCHARGE THROUGH: 328 IMHRS) x (1 / 3600SEC) N STORAGE ELEVATIO	HOLES AT TH CF =	E TOP OF THE 1 0.004 918.00	CFS	STORAGE X
BANKFULL FLOOD A PORTION OF THE THE REMAINING VO REMAINING VOLUM QBF = REMAINING PLACE OPENINGS have = 2/3 x (XBF -	E BANKFULL VOI DLUME SHALL D ME == VOLUME x (1 / 2 AT INFILTRATION XI) =	ISCHARGE THROUGH 328 34HRS) x (1 / 3600SEC) N STORAGE ELEVATIO	HOLES AT TH CF =	E TOP OF THE ! 0.004 918.00 0.40	CFS	STORAGE XI
BANKFULL FLOOD A PORTION OF THE THE REMAINING VO REMAINING VOLUM QBF = REMAINING PLACE OPENINGS have = 2/3 x (XBF - A = QBF / { 0.62 * §	E BANKFULL VOI DLUME SHALL D ME == VOLUME x (1 / 2 AT INFILTRATION XI) =	ISCHARGE THROUGH 328 IAHRS) x (1 / 3600SEC) IN STORAGE ELEVATIO INCH DIAMETE:	HOLES AT TH CF = N = R ORIFICE HA	E TOP OF THE 1 0.004 918.00	CFS	STORAGE XI
BANKFULL FLOOD A PORTION OF THE THE REMAINING VO REMAINING VOLUM. QBF = REMAINING PLACE OPENINGS have = 2/3 x (XBF - A = QBF / { 0.62 * S	E BANKFULL VOI DLUME SHALL D ALE == VOLUME x (1 / 2 AT INFILTRATION XI) = SQRT(2*32.2*have	ISCHARGE THROUGH 1 328 IMHRS) x (1 / 3600SEC) N STORAGE ELEVATIO (3)) = INCH DIAMETE:	HOLES AT TH CF = N = R ORIFICE HA 0.88	0.004 918.00 0.40 0.001 0.001 S AN AREA OF	FT SF 0.001	SF
THE REMAINING VO REMAINING VOLUM QBF = REMAINING PLACE OPENINGS have = 2/3 x (XBF - A = QBF / { 0.62 * S	E BANKFULL VOIDLUME SHALL D ALE = VOLUME x (1 / 2 AT INFILTRATIO! X) = SORT(2*32.2*have A 0.5	ISCHARGE THROUGH 1 328 IMHRS) x (1 / 3600SEC) N STORAGE ELEVATIO (3)) = INCH DIAMETE:	HOLES AT TH CF = N = R ORIFICE HA 0.88	0.004 918.00 0.40 0.40	FT SF 0.001	
BANKFULL FLOOD A PORTION OF THE THE REMANING VI REMAINING VOLUM, QBF = REMAINING PLACE OPENINGS have = 2/3 x (XBF - A = QBF / (0.62 * 8 A THEREFORE, USE	E BANKFULL VOIDLUME SHALL D ALE = VOLUME x (1 / 2 AT INFILTRATIO! X) = SORT(2*32.2*have A 0.5	ISCHARGE THROUGH 1 328 IMHRS) x (1 / 3600SEC) N STORAGE ELEVATIO (3)) = INCH DIAMETE:	HOLES AT TH CF = N = R ORIFICE HA 0.88	0.004 918.00 0.40 0.001 0.001 S AN AREA OF	FT SF 0.001	SF
BANKFULL FLOOD A PORTION OF THE THE REMAINING VO REMAINING VOLUM QBF = REMAINING PLACE OPENINGS have = 2/3 x (XBF - A = QBF / { 0.62 * 5 A THEREFORE, USE 100 YEAR FLOOD	E BANKFULL VOIDLUME SHALL DI ME = VOLUME x (1 / 2 AT INFILTRATION M) = SORT(2*32.2*have A 0.5 V 0.001	ISCHARGE THROUGH 1 328 IMHRS) x (1 / 3600SEC) N STORAGE ELEVATIO (3)) = INCH DIAMETE:	HOLES AT TH CF = N = R ORIFICE HA 0.88 0.5 INCH DIAM	E TOP OF THE I 0.004 918.00 0.40 0.001 IS AN AREA OF METER HOLES A	FT SF 0.001	SF
BANKFULL FLOOD A PORTION OF THE THE REMANING VI REMAINING VOLUM (DBF = REMAINING PLACE OPENINGS have = 2/3 x (2/BF - A = QBF / { 0.62 * S A THEREFORE, USE 100 YEAR FLOOD Q = ALLOWABLE F	E BANKFULL VOI DLUME SHALL D ME = VOLUME x (1 / 2 AT INFILTRATION XI) = SORT(2*32.2*hawa 0.5 V 0.001	ISCHARGE THROUGH: 328 328 34HRS) x (1 / 3600SEC) N STORAGE ELEVATIO 329 329 320 320 320 320 320 320 320 320 320 320	HOLES AT TH CF = N = R ORIFICE HA 0.88 0.5 INCH DIAN	E TOP OF THE I 0.004 918.00 0.40 0.001 IS AN AREA OF RETER HOLES A 0.20	FT SF 0.001 TELEV. =	SF
