



Wednesday, April 18, 2018

Northfield Township Board of Trustees,

On behalf of the Northfield Township Area Library I am requesting the Northfield Township Board of Trustees waive the site plan review fee of \$2,200.00 and the conditional use fee of \$1,850.00 for the Library's proposed pavilion construction.

Thank you in advance for your consideration.

Warm Regards,

Zaley Nelson, Director
Northfield Township Area Library

Northfield Township Area Library
125 Barker Rd., Whitmore Lake, MI 48189
Phone (734) 449-0066 Fax (734) 449-2252

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

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

ZONING COMPLIANCE APPLICATION / CERTIFICATION

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

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

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

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

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

PROJECT NAME: Northfield Twp. Library Pavillion

PROJECT ADDRESS: 125 Barter Rd. Whitmore Lake, MI 48189

PARCEL ID(S): B-02-06-401-009

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

Applicant Information:

Proprietor/Owner Information:

Name: Chris Childs / Tri-County Builders

Name: Zdely Nelson / Northfield Twp. Library

Address: 11360 Old Hamburg Rd.

Address: 125 Barter Rd. Whitmore Lake, MI 48189

Phone: Whitmore Lake, MI 48189 (810) 691-7089

Phone: (734) 449-0066 ext. 5

Email: tricitybuilder@gmail.com

Email: znelson@ntal.org

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

Proof of Ownership Attached: ☒

Non-Owner Affidavit Attached: ☐

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

PROPERTY DESCRIPTION

Description of Proposed Use: Building outdoor pavillion 30x40

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

☐ Septic; WCHD Permit #: _____

Zoning Classification(s):

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

Type of Construction/Alteration: Building Pavillion

Project Start Date: _____

Project Completion Date: _____

AUTHORIZED SIGNATURE

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

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

Applicant(s) Signature

Date

Pg. 1 of 2

4-5-18

FOR OFFICE USE ONLY

Received Date:

RECEIVED

APR 05 2018

NORTHFIELD TOWNSHIP

Paid Date:

PAID

APR 05 2018

NORTHFIELD TOWNSHIP
TREASURER

Existing Legal Non-Conformities:

☐ Yes ☒ No

If yes, explain below:

ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date _____☐ Denied: Date _____☒ Approved As Noted: Date 4/16/18☒ Conditional Use Required☒ Site Plan Approval Required

COMMENTS:

SEE ATTACHED COMMENT SHEET.

Zoning Administrator Signature

Date

4/16/18

AREA OF CONCERN

Landscaping:

	Complies	Does Not Comply	N/A
1 Greenbelt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Parking lot islands, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Site Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Foundation Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Dumpster Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6 Comments:

Signs:

7 Number of Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Size and area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9 Comments:

Comments:

Engineering: _____

Utilities: _____

☐ Connection fee's paid

Fire Chief: _____

☐ Inspection Complete

Access: _____

Other Conditions of Approval: _____

Additional Comments: _____

125 Barker Road

Applicant: Chris Childs (Tri-County Builders)/(owner: Northfield Township Library)
Request: Construction of a 30' x 40' outdoor pavilion
Zoning: WLD-D (Whitmore Lake Downtown District)
Action: APPROVED with conditions (see comments below)

Comments:

The site is the location of the Northfield Township library. The applicant is requesting approval to construct a new 30' x 40' pavilion structure on the southeast corner of the site. While a specific use statement is not noted, we assume the pavilion is intended as a public use space/amenity.

The site is zoned WLD-D (Whitmore Lake Downtown District). The library is a public building/use and the proposed pavilion is accessory to the principal use of the site and permitted as a conditional use in the WLD-D district per Section 36-340 of the Zoning Ordinance. The 1,200 square foot pavilion is to be constructed of aluminum, hardy plank siding and provided with a standing seam metal roof. The pavilion is to be provided with sidewalk connections from the existing parking lot. The structure complies with the required rear and side yard setbacks, while the front yard placement will be reviewed by the PC.

Per Section 36-864 (b) site plan review and approval is required for all proposed uses and structures within the Township except for individual single-family dwellings. Under the provisions of Section 36-833, the Township Board shall have the authority to grant conditional use permits, subject to such conditions of design and operation, safeguards and time limitations as it may determine for only those conditional uses specified in the various district provisions.

The applicant's request is therefore approved, subject to site plan approval from the Planning Commission and approval of the conditional use from the Township Board of Trustees.

Zoning Administrator
4-16-18

Receipt# 10-1685 5975739
09/30/2010 Washtenaw County
Real Estate Transfer Tax
Tax Stamp # 119087

County Tax: \$165.00 State Tax: \$1125.00



L: 4809 P: 84 5975739 D

09/30/2010 11:49 AM Total Pages: 2
Lawrence Kestenbaum, Washtenaw Co



WARRANTY DEED

File No. SST508-6645

The Grantor(s) Robin G. Porter
whose address is 524 Garnet Circle, Whitmore Lake, MI 48189

convey(s) and warrant(s) to Northfield Township Area Library Board
whose address is 125 Barker Road, Whitmore Lake, MI 48189

the following described premises: See attached legal description,

for the full consideration of: \$149,900.00.

subject to easements and restrictions of record, and to the lien of property taxes not yet due and payable.

Dated this 24th day of SEPT, 2010.

Witnesses:

Robin G. Porter, AKA RESID G. PORTER

State of Michigan, County of Washtenaw

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 6457600

The foregoing instrument was acknowledged before me this 24th day of SEPT, 2010, by
Robin G. Porter.

J. H. Pendergrass
Notary Public
Washtenaw County, Michigan
Acting in Washtenaw County
My Commission Expires 5-06-13

Notary Public

County, Michigan

Act in the County of Washtenaw

My Commission expires: _____

County Transfer Tax: \$165.00

State Transfer Tax \$1,125.00

Parcel No.: B-02-06-401-004

Instrument drafted by: Robin G. Porter, 524 Garnet Circle, Whitmore Lake, MI 48189

When recorded, return to: Northfield Township Area Library Board, 125 BARKER RD, Whitmore Lake,
MI 48189 - ATT: NEA MICHIGAN

Time Submitted for Recording
Date 9-30 2010 Time 9:07am
Lawrence Kestenbaum
Washtenaw County Clerk/Register

91



LEGAL DESCRIPTION ATTACHED TO DEED

File No.: SST508-6645

Land situated in the Township of Northfield, County of Washtenaw, State of Michigan, to-wit:

Part of the Southeast 1/4 of Section 6, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, which said part is described as follows: BEGINNING at a point 10 rods South of the East 1/4 corner of said Section; running thence South 66 feet; thence West 232.64 feet; thence North 37° 16' West 83 feet; thence East 282.90 feet to the Place of Beginning.

Parcel No.: B-02-06-401-004

Commonly known as: 9493 West Street, Whitmore Lake, Michigan 48189