

**Northfield Township Master Plan**  
**Comments by Zelenock (May 5, 2019)**

<b>Page</b>	<b>Location</b>	<b>Comment</b>
1	1 <sup>st</sup> paragraph; 1 <sup>st</sup> sentence	include preservation i.e. growth, development, and preservation
1	2nd paragraph; 1 <sup>st</sup> sentence	and to solve community development problems is this needed? Maybe to help with community development and preservation
1	2nd paragraph; 2 <sup>nd</sup> sentence	include preservation i.e. growth, development, and preservation
2	1st section – 2 <sup>nd</sup> sentence	again add preservation in the sentence aimed at unified and coordinated development and preservation of the township
9	pictures	remove one of Wester Township and add a Salem Township
11	Vision Statement	maybe friendly instead of hospitable
11	Statement of Values – last point	remove We and start with Value would be consistent with the other sentence structures
13	Statement – 1 <sup>st</sup> sentence	In my opinion, the first sentence does not seem to be true.
14	Past Plan Initiatives – 2 <sup>nd</sup> sentence	Not sure this is important and is it true?
25	Title	I would add 2018 to the title
25	last paragraph	I would add In addition, this is consistent with the 1996 survey. (I think this is important as this was an official survey completed and it does show consistence among the other data collected through the years.)
28	Bullet Point 8	We don't have water so should there be an indication that we don't but if we did then this would apply
35	Municipal Service Expansion	Should add something about the SAW grant (Stormwater and Asset Management Wastewater)
35	3 <sup>rd</sup> sentence	I think the sentence is bias. The recommendation has been since 1988. Also, the DEQ says are plant is fine. Need to mention the SAW grant.
35	Point 2	not sure if the word should be <b>may</b> instead of <b>shall</b>
35	Point 3	should provide words for the acronym REU.
40	Point 3	I would eliminate to control. Continue to plan for...
40	Point 10	I would add Federal and Ann Arbor Greenbelt
42	Point 1	I would move rural character to the end of sentence
42	Point 2 and 3	I would move towards the end since this is development strategies for US-23
42	Point 6	I would eliminate to control. Continue to plan for...
47	Point 5	I would provide the meaning of the acronym WLD.
49	1st paragraph; 1 <sup>st</sup> sentence	I would add preservation to the sentence
67	Access Management	Maybe should add more information like “encourage WCRC and MDOT to consider the points since not under the Township's jurisdiction”. Would like to emphasize, the township does not control the access management.
71	1st paragraph; sentence 1	again add preservation in the sentence
75	Plan Update; sentence 3	which sections should be reviewed on a yearly basis?
78	Population	8 out of how many?
95	Historic and Scenic Resources	Maybe should add that the township has a historical society
90	Water Resources – paragraph 3	Does WCWRC still agree with the study done 2001 that as long as future developments restricts the stormwater
96	Police and Fire Services	I would mention have a paid on call fire department
96	Waste water, Utilities,	I would mention the SAW grant
97	Public Transportation – last paragraph	should it be site instead of siting?
98	Parks, Open Spaces, and Recreation	Add that there is a Parks and Recreation Board and a Land Preservation Committee
	General Question	Is there a comparison zoning maps between zoning under this plan versus the zoning under the prior plan?

**From:** [julia henshaw](#)  
**To:** [Mary Bird](#)  
**Subject:** comments on draft master plan  
**Date:** Saturday, May 4, 2019 10:10:54 PM

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i like the clear statement emphasizing that the majority of residents consider land preservation a high priority on p. 25. i think it should be called out in a more conspicuous way; larger type, in a box perhaps.

also that it is the first goal on p. 29. the subsequent sections on the rural areas support those goals.