BANKFULL FLOOD A PORTION OF THE THE REMAINING VOL REMAINING VOL REMAINING VOL REMAINING PLACE OPENINGS A = QBF / { O.62 * S A THEREFORE, USE 100 YEAR FLOOD Q, = ALLOWABLE F Q, IS A PEAK OR M	E BANKFULL VOI DLUME SHALL D IE = VOILUME X (1 / 2 AT INFILTRATION X) = SQRT(2*32.2*have A 0.5 / 0.001 RELEASE RATE MAXMUM FLOW.	ISCHARGE THROUGH: 328 4HRS) x (1 / 3600SEC) N STORAGE ELEVATIO))) = INCH DIAMETE: 1 1 x AREA SITE IN ACRES	HOLES AT TH CF = N = R ORIFICE HA 0.88 0.5 INCH DIAL E MUM FLOW F	E TOP OF THE I 0.004 918.00 0.40 0.001 S AN AREA OF HETER HOLES A 0.20 PASSING THROU	FT SF 0.001 TELEV. =	SF
BANKFULL FLOOD A PORTION OF THE THE REMAINING VOLUM GEF AREMAINING VOLUM GUEF AREMAINING PLACE OPENINGS A = QBF / (0.82 * S THEREFORE, USE 100 YEAR FLOOD Q = ALLOWABLE FLOOD Q, IS A PEAK OR M BANKFULL ORIFICE OF THE REMAINING OF THE REMAINING MARKEULL ORIFICE THE REMAINING OF THE REMAINING DAY BANKFULL ORIFICE THE REMAINING OF THE REMAINING DAY BANKFULL ORIFICE THE REMAINING OF THE REMAINING DAY BANKFULL ORIFICE THE REMAINING OF THE REMAINING THE REMAINING OF THE REMAINING	E BANKFULL VOI DLUME SHALL D EE = VOILUME X (1 / 2 AT INFLTRATION X) = SORT(2*32.2*have A 0.5 V 0.001 RELEASE RATE BAXMUM FLOW. S, USING THE T	ISCHARGE THROUGH: 328 INHRS) X (1 / 3600SEC) N STORAGE ELEVATIO STORAGE ELEVATIO STORAGE ELEVATIO STORAGE ELEVATIO STORAGE ELEVATIO TO STORAGE 1 X AREA SITE IN ACRES CALCULATE THE MAX	HOLES AT TH CF R ORIFICE HA 0.68 0.5 INCH DIAN H MUM FLOW F TRACT FROM	E TOP OF THE I 0.004 918.00 0.40 0.001 S AN AREA OF HETER HOLES A 0.20 PASSING THROU	FT SF 0.001 TELEV. =	SF
BANKFULL FLOOD A PORTION OF THE THE REMAINING VO REMAINING VO REMAINING VO REMAINING VO REMAINING PLACE OPENINOS A THEREFORE, USE THEREFORE, USE Q, IS A PEAK OR M BANKFULL ORIFICE THE ORFICE SIZE	E BANKFULL VOIDLUME SHALL DIE # VOILUME (1 / 2 AT INFILTRATIO) X) = (3 - 2 The voilume x (1 / 2 The voilume x (1	ISCHARGE THROUGH: 328 4HRS) x (1 / 3600SEC) N STORAGE ELEVATIO)) = INCH DIAMETE: 1 1 x AREA SITE IN ACRES CALCULATE THE MAX OTAL HEAD, AND SUB	HOLES AT TH CF R ORIFICE HA 0.88 0.5 INCH DIAN HE MUM FLOW F TRACT FROM DLUME:	E TOP OF THE I 0.004 918.00 0.40 0.001 S AN AREA OF HETER HOLES A 0.20 PASSING THROU	FT SF 0.001 TELEV. =	SF
BANKFULL FLOOD A PORTION OF THE THE REMAINING VOLK REMAINING VOLK GEF REMAINING PLACE OPENINGS A = QBF / { 0.62 * 5 THEREFORE, USE A THEREFORE A THERE	E BANKFULL VOIDLUME SHALL DIE # VOILUME (1 / 2 AT INFILTRATIO) X) = (3 - 2 The voilume x (1 / 2 The voilume x (1	ISCHARGE THROUGH: 328 SHRIS) X (1 / 3500SEC) 1 STORAGE ELEVATIO 3)) = INCH DIAMETE: 1 1 X AREA SITE IN ACRES CALCULATE THE MAX DTAL HEAD, AND SUB E 100 YEAR STORM V	HOLES AT TH CF R ORIFICE HA 0.88 0.5 INCH DIAN H MUM FLOW F TRACT FROM DLUME:)) ^{0.5}	E TOP OF THE I 0.004 918.00 0.40 0.001 S AN AREA OF HETER HOLES A 0.20 PASSING THROU	FT SF 0.001 TELEV. =	SF
BANKFULL FLOOD A PORTION OF THE THE REMAINING VIX GBF = REMAINING VIX GBF = REMAINING PLACE OPENINGS A = QBF / { 0.62 * § } THEREFORE, USE 100 YEAR FLOOD Q, = ALLOWABLE FLOOD Q, = ALLOWABLE FLOOD THE ORFICE SIZE: Q _{00F} = 0.62x#HOLES Q _{0F} = 4.62x#HOLES Q _{0F} = 4.62x#HOLES	E BANKFULL VOIDLUME SHALL DIE # VOILUME (1 / 2 AT INFILTRATIO) X) = (3 - 2 The voilume x (1 / 2 The voilume x (1	ISCHARGE THROUGH: 328 SHRIS) X (1 / 36005EC) 1 STORAGE ELEVATIO SHOULD BE INCH DIAMETE: 1 X AREA SITE IN ACRES CALCULATE THE MAX OTAL HEAD, AND SUB E 100 YEAR STORM W HOLE _{FF} X[2*32.2*(X ₁₀₀ X)	HOLES AT TH CF R ORIFICE HA 0.88 0.51 INCH DIAN H H H H H H H H H H H H H	E TOP OF THE I 0.004 918.00 0.40 0.001 S AN AREA OF HETER HOLES A 0.20 PASSING THROU	FT SF 0.001 TELEV. =	SF
