

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting September 6, 2017

1. CALL TO ORDER

The meeting was called to order by Secretary John Zarzecki at 7:04 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Roll call:	
Janet Chick	Present (arrived at 7:10 P.M.)
Brad Cousino	Present
Sam Iaquinto	Absent with notice
Cecilia Infante	Present
Larry Roman	Absent with notice
Amy Steffens	Present
John Zarzecki	Present

Also present:
Assessing & Building Assistant Mary Bird
Planning Consultant Paul Lippens, McKenna Associates
Township Manager Steven Aynes
Recording Secretary Lisa Lemble
Members of the Community

4. ADOPTION OF AGENDA

- **Motion:** Cousino moved, Infant supported, that the agenda be adopted as presented.
Motion carried 4—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

David Gordon, 5558 Hellner Road, made suggestions for updating the zoning ordinance.

6. CLARIFICATIONS FROM THE COMMISSION

None.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS

None.

[Chick arrived].

9. REPORTS

9A. Board of Trustees

Chick reported that on August 29th the Board approved funding for the Parks & Recreation Board and People's Express, heard a report from the code enforcement officer, approved the purchase of a new fire truck, and approved the construction of temporary walking paths in the new Community Park.

9B. ZBA

Steffens reported that the ZBA granted a side yard setback variance for the Bobberdown Restaurant on August 21st.

9C. Staff Report

Nothing to report.

9D. Planning Consultant

In addition to Infante's report about the Downtown Planning Group, Lippens said the current plan is to present the RFP/RFQ to the Township Board on September 12th, followed by presenting a synthesis plan for North Village before proceeding with an RFP.

9E. Parks and Recreation

No report.

9F. Downtown Planning Group

Infante reported the Downtown Planning Group met with the DDA on August 28th and made plans for presenting the Strategic Action Plan for the downtown to the Planning Commission and Township Board.

10. UNFINISHED BUSINESS

10A. Further Discussion of Proposed Zoning Ordinance Amendments: Signs.

Lippens reported he is making revisions based on the comments made by Commissioners at the August 16th meeting during their initial review of the proposed changes. Commissioners continued the review, and comments included:

- Lippens will check on whether deed restrictions or sign regulations set by homeowners associations supersede local regulations.
- Signs in existence at the time of adoption of new regulations would be allowed to stay per Section 36-804 as legal, non-conforming signs.

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- The frequency of electronic message signs at a minimum of 30 seconds per message probably does not constitute a distraction to drivers, so no change is recommended.
- Small, moveable “Slow,” and “Watch for Children” types of signs are considered permitted crossing features, although on private residential property they would be regulated as a residential sign.
- Election signs may be put up 30 days before an election, but must be removed within 24 hours after the election.
- There was discussion about whether the statement in 36-805 (2) should be changed to, “Signs requiring building permits shall be constructed and erected only by individuals or companies licensed in the State of Michigan for such purpose.” Lippens said he would look into whether there would be any unintended consequences of making that change.
- Lippens said these proposed regulations seem reasonable without over regulating or inhibiting creativity. He said sign pollution can be a real problem, and that is not desired in this community.

Lippens said he will issue a revised draft to Commissioners for consideration at a future meeting.

11. NEW BUSINESS

None.

Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;

Wording added is underlined.

Adopted on _____, 2017.

12. MINUTES

- **Motion:** Chick moved, Cousino supported, that the minutes of the August 16, 2017, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 5—0 on a voice vote.**

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

Chick reported that two speakers asked the Township Board at their last meeting to adopt medical marijuana regulations, and the office has been getting calls about this as well.

15. ANNOUNCEMENT OF NEXT MEETING

September 20, 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:** Cousino moved, Zarzecki supported, that the meeting be adjourned.
Motion carried 5—0 on a voice vote.

The meeting was adjourned at 7:58 P.M.

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/>