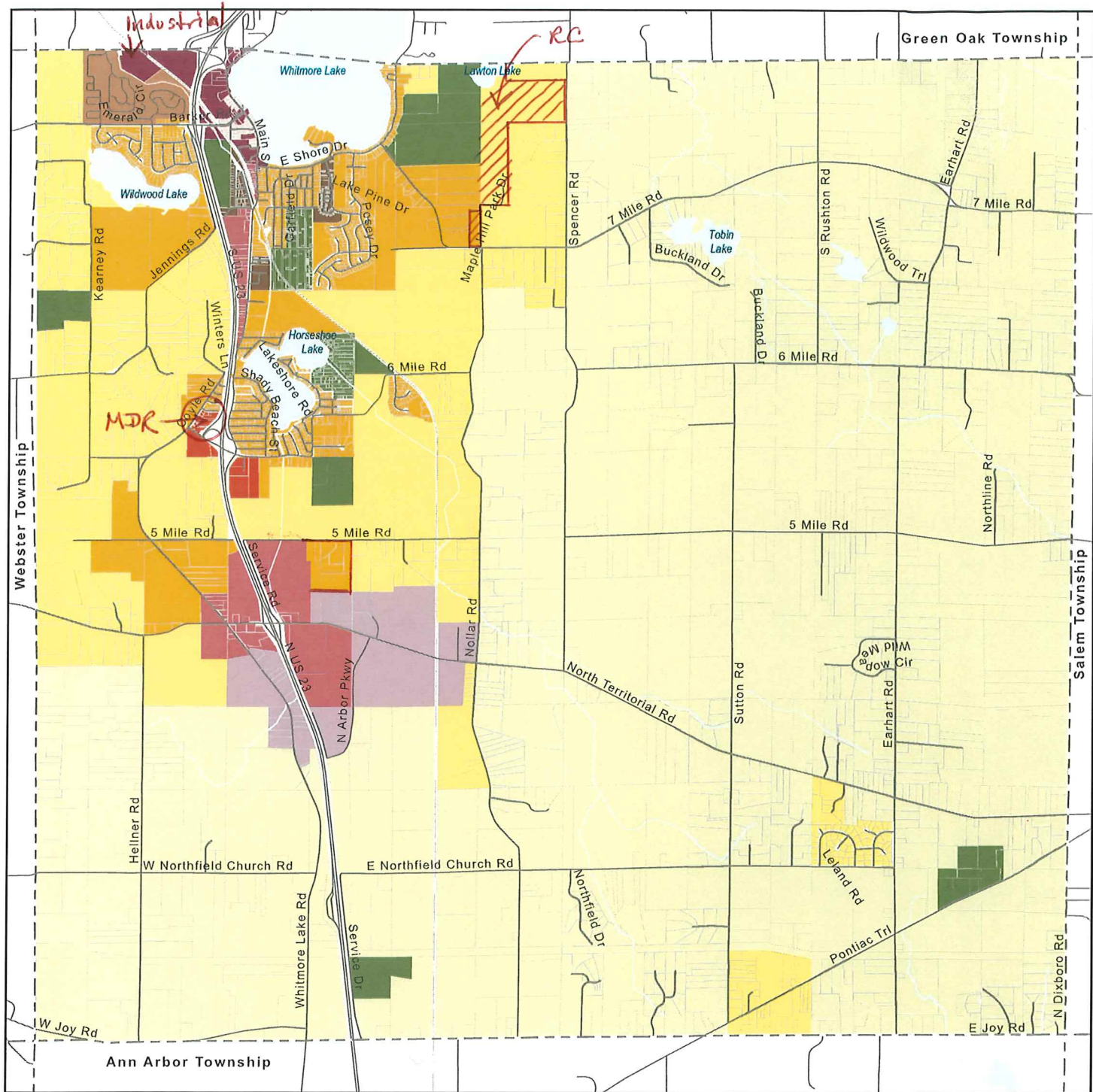
i don't see any reference to a 5 acre minimum in the agricultural zone; will this continue to be the zoning?

where is the explanation for the plan on p. 36? i don't see a reference to it, but maybe I'm missing something.

the plan is clearly written, designed, and well organized.