BANKFULL FLOOD A PORTION OF THE THE REMAINING VI REMAINING VOLUM QBF = REMAINING VOLUM QBF = REMAINING PLACE OPENINGS A = QBF / { 0.62 $^{\circ}$ $^{\circ}$ $^{\circ}$ A THEREFORE, USE 100 YEAR FLOOD Q _s = ALLOWABLE F Q _s IS A PEAK OR M BANKFULL ORIFICE THE ORFICE SIZE Q _s = 0.62x#HOLES Q _s = 2,62x#HOLES Q _s = 2,62x#HOLES Q _s = 2,62x#HOLES Q _s = 2,62x#HOLES	E BANKFULL VOI DLUME SHALL D ME = VOLUME x (1 / 2 AT INFLTRATION X) = SORT(7-2-2-1) A	SCHARGE THROUGH: 328 SHRS) X (1 / 3600SEC) 1 STORAGE ELEVATIO INCH DIAMETEI INCH DIAMETEI X AREA SITE IN ACRES CALCULATE THE MAX OTAL HEAD, AND SUB E 100 YEAR STORM V HOLE _{FF} X(2*32.2*(X ₅₀₀ X 0.01 0.19	HOLES AT TH CF N = R ORIFICE HA 0.88 0.5 INCH DIAN H MUM FLOW F TRACT FROM DLUME:))0 5 CFS CFS	E TOP OF THE I 0.004 918.00 0.40 0.001 S AN AREA OF HETER HOLES A 0.20 PASSING THROU	FT SF 0.001 TELEV. = CFS JGH	SF
BANKFULL FLOOD A PORTION OF THE THE REMAINING VIX QBF = REMAINING VIX QBF = REMAINING PLACE QPENING A = QBF / { 0.02 * } A THEREFORE, USE 100 YEAR FLOOD Q, = ALLOWABLE Q, IS A PEAK OR BANKFULL ORIFICE THE ORFICE SIZE: QBF = 0.62x#HOLES	E BANKFULL VOI DLUME SHALL D ME = VOLUME x (1 / 2 AT INFLTRATION X) = SORT(7-2-2-1) A	SCHARGE THROUGH: 328 SHRS) X (1 / 3600SEC) 1 STORAGE ELEVATIO INCH DIAMETEI INCH DIAMETEI X AREA SITE IN ACRES CALCULATE THE MAX OTAL HEAD, AND SUB E 100 YEAR STORM V HOLE _{FF} X(2*32.2*(X ₅₀₀ X 0.01 0.19	HOLES ATTH = R ORIFICE HA 0.88 0.5 INCH DIAL III MUM FLOW F TRACT FROM DLUME: ya's CCFS CFS	E TOP OF THE I 0.004 918.00 0.40 0.001 S AN AREA OF METER HOLES A 0.20 PASSING THROU Q _a TO DETERM	CFS O.001 AT ELEV. = CFS JGH INE	SF
BANKFULL FLOOD A PORTION OF THE THE REMAINING VIX QBF = REMAINING VIX QBF = REMAINING PLACE (PENING) A = QBF / (0.62 * 6 A = Q	E BANKFULL VOIDLUME STALL DID BE STALL DID BE SORTI(2*32.2*hava 0.5 J. 0.001 RELEASE RATE FAXMUM FLOW S. USING THE TO RELEASE TH FIFFXAREA EACH 32.2* (X _{100*} X _B) A 1 VO.005	SCHARGE THROUGH: 388 4HRS) X (1 / 3600SEC) N STORAGE ELEVATIO STORAGE ELEVATIO N STORAGE ELEVATIO STORAGE ELEVATIO T 1 X AREA SITE IN ACRES CALCULATE THE MAX DITAL HEAD, AND SUB E 100 YEAR STORM VC LOT 1 0.19 P.5 = 0.039 INCH DIAMETEI INCH DIAMETEI	HOLES ATTH CF R ORIFICE HA 0.88 0.5 INCH DIAN III MUM FLOW F TRACT FROM DIAME: CFS CFS SF R ORIFICE HA R ORIFICE HA 7.10	E TOP OF THE I 0.004 918.00 0.40 0.001 S AN AREA OF ETER HOLES A 0.20 PASSING THROI Q TO DETERM	CFS O.001 AT ELEV. = CFS JGH INE	SF 918.00
BANKFUL FLOOD A PORTION OF THE THE REMAINING VIX. BEF = REMAININ	E BANKFULL VOIDLUME STALL DID BE STALL DID BE SORTI(2*32.2*hava 0.5 J. 0.001 RELEASE RATE FAXMUM FLOW S. USING THE TO RELEASE TH FIFFXAREA EACH 32.2* (X _{100*} X _B) A 1 VO.005	SCHARGE THROUGH: 328 **AHRS) X (1 / 3600SEC) 1 STORAGE ELEVATIO **3) **INCH DIAMETE: 1 **X AREA SITE IN ACRES COALCULATE THE MAX OTAL HEAD, AND SUB E 100 YEAR STORM V HOLEFFX (2*32.2°(%00X 0.011 0.19 **S** INCH DIAMETE: S NUMBER OF 1** DIAMETE: S NUMBER OF 1** DIAMETE:	HOLES ATTH CF R ORIFICE HA 0.88 0.5 INCH DIAN III MUM FLOW F TRACT FROM DIAME: CFS CFS SF R ORIFICE HA R ORIFICE HA 7.10	E TOP OF THE I 0.004 918.00 0.40 0.001 S AN AREA OF ETER HOLES A 0.20 PASSING THROI Q TO DETERM	CFS O.001 AT ELEV. = CFS JGH INE	SF 918.00
BANKFUL FLOOD A PORTION OF THE THE REMAINING VIX. BEF = REMAININ	E BANKFULL VOIDLUME SHALL DID BLUME SHALL DI E = VOLUME x (1 / 2 A A 1 INFILTRATION A 0.5 V 0.001 RELEASE RATE RELEASE RATE RELEASE TH FFEXAREA EACH 32.2 * (XioorXii) A 1 V 0.005 THE FOLLOWING 7 HOLES AT ELI TO RELEASE TH FFEXAREA EACH 1 V 0.005	SCHARGE THROUGH: 328 **AHRS) X (1 / 3600SEC) 1 STORAGE ELEVATIO **3) **INCH DIAMETE: 1 **X AREA SITE IN ACRES COALCULATE THE MAX OTAL HEAD, AND SUB E 100 YEAR STORM V HOLEFFX (2*32.2°(%00X 0.011 0.19 **S** INCH DIAMETE: S NUMBER OF 1** DIAMETE: S NUMBER OF 1** DIAMETE:	HOLES AT THE R ORIFICE HA 0.88 0.88 IIIIIIIIIIIIIIIIIIIIIIIIII	E TOP OF THE I 0.004 918.00 0.40 0.001 S AN AREA OF ETER HOLES A 0.20 PASSING THROI Q TO DETERM	CFS O.001 AT ELEV. = CFS JGH INE	SF 918.00
BANKFUL FLOOD A PORTION OF THE THE REMAINING VIX. QBF = REMAINING VIX. QBF = REMAINING PLACE OPENINGS. A = QBF / (0.62 * 6.4 THEREFORE, USE 100 YEAR FLOOD Q, = ALLOWABLE FLOOD Q, = ALLOWABLE FLOOD Q, = ALLOWABLE FLOOD Q, = CALOWABLE FLOOD Q, = CALOWABLE FLOOD ANKFUL ORIFICE SIZE TO ANKFUL ORIFICE SIZE TO QF = 0.62x#HOLES QF = 0.62x#HOLES A= Q, / (0.62 * (2 * 7.4) THEREFORE, USE	E BANKFULL VOIDLUME SHALL DID BLUME SHALL DI E = VOLUME x (1 / 2 A A 1 INFILTRATION A 0.5 V 0.001 RELEASE RATE RELEASE RATE RELEASE TH FFEXAREA EACH 32.2 * (XioorXii) A 1 V 0.005 THE FOLLOWING 7 HOLES AT ELI TO RELEASE TH FFEXAREA EACH 1 V 0.005	SCHARGE THROUGH: 328 24HRS) x (1 / 3600SEC) 1 STORAGE ELEVATIO 1 STORAGE ELEVATIO 1 INCH DIAMETE 1 X AREA SITE IN ACRES CALCULATE THE MAX CALCULATE THE MAX 10 OTAL HEAD, AND SUB E 100 YEAR STORM V HOLEFFX (2*32.2*(X ₁₀₀ X 0.01) 10.19 10.039 10.039 10.04 DIAMETE 3 NUMBER OF 1* DIAM EV. — REQUIRED STANOPIPE	HOLES AT THE CF R ORIFICE HA 0.88 0.5 INCH DIAN II MILM FLOW F MIRACT FROM DILUME: y85 CFS CFS FR ORIFICE HA 7.10 ETER HOLES: 918.60	E TOP OF THE I 0.004 918.00 0.40 0.001 S AN AREA OF ETER HOLES A 0.20 PASSING THROI Q TO DETERM	CFS O.001 AT ELEV. = CFS JGH INE	SF 918.00
BANKFUL FLOOD A PORTION OF THE HEREMANING VIR BEF = REMAINING VIR BEF = REMAINING VIR BEF = REMAINING VIR BEF = REMAINING VIR A = QBF / (0.62 * 6 HEREFORE, USE 100 YEAR FLOOD Q _a = ALLOWABLE FLOOD Q _b = ALLOWABLE FLOOD D _c = CORFICE SIZE TO D _c = Q _a / (0.62 * (2 * 6 THE ORFICE SIZE TO D _c = 0.62 * (0.62 * (2 * 6 THE ORFICE SIZE TO D _c = 0.62 * (0.62 * (2 * 6 THE ORFICE SIZE TO D _c = 0.62 * (0.62 * (2 * 6 THE ORFICE SIZE TO D _c = 0.62 * (0.62 * (2 * 6 THE ORFICE SIZE TO D _c = 0.62 * (0.62 * (2 * 6 THE ORFICE SIZE TO D _c = 0.62 * (0.62 * (2 * 6 THE ORFICE SIZE TO D _c = 0.62 * (0.62 * (2 * 6 THE ORFICE SIZE TO D _c = 0.62 * (0.62 * (2 * 6 THE ORFICE SIZE TO D _c = 0.62 * (0.62 * (2 * 6 THE ORFICE SIZE TO D _c = 0.62 * (E BANKFULL VOIDLUME SHALL DID BLOWN STATE VOLUME X (1 / 2 AT INFLTRATION X) = SORT(2**92.2**have A	SCHARGE THROUGH: 328 24HRS) x (1 / 3600SEC) 1 STORAGE ELEVATIO 1 STORAGE ELEVATIO 1 INCH DIAMETE 1 X AREA SITE IN ACRES CALCULATE THE MAX CALCULATE THE MAX 10 OTAL HEAD, AND SUB E 100 YEAR STORM V HOLEFFX (2*32.2*(X ₁₀₀ X 0.01) 10.19 10.039 10.039 10.04 DIAMETE 3 NUMBER OF 1* DIAM EV. — REQUIRED STANOPIPE	HOLES AT THE R ORIFICE HA R ORIFICE HA R ORIFICE HA R ORIFICE HA IS IS IS IS IS IS IS IS IS I	E TOP OF THE I 0.004 918.00 0.40 0.001 S AN AREA OF PASSING THROU	CFS O.001 AT ELEV. = CFS JGH INE	SF 918.00