thanks to all who worked on it,

julia henshaw  
4681 six mile



# MAP 6 Future Land Use Northfield Township, Washtenaw County, MI

February 14, 2019  
DRAFT

### Legend

- |  |                            |  |                              |
|--|----------------------------|--|------------------------------|
|  | Agricultural               |  | Mixed Use                    |
|  | Commercial                 |  | VC-Mixed Use                 |
|  | High Density Residential   |  | VC-Cottage Retail            |
|  | Industrial                 |  | City and Township boundaries |
|  | Recreation/Conservation    |  | Roads                        |
|  | Low Density Residential    |  | Railroads                    |
|  | Medium Density Residential |  | Rivers, streams, and lakes   |
|  | Manufactured Home          |  |                              |

0 1,250 2,500 5,000  
Feet

SOURCES  
Basemap Source: Michigan Geographic Framework 2019, SEMCOG 2019  
Data Source: McKenna 2019

**From:** [Jennifer Carlisle](#)  
**To:** [Mary Bird](#)  
**Subject:** FW: Master Plan rewrite - My comments  
**Date:** Wednesday, March 20, 2019 10:33:40 AM

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Thanks,  
Jennifer Carlisle  
Assistant to Township Manager  
734-449-2880 ext. 18  
[carlislej@northfieldmi.gov](mailto:carlislej@northfieldmi.gov)

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**From:** David Gordon <djg392dimples@gmail.com>  
**Sent:** Wednesday, March 20, 2019 9:59:45 AM  
**To:** Jennifer Carlisle  
**Subject:** Master Plan rewrite - My comments

Hello:

The bias toward growth and development is undeniable and is unjustified by any legitimate measure of our community's vision.

Preservation is not seriously discussed until page 25, nearly a third of the way through the document. Before page 25 and throughout the entire text of the document, growth and development are listed as the primary goals.

How is that possible? The 1996 Survey (commissioned by the Planning Commission), the 2010 Survey and results from every visioning session ever conducted, including the most recent on Oct. 17, 2018, demonstrate clearly that our residents are keen on preservation, first and foremost.

Yet this rewrite ignores that priority. Shockingly, there is no mention of the 1996 Survey, which is the only statistically valid survey ever conducted in Northfield Township.

The conclusion of the 1996 Survey is elegantly simple:

"...Northfield Township residents see a need for limited, managed development....but do not want development to occur at the cost of the small-town atmosphere and the natural environment that are the township's strengths."

One would conclude exactly the opposite from this latest rewrite.

Thank you.  
Sincerely,

David Gordon  
5558 Hellner Rd.  
Ann Arbor, MI 48105

**From:** [John Zarzecki](#)  
**To:** [Mary Bird](#)  
**Cc:** [Paul Lippens](#)  
**Subject:** Fw: Master Plan rewrite.  
**Date:** Friday, March 1, 2019 12:14:22 PM

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Looks like David's email was sent only to commissioners.

John Zarzecki

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**From:** David Gordon <djg392dimples@gmail.com>  
**Sent:** Tuesday, February 19, 2019 10:20 AM  
**To:** Bradley Cousino; Eamonn Dwyer; Sam Iaquinto; Cecilia Infante; Janet Chick; John Zarzecki; Larry Roman  
**Subject:** Master Plan rewrite.

Dear Planning Commissioners:

I have reviewed the new draft of the Master Plan and I appreciate all the work that goes into creating this critical document.

(My apologies for the length of this email.)

It is no secret that I prefer preservation to development and that I believe parkland and dedicated farmland make our community more appealing.

More importantly, there is plenty of evidence that preservation, not development, is this community's #1 priority.

So why isn't it your priority and why isn't it reflected in this draft of the Master Plan?

In this new rewrite of the Master Plan, preservation hardly registers as an afterthought.

Preservation doesn't get a "heading", nor is there recognition of the importance of the Land Preservation Committee.

It's not until Page 25 that preservation is mentioned in any meaningful way:

"Preservation of the Township's rural atmosphere and the continued redevelopment of the Downtown area represented a clear majority of participants' comments from both Planning Fair sessions."

A court judge, for instance, might not conclude that preservation is important to our community. A developer, for instance, might easily assume this township has one overarching goal - growth.