TRAINING DOG ARBOR ANN

Michigan

Township,

1575 E. North Northfield Town

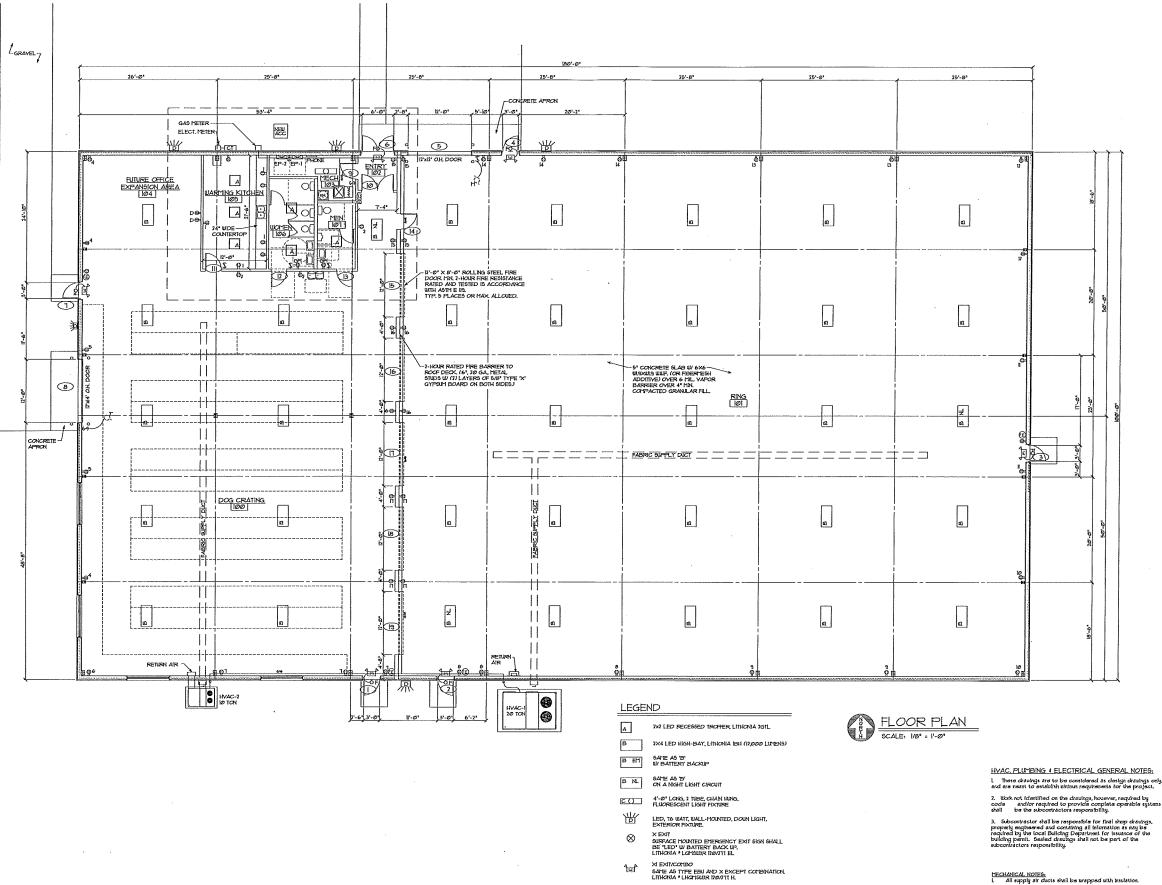
Territorial Road

ANN ARBOR DOG TRAINING

Vanston/O'Brien, Inc.

THE MATERIAL INCLUTIONS DEAD,
EMERICA AND PERIOD, IS OWNED BY
MATERIAL TO A STATE OF THE ACT OF THE

DRAWN BY: GAH/CLN JOB NO.: --DETAIL SHEET



TRAINING Road Territorial DOG NorthARBOR [노] 1575 ANN

Michigan

Township,

Northfield

ANN ARBOR DOG TRAINING

Vanston/O'Brien, Inc. (B UILDERS 2275 Bishop Cirie West Tei: (734) 424-0661 Dexter, MI 48130 Fax (734) 424-06734 errall: sates/earston.com everywantscon.com

TEN MATERIAL INCLUDING IDEAS,
PRINTED AND DESIGN, IS GIVED BY
AND IS THE RELIGIOUS PROPERTY OF
REFERENCED OR RECESS IN ANY
MANONE STREET, ITEM PROPE
CONSENT OF PRINTED/OF SHIRK, INC. DATE: 5-31-12 REVIEW PROPOSAL 6-5-12 REVISED 4-26-16 REVISED 5-3-18 PROPOSAL 7-11-16 REVISED 5-17-17

DRAWN BY: CLN/SA JOB NO.: -

FLOOR PLAN SHRET NO. A-1

PLUMBING NOTES: L. All sanitary piping shall be SCH, 40 PVC.

2. All hot and cold water piping shall be type K copper All cold water piping shall be insulated.

HVAC contractor shall be responsible for all roof curbs, uall penetrations, curbs, flashings and sealants as required.