This is the document our lawyers count on to defend us when we're sued by a developer but as written, it's fairly weak.

Why is the 2010 survey discussed but not the 1996 survey? The older survey is the only "scientifically valid" one ever conducted and it helps illustrate the continuity of our vision. The 2010 survey buttresses what's in the 1996 document.

It is easy to spot "growth & development" bias throughout the document. These quotes are taken directly from the current draft:

## INTRODUCTION: Page 1

The Northfield Township Master Plan articulates a vision for the Township's **future growth and development...**  
Preservation is **not mentioned**.

Is this your position?

## HOW TO USE THIS PLAN: Page 2

...."The Master Plan is a long-range statement of general goals and policies **aimed at unified and coordinated development** of the Township.

Really?

And in the Guiding Principles:  
Vision Statement  
Statement of Mission & Purpose  
Statement of Values

No mention of preservation.  
How is this possible?

Another example:

## 9. IMPLEMENTATION: Pg. 71

“ The Master Plan is essentially a statement of goals and objectives **designed to accommodate future growth and redevelopment.**”

No it's not, or shouldn't be. This is contrary to the facts on the ground and does not reflect the residents' vision.

One obvious reason for this bias is that professional planners prefer growth because it's more profitable for them. Their job is making money. No problem. But it's not yours.

Please don't adopt this document in its current form. This Master Plan draft must do a better job of reflecting our goals and values.

Thank you for your time and consideration.

Sincerely,  
David Gordon

Here's a few more questionable entries and weird issues in the current draft.

###

Page 60 -  
Recreational /Conservation Land Use

In this section, the copy makes sure to let everyone know we value development first and that we're merely interested in “raising awareness” about conservation.

It recognizes that we should “minimize negative development impacts.” At least that's an acknowledgement that development



can have “negative impacts”?

And again: “It is not the intention to prohibit development within areas identified as Recreation/ Conservation, but rather to raise the awareness of significant natural features that should be considered in any development proposal.

Page 80 - Table 5 presents the population growth and projections since 1990 in Washtenaw County.

From 2010 to 2016, households grew by 1%. That’s what we want;  
slow & steady. But...

SEMCOG says 45% growth in next 29 years? That growth at a rate more than twice what the township experienced during the housing speculation craze from 1990-2000.

Why would we plan for this invasion? We should be planning pro-actively to prevent it.

Page 87 - SEMCOG says our biggest job growth sector is as secretaries and “waste services”. What?

Page 89 “ growth & development” again.

Page 90 - here’s a doozy.

The study goes on to conclude that “as long as future developments restrict the stormwater runoff such that the capacity is not exceeded, **the current flooding problem should not worsen and actually should gradually improve as development occurs** based on assumptions found within the

report along with enforcement of WCWRC or stricter requirements”.

Really? More hard surface will improve flooding issues?

You might want to question this conclusion. Let’s see their evidence.

Lastly:

ATTACHED MEMORANDUM:

Proposed 2019 Work Plan

Page 3:

Development & Growth

#3-4-5 & 6

Parks & Rec.

#7 (nearly last)

I appreciate you taking the time with this very long email and for considering these important issues.

**From:** [Larry Roman](#)  
**To:** [Paul Lippens](#)  
**Cc:** [Mary Bird](#)  
**Subject:** Fw: Northfield Township Master Plan update  
**Date:** Friday, February 22, 2019 10:10:12 AM

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**From:** Chuck Cozier <cc383@hotmail.com>  
**Sent:** Friday, February 22, 2019 9:59 AM  
**To:** Larry Roman  
**Subject:** Northfield Township Master Plan update

Good Morning Mr. Roman

I was looking at the Northfield Township Master Plan draft dated February 15, 2019 and there appears to be a small oversight.

On page 94 Map 12 Farmland Classification, the Robert and Margaret Rockol farm at 7688 Sutton Rd is not noted as being in the Legacy Land Conservancy program. This farm is on the east side of Sutton Road about halfway between 5 and 6 Mile Roads. Their 170+/- acres was put into the conservancy in 2016.