3. Supply and return air duct sizes to be determined by rechanical contractor

4. Gas piping sizes shall be determined by nechanical contractor

BATH EXHAUST FAN (E)

NEW DUPLEX ELECTRICAL RECEPTACLE. NUMBER DEFINES CIRCUIT. 6AME AS ABOVE - ON DEDIGATED CIRCUIT THREE-WAY SUITCH FIRE EXTINGUISHER FIRE EXTINGUISHER IN CABINET

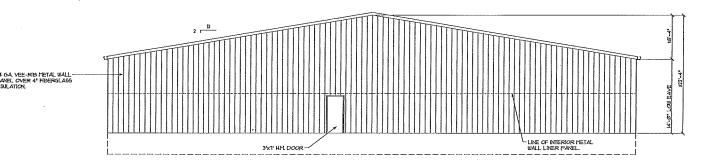
REMOTE EMERGENCY EGRESS UNIT VIA "E".

24 GA, VEE-RIB METAL WALL PAYEL OVER 4" FIBERGLASS NSULATION. LINE OF INTERIOR METAL WALL LINER PAYEL

SOUTH ELEVATION

SCALE: 1/8" = 1'-@"

WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

TRAINING DOG ARBOR ANN

1575 E. North Territorial Road Northfield Township, Michigan

ANN ARBOR DOG TRAINING

Vanston/O'Brien, Inc. (BUILDERS 2375 Bithop Gree West Tet; (734) 424-0461 Person, M 48130 Person (734) 424-0451 Person Person Person (734) 424-0451 Person P

ISSUED FOR: REVIEW R: DATE: 5-31-12 PROPOSAL 8-5-12 REVISED 4-26-18 REVISED 5-3-16 7-11-18 REVISED 5-17-17 DRAWN HY: JOH NO.: CLN ELEVATIONS A-2

July 11, 2017

Township Board of Trustees and Planning Commission Northfield Township 8350 Main Street Whitmore Lake, MI 48189

Subject: Zoning Administrator Quarterly Report 3/1/17 – 6/30/17

Dear Trustees and Commissioners:

Section 36-971(6) of the Zoning Ordinance requires the Zoning Administrator to submit to the Township Board and Planning Commission, a quarterly report in which a summary of the activities of the office is presented. Following is a concise summary of the activities of note in the <u>SECOND</u> quarter of 2017 (March 1 through June 30).

Zoning Compliance Applications: A total of 38 applications were APPROVED

- 1. Approved eight (8) new dwellings and additions to six (6) other existing dwelling.
- 2. Approved seven (7) new accessory structures such as garages and pole barns.
- 3. Approved two (2) swimming pools.
- 4. Approved seven (7) new/replacement fences.
- 5. Approved one (1) solar panel array.
- 6. Approved one (1) new driveway which requires ZBA approval for length.
- 7. Approved soil permit for one (1) residential use parcel.

Non-residential Uses:

- 1. Approved wireless equipment upgrades at one (1) existing wireless communication facility with no addition equipment cabinets or changes to site.
- 2. Approved sign permit for one (1) commercial use (Advance Auto Parts).
- 3. **Spiritus Sanctus Church/4101 E. Joy Road** Administratively approved a 1,688 square feet addition on the southeast corner of the building to accommodate teacher/staff area. The proposed addition qualified for administrative site plan approval and issues related to parking, sidewalk, landscaping and building were reviewed and approved.
- 4. Fun Time Dog Shop LLC/100 & 102 Barker Approved proposed retail dog shop use with limited dog training classes to differentiate it from any kennel or dog club use; site plan approval required.
- 5. **SLM/Big Tex Trailers/6480 Whitmore Lake Road** Approved proposed change of ownership after removal of sign installed with no permits and unauthorized expansion of trailer storage area. The trailer storage area on site did not comply with the original site plan or expansion authorized by the Planning Commission. Approval was granted after site was brought into compliance.

Some other requests are pending submission of required and/or adequate information/documentation from applicants.

A total of 5 applications were DENIED as follows:

- Vacant lot on Main Street/New Dwelling Existing non-conforming lot of record. Applicant
 was advised that the SR-1 zoned lot was still buildable but the drawing submitted was noncompliant with all Ordinance requirements. Applicant was advised to submit revised drawings
 for approval.
- 2. **9205 N. Main/Massage Parlor** The subject site is zoned Residential-Office district. Massage therapy offices/parlors are considered as personal service establishments and included in the same category as a beauty parlor, spa, barber shop etc., which provide personal service to customers. The R-O District does not allow personal service establishments as principal permitted or conditional land uses. The Master Plan does not support the use either.
- 3. 175 Barker/Asphalt Paving Company Vehicle Storage and Use Site is zoned GC General Commercial. Existing towing company use is also not permitted in the district but is a non-conforming existing use. The proposed asphalt paving company use and vehicle storage is not allowed in the GC district. Attempted to help owner understand the uses allowable in the district.
- 4. **Vacant Parcel on Main/Fireworks Sales** Proposed temporary sales of fireworks or any other retail use is not permitted in the SR-2 Single Family Residential District.
- 5. **Quality Aire Systems/6880 Earhart Road** The applicant has a commercial HVAC business on a parcel zoned AR (Agriculture) district. The use is not permitted or similar to any other use allowable in the district. Further, the business is not an existing legal non-conforming use since the Assessor's office has no record of a business being conducted on this site, which is registered as a homestead.

Zoning Board of Appeals Cases:

No requests this quarter.

Meetings:

- 1. Met with representative of 238 Jennings on 4/7/17 to discuss if a billboard would be allowed on the site.
- 2. Met with prospective owners of land in US-23/8 Mile area on 4/7/17 for potential retail development. Discussed process, timeline, and support the Township can offer.

Other Issues:

- 1. Identified need for including temporary uses and standards in the Zoning Ordinance.
- 2. Identified need to clarify discrepancy in SR-1 and SR-2 districts regarding setbacks for detached accessory structures. Specifically, Section 36-218 and 36-248 footnote (4), and Section 36-98(d)(2)(b).
- 3. Identified need to amend Zoning Map to reflect the Whitmore Lake/Horseshoe Lake Overlay district.

Administrative:

1. Discussed with Township Supervisor, Zoning Coordinator, Building Official, and Planner process or system for checking site plan compliance and ensure code compliance.

Northfield Township Zoning Administrator Report Q2 2017 July 11, 2017 * Page 3 of 3

- 2. Created a basic checklist of requirements based on the Ordinance for Zoning Compliance applications to streamline process and ensure proper drawings are submitted.
- 3. Letter for municipal approval for Big Tex trailers to meet State Licensing requirements.

I am aware that the Board and PC have heard from property owners regarding Zoning Compliance denials that have been issued. The approvals or denials are not arbitrary, and they are based completely on the Zoning Ordinance adopted by the Township. As the Zoning Administrator, it is my role to apply the letter of the Ordinance. While the Zoning Administrator can interpret provisions of the Zoning Ordinance when required, I do not have the authority to modify regulations or alter them to accommodate applications. At times when I perceive a requirement in the Zoning Ordinance as being unreasonable, I convey the same to the planner to bring to the attention of the Planning Commission to initiate a possible change in the Ordinance language. I try my best to help applicants through the process by communicating via email and phone conversations through the Township and directly in an attempt to resolve any issues. However, if the Ordinance does not allow a use, I am not at a liberty to make exceptions or grant approvals that are against the Township's regulations. Appeals of a Zoning Administrator's decision or applications for a non-use variance from the Zoning Ordinance can be taken to the Board of Zoning Appeals.

As the Zoning Administrator, I strive to be prompt and attentive to the needs of the applicants while ensuring that they understand the process and also comply with the rules and regulations set forth in the Zoning Ordinance.

Respectfully submitted,

McKenna Associates

Vidya Krishnan Senior Planner

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting June 7, 2017

1. CALL TO ORDER

The meeting was called to order by Chair Roman at 7:03 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Roll call:

Janet Chick Present

Brad Cousino Absent with notice

Sam Iaquinto Present
Cecilia Infante Present
Larry Roman Present
Amy Steffens Present
John Zarzecki Present

Also present:

Assessing & Building Assistant Mary Bird Planning Consultant Patrick Sloan, McKenna Associates Recording Secretary Lisa Lemble Members of the Community

4. ADOPTION OF AGENDA

▶ Motion: Roman moved, Iaquinto supported, that the agenda be adopted as presented. Motion carried 6—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

David Gordon, 5558 Hellner Road, and Mary Devlin 9211 Brookside Drive, commented on public hearing items 8B and 8C

6. CLARIFICATIONS FROM THE COMMISSION

Roman made clarifying statements about the content of proposals in items 8B and 8C.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

- 8A. Zoning Ordinance Amendment: Official Zoning Map to Include the Whitmore Lake/Horseshoe Lake (WLHL) Overlay District
- Motion: Iaquinto moved, Roman supported, that the public hearing be opened.
 Motion carried 6—0 on a roll call vote.

Roman noted this had been previously discussed by the Commission, and Sloan briefly explained that the maps of this overlay district were not adopted at the time of the zoning ordinance text amendment in 2016.

Roman called for comments from the public. There were none.

- Motion: Roman moved, Iaquinto supported, that the public hearing be closed.
 Motion carried 6—0 on a roll call vote.
- 8B. Zoning Ordinance Amendment: Zoning Article XXXIII Public Notice, Subsection 36-1034(5), Posting of Signage
- ► Motion: Iaquinto moved, Roman supported, that the public hearing be opened.

 Motion carried 6—0 on a roll call vote.

Roman noted this had been previously discussed by the Commission, and Sloan briefly explained the amendment.

Roman called for comments from the public. David Gordon said many conditional uses can have significant effects on neighboring properties, and he objected to the requirement for posting of a sign being eliminated.

- Motion: Roman moved, Iaquinto supported, that the public hearing be closed.
 Motion carried 6—0 on a roll call vote.
- 8C. Zoning Ordinance Amendment: Zoning Article IV Schedule of District Regulations, Subsection 36-90(d); Accessory Uses and Buildings to add Little Free Library Book Stand as permitted accessory structure by adding Subsection (d)(10).
- Motion: Iaquinto moved, Roman supported, that the public hearing be opened.
 Motion carried 6—0 on a roll call vote.

Roman called for comments from the public. There were none.

- Motion: Roman moved, Chick supported, that the public hearing be closed.
 Motion carried 6—0 on a roll call vote.
- 8D. Amendment to Code of Ordinance Chapter 14, Land Divisions and Subdivision, Article3 II— Land Division, Section 14.22, Application for Land Division Approval to remove the application fees from the text.
- Motion: Iaquinto moved, Roman supported, that the public hearing be opened.
 Motion carried 6—0 on a roll call vote.

Northfield Township Planning Commission Minutes of Regular Meeting Public Safety Building; 8350 Main Street June 7, 2017

Sloan briefly explained that the purpose of this amendment is to remove the listing of the specific fee as such fees are set by the Township Board.

Roman called for comments from the public. There were none.

 Motion: Roman moved, Iaquinto supported, that the public hearing be closed.
 Motion carried 6—0 on a roll call vote.

9. REPORTS

9A. Board of Trustees

Chick reported that since the Commission last met the Board held two regular meetings and three special meetings to interview candidates for the Township Manager position, and provided updates on planned roadwork.