It is mentioned in the Spring/Summer 2016 Legacy Land Conservancy Journal on pages 7-8.

[https://legacylandconservancy.org/wp-content/uploads/2014/01/Legacy\\_sprsum16\\_FINAL\\_WEB.pdf](https://legacylandconservancy.org/wp-content/uploads/2014/01/Legacy_sprsum16_FINAL_WEB.pdf)

I'm sure Mr. Lippens has the boundaries of the farm called out on one of his many other maps of the township.

Thank you for your ongoing work for the township.

Charles Cozier Jr - 7701 Sutton Rd

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This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>

**From:** [Larry Roman](#)  
**To:** [Mary Bird](#)  
**Cc:** [Paul Lippens](#)  
**Subject:** Fw: Northfield Township Master Plan  
**Date:** Friday, April 5, 2019 1:24:46 PM  
**Attachments:** [image001.png](#)

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**From:** Kris Olsson <kolsson@HRWC.ORG>  
**Sent:** Thursday, April 4, 2019 3:20 PM  
**To:** Larry Roman; Marlene Chockley; Marlene Chockley; Susan Shink  
**Subject:** Northfield Township Master Plan

Hello!

Please find linked below comments from HRWC on your revised draft master plan. There is a comment letter and also two attachments.

Let me know if you have any questions.

Thank you!

<https://hrwc.sharepoint.com/:b:/g/proj/GI/ETbx4JrNEVJGvxRBYQeMfgkBVaQoB5xDX8BhFwvLuPYfVA?e=eOwCc0>

[https://hrwc.sharepoint.com/:b:/g/proj/GI/EfunPLQEUVRPum1eSlrPjv0BA3Py\\_vJuej7SD8kRGhYMkg?e=ZciiRG](https://hrwc.sharepoint.com/:b:/g/proj/GI/EfunPLQEUVRPum1eSlrPjv0BA3Py_vJuej7SD8kRGhYMkg?e=ZciiRG)

<https://hrwc.sharepoint.com/:b:/g/proj/GI/EfQ6q4PaY3pDldHgVnRwPtcBKWclTP-H4KA8dIVs91u59Q?e=CeWJCj>

**Kris Olsson** | *Watershed Ecologist*  
[Huron River Watershed Council](#) | 1100 N. Main Street, Ann Arbor, MI 48104  
ph (734) 769-5123 x 607

*I am generally in the office M, W, and Th 9am – 3pm*



*Americans should be able to fish in our rivers and streams, swim in our lakes, and drink safe water from our taps.*

*"To maintain the Huron River watershed's health in the face of increased population, we must change current patterns of development by encouraging higher density where infrastructure already exists, and holding onto our natural areas so they can continue to provide the ecological services necessary to maintain quality of water, air, land, and life."*





## WHITMORE LAKE PUBLIC SCHOOLS

8845 Main St., Whitmore Lake, MI 48189

Phone: 734.449.4464 | Fax: 734.449.5336 | [www.wlps.net](http://www.wlps.net)

Exceptional, Personalized Education

Superintendent Tom DeKeyser

May 7, 2019

To: Mary Bird, Northfield Township Planning Coordinator

On behalf of the Whitmore Lake Public Schools Board of Education (WLPS BOE), please accept the following as feedback to the 2019 Master Plan Update - Draft for Review.

The WLPS BOE discussed the plan in Executive Committee. Overall, the Board feels there is a negative perception about doing business with Northfield Township government. The WLPS BOE sees the failure to expand resources for growth, such as viable sewer infrastructure, as an example of the township's inability to attract development. The WLPS BOE is concerned that the downtown areas are under performing, as far as new and sustainable businesses. Further, recreational enhancement has potential but just as we are poised to expand, projects get bogged down in bureaucracy.

Specific to the plans shared for public comment, the Board would like to express to the Planning Commission and the Board of Trustees its belief that growth in Whitmore Lake can occur and would not compromise the rural feel of the township. Further, the proper utilization of space within the Whitmore Lake Public School district should be a priority for development. The major stakeholders in our school district repeatedly tell us that limited home selection is the biggest factor when opting to choose another school district. As such, the WLPS Board of Education has the following comments:

- Concentration of development can and should occur within the "hamlet" area of Northfield Township, commonly referred to as the "town" of Whitmore Lake.
- The development of homes near the hamlet should be supported by the Township if plans include connecting to existing walking paths or proposed walking paths.
- The idea of a walkable community with interconnected housing developments creates community and will maintain the preservation of rural character outside the hamlet area.
- The WLPS Board wishes to emphasize their support for the preservation of rural character which is so prevalent in Northfield Township.

We support the development of properties in the Master Plan that are within the Whitmore Lake Public School District. If you require any feedback on these comments, please don't hesitate to contact me.

Sincerely,

Tom DeKeyser  
Superintendent, Whitmore Lake Public Schools

CC: WLPS Board of Education

**From:** [Gregory Grambeau](#)  
**To:** [Mary Bird](#)  
**Subject:** Master plan Comments  
**Date:** Saturday, May 4, 2019 5:44:06 PM

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Hi Mary,  
My input below. Thanks!!

To put it plainly, this new Master Plan rewrite is bad. "Growth and Development" are front and center while "Preservation" is a mere afterthought. That is disrespectful to the majority of Township residents. We love our township and don't want it to become a giant, suburban clone.

- The bias towards development and growth is undeniable
- The "Introduction" mentions growth and development five times, preservation zero.
- Preservation doesn't get a serious mention until Page 25, wetlands not until Page 29.
- Preservation is our #1 Priority but it's an afterthought in this draft.
- Why is the 1996 Survey missing? It's the only statistically valid survey ever conducted.
- What happened to the ["Goals" posterboard from the Oct. 17 public visioning session that shows preservation getting the most support?](#) Why was it replaced with a photo that shows exactly nothing?
- This "draft" needs to be rewritten to reflect the wishes of our citizens, not developers.

thanks,

Greg Grambeau  
5175 Hellner  
Ann Arbor, MI 48105





**From:** [lawrence bellino](#)

**To:** [Mary Bird](#)

**Subject:** Township developement plan is the same plan that has been tried to shove down our throats for several years.

**Date:** Saturday, May 4, 2019 2:37:35 PM

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**This "draft" needs to be rewritten to reflect the wishes of our citizens, not developers.**

IN GOD WE TRUST

**LARRY**

**From:** [Stan Wutka](#)  
**To:** [Mary Bird](#)  
**Subject:** Township master Plan  
**Date:** Thursday, May 9, 2019 4:26:31 PM

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My feelings on the Master Plan,

Page 16 – Map Not Correct - southeast corner of Sutton And Northfield Church roads is farmland, not woodland.

Page 21 – Why have another Downtown Plan? I have been resident of Northfield Township for 30 years. There has been a plan for the downtown area ever since I have been here. How much money have we spent and what have we gotten for this? There has been a lot of work done by a lot of good people for this to happen, and it is still the same, if not worse. We need a new downtown, with room for parking, stores, sidewalks. If you look at some other places that have old downtowns, they all have new downtown areas that also feed the old one.

Page 28 – The area that the City of Ann Arbor has designated a greenbelt should be rezoned single family homes. After the greenbelt passed by the voters of Ann Arbor, they changed a lot of their zoning to high-density residential to collect more taxes. Now they want us to subsidize them to keep this greenbelt area from being developed. We get the lower tax base on vacant agriculture land. We have too much agricultural land anyways, according to a board member. Have the greenbelt area that is left changed to residential neighborhoods.

I would then look at the township and pick areas that are currently agriculture/open areas and pick about 10 sites that would keep this open land designation, similar to a greenbelt. That way more people of the township could enjoy this concept, not just the few who happen to be in the proximity of the greenbelt. Have them spaced evenly through the township.

Thank you for letting me share my viewpoints on the plan and thank you everyone for the hard work that you are doing.

Thank you,  
Stanley T. Wutka  
5985 Leland Drive

Best of regards  
Stan Wutka