9B. ZBA

Steffens reported the ZBA has not met since the last Commission meeting.

9C. Staff Report

Nothing to report.

9D. Planning Consultant

Nothing to report.

9E. Parks and Recreation

Iaquinto reported 40 Community Garden has 40 plots, the Bark Park is doing well, and they are working with the school district on plans for a Riverwalk.

10. UNFINISHED BUSINESS

- 10A. Zoning Ordinance Amendment: Official Zoning Map to Include the Whitmore Lake/Horseshoe Lake (WLHL) Overlay District
- ▶ Motion: Roman moved, Iaquinto supported, to adopt the official Zoning Map to Include the Whitmore Lake/Horseshoe Lake (WLHL) Overlay District and to forward it to the Board of Trustees for approval.

Motion carried 6-0 on a roll call vote.

10B. Zoning Ordinance Amendment: Zoning Article XXXIII Public Notice, Subsection 36-1034(5), Posting of Signage

Sloan noted that this was originally brought up in 2014, but it appears no formal action was taken. Roman clarified this eliminates the wording "special land use" which is not otherwise used in the ordinance and specifies that "conditional use permit" (CUP) is among the actions exempt from the requirement to post a sign. Sloan and Commissioners noted that the ordinance requires the mailing of notices to property owners within 300 feet of the subject property for CUP applications.

Commissioners discussed the pros and cons of requiring a sign, including not wishing to unduly burden property owners, lack of widely read local newspaper for notices, and the length of time that has elapsed since this last was discussed.

- ▶ Motion: Roman moved, Iaquinto supported, that the amendment to Zoning Article XXXIII Public Notice, Subsection 36-1034(5), Posting of Signage, be approved, with the ordinance section references in items (g) and (h) being corrected.

 Motion failed 2—4 on a roll call vote, Chick, Infante, Steffens, and Zarzecki opposed.
- ▶ Motion: Chick moved, Zarzecki supported, that the amendment to Zoning Article XXXIII Public Notice, Subsection 36-1034(5), Posting of Signage, be approved, with the following changes:
 - Removing Conditional Uses as being exempt from signage requirements, and
 - ordinance section references in items (g) and (h) being corrected.

Motion carried 4—2 on a roll call vote, laquinto and Roman opposed.

10C. Zoning Ordinance Amendment: Zoning Article IV Schedule of District Regulations, Subsection 36-90(d); Accessory Uses and Buildings to add Little Free Library Book Stand as permitted accessory structure by adding Subsection (d)(10).

Sloan explained the requirements to be met for installing a little free library according to this proposal, noting that the intent is to allow them while preventing abuse of the ordinance. Commissioners discussed whether design requirements should be included, whether a land use permit should be required, and enforcement.

- ▶ Motion: Iaquinto moved, Chick supported, that the proposed text amendment to Zoning Article IV Schedule of District Regulations, Subsection 36-90(d); Accessory Uses and Buildings to add Little Free Library Book Stand as permitted accessory structure by adding Subsection (d)(10), be approved, with items (e) and (h) being eliminated. Motion carried 6—0 on a roll call vote.
- 10D. Amendment to Code of Ordinance Chapter 14, Land Divisions and Subdivision, Article3 II— Land Division, Section 14.22, Application for Land Division Approval to remove the application fees from the text.
- ▶ Motion: Roman moved, Iaquinto supported, that the Amendment to Code of Ordinance Chapter 14, Land Divisions and Subdivision, Article3 II—Land Division, Section 14.22, Application for Land Division Approval to remove the application fees from the text be approved as presented.

 Motion carried 6—0 on a roll call vote.

Northfield Township Planning Commission Minutes of Regular Meeting Public Safety Building; 8350 Main Street June 7, 2017

10E. Further Discussion of Proposed Zoning Ordinance Amendment: Open and Unroofed Terraces, Patios, and Porches

Sloan explained this was discussed at the May 3rd Commission meeting. He said this would result in the same requirements being applied to unattached terraces, patios, porches, and awnings as are currently applied to such structures that are attached to structures.

▶ Motion: Roman moved, Iaquinto supported, that the proposed ordinance amendment regarding and Unroofed Terraces, Patios, and Porches be set for public hearing at a future Planning Commission meeting. Motion carried 6—0 on a roll call vote.

10F. Discussion of Review and Proposed Revisions to Sign Regulations

Sloan reviewed his June 1st memo regarding the need for a review of the Township's sign regulations to insure compliance with a 2015 Supreme Court ruling regarding sign content. He also recommended a variety of other amendments identified as part of his review.

 Motion: Roman moved, Chick supported, to provide the Commission with an updated sign regulation ordinance at a future meeting.
 Motion carried 6—0 on a roll call vote.

11. NEW BUSINESS

None.

12. MINUTES

▶ Motion: Iaquinto moved, Chick supported, that the minutes of the May 3, 2017, 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

David Gordon thanked the Commission for their amendment to the zoning ordinance to require posting of signs for conditional use permit requests.

14. COMMENTS FROM THE COMMISSIONERS

Commissioners called attention to the Township Cleanup Day on June 6th and thanked Mr. Lakatos for raising funds to allow the Barker Road non-motorized path to be completed.

15. ANNOUNCEMENT OF NEXT MEETING

June 21, 2017, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

 Motion: Chick moved, Roman supported, that the meeting be adjourned.
 Motion carried 6—0 on a voice vote.

The meeting was adjourned at 8:27 P.M.

Prepared by Lisa Lemble. Corrections to the originally issued minutes are Wording removed is stricken through; Wording added is <u>underlined</u> .	indicated as follows:
Adopted on, 201	7.
Larry Roman, Chair	John Zarzecki, Secretary

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