

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
July 15, 2015 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. APPROVAL OF AGENDA**
- 5. CALL TO THE PUBLIC**
- 6. CORRESPONDENCE**
- 7. REPORTS**
 - A. Board of Trustees Report**
 - B. ZBA**
 - C. Staff Report**
 - D. Planning Consultant Report**
- 8. PUBLIC HEARINGS**
 - A. JPC #150005** - GYOA Leasing, Inc., also known as Steele Trucking, represented by Ryan Steele, is requesting a Conditional Use approval for a trucking facility, maintenance shop, and retail use on a 10.01-acre site zoned General Industrial (GI). The Parcel Number is B - 02-21-300-015 at 1451 North Territorial Road.
- 9. OLD BUSINESS**
- 10. NEW BUSINESS**
 - A. JPC #150005** – Postpone, deny, or recommend to the Board of Trustees Conditional Use approval for GYOA Leasing, Inc., also known as Steele Trucking, represented by Ryan Steele, to operate a trucking facility, maintenance shop, and retail use at 1451 North Territorial Road. The 10.01-acre site is zoned General Industrial (GI). Parcel Number is B - 02-21-300-015.
 - B. JPC #150004** – Postpone, deny, approve, or approve with conditions the request by Al Dente Pasta, 9815 Main Street and represented by Dennis Deschaine, to construct additions to two (2) existing commercial buildings in two (2) phases. The first phase will encompass a 1,175 square foot addition to the front building (east), as well as installation of a rain garden and additional landscaping. The second phase will include construction of a 4,800 square foot addition to the back building (west) to be used for additional warehouse space for Al Dente Pasta. The subject site is zoned WLD-W, Whitmore Lake District Waterfront. The Parcel Number is B -02-06-105-026.
- 11. MINUTES: July 1, 2015 Meeting**
- 12. POLICY REVIEW AND DISCUSSION**
- 13. CALL TO THE PUBLIC**
- 14. COMMENTS FROM THE COMMISSIONERS**
- 15. ANNOUNCEMENT: Next Regular Meeting – August 5, 2015**
- 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.

8350 Main Street, Whitmore Lake, MI 48189-0576
Website: www.twp.northfield.mi.us

Telephone: (734) 449-5000

Fax: (734) 449 -0123



ONE COMPANY.
INFINITE SOLUTIONS.

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JUN 10 2015

NORTHFIELD TOWNSHIP

T R A N S M I T T A L

TO	<u>Mary Bird</u>	DATE	<u>June 10, 2015</u>
	<u>Northfield Township</u>	PROJECT	<u>1451 N. Territorial – Steele Trucking</u>
	<u>8350 Main St., Ste. A</u>	JOB #	<u>15000502</u>
	<u>Whitmore Lake, MI 48189</u>	VIA	<u>Delivery</u>

WE ARE SENDING: Herewith Under Separate Cover

THE FOLLOWING:

- Application for conditional use
- \$1950 fee
- Proof of ownership (deed)
- Eight (8) sets of Conditional Use Plan 24 x 36, dated June 3, 2015
- Seven (7) sets of Conditional Use Plan 11 x 17, dated June 3, 2015

FOR YOUR: Approval As Requested

Use Review and Comment

Other _____

REMARKS:

Please find the enclosed plan set as submitted for review/approval.

Feel free to contact me at 734-260-1904 or via e-mail at tpascoe@atwell-group.com should you have any questions or concerns.

FROM: Todd Pascoe, PE

cc: Ryan Steele

The Northfield Township Planning Commission has reviewed the particular circumstances of the above proposed use relative to Section 63.0 Conditional Uses; and

Approved / Disapproved same on _____, 20____. Supporting evidence is attached.

Conditions imposed on the conditional use of the above described property are as follows:

Breach of such conditions shall automatically invalidate this permit.

Chair, Planning Commission

Date

Secretary, Planning Commission

Date

I/ We _____ applicant (s)
for this Conditional Use application and permit hereby agree to comply with the above imposed conditions as specified by the Northfield Township Zoning Ordinance and the Planning Commission of Northfield Township.

Date _____

Traffic Engineering Associates, Inc.

517/627-6028 FAX: 517/627-6040

PO Box 100
Saranac, Michigan 48881

June 30, 2015

Mr. Ryan Steele
Steele Trucking, Inc.
P.O. Box 606
Manchester, MI 48158

Dear Mr. Steele:

Traffic Engineering Associates, Inc. (TEA) conducted a trip generation review for the proposed Steele Trucking Company development in Northfield Township, Washtenaw County, Michigan. The original use of the property was a Carter Lumber Company, and the proposed new trucking company will utilize the existing buildings and driveway access. The purpose of this review is to determine the difference in the traffic generated by the old lumber company and the proposed new trucking company development.

In accordance with the "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities", a traffic assessment study is required when the proposed development will generate 50 to 99 directional trips during a peak hour of traffic; or, a traffic impact study is required if the proposed development will generate 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.

TRAFFIC ANALYSIS

For this analysis, trip generation rates were derived from the ITE TRIP GENERATION MANUAL (9th edition). The ITE trip generation rates for Building Materials and Lumber Store (Land Use Code 812), were selected as representing the old Carter Lumber Company. The ITE description of Building Materials and Lumber Store is as follows:

A building materials and lumber store is a free-standing building that sells hardware, building materials and lumber. The lumber may be stored in the main building, yard, or storage shed.

It is projected that the old Carter Lumber Company would have generated 108 AM peak hour trips, 186 PM peak hour trips, and a weekday total of 1,687 vehicle trips.

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Building Material and Lumber Store, Code 812	41,429 Sq. Ft.	72	36	108	87	99	186	1,687

The proposed development will consist of multiple buildings as follows: Building A - maintenance shop with 25% retail; Building B - warehouse/storage with 25% retail;



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NORTHFIELD TOWNSHIP
ASSESSOR'S OFFICE

A comparison of the previous land use versus the proposed land use shows a significant drop in the expected trip generation for the site.

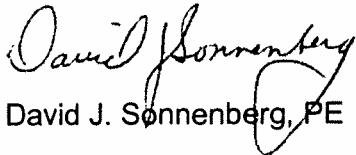
Description	AM Peak Hour			PM Peak Hour			Weekday
	In	Out	Total	In	Out	Total	
Total Carter Lumber Company Use	72	36	108	87	99	186	1,687
Total Proposed Use	12	9	21	14	18	32	206
Difference	-60	-27	-87	-73	-81	-154	-1,481

FINDINGS

The proposed Steele Trucking Company development is anticipated to generate significantly fewer vehicle trips than the old Carter Lumber Company. Based on this analysis, the proposed site will not generate enough vehicle trips to warrant a traffic assessment or a traffic impact study.

If you have any questions, please write or call.

Sincerely,



David J. Sonnenberg, PE





CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: June 25, 2015

Conditional Land Use For Northfield Township, Michigan

Applicant: GYOA Leasing, Inc., Ryan Steele
P.O. Box 606
Manchester, MI 48158

Project Name: Steele Trucking

Plan Date: May 27, 2015

Date Stamped: June 10, 2015

Location: 1451 N. Territorial Road – North side of N. Territorial between the railroad and Nollar Road.

Zoning: GI, General Industrial. Retail sales of items (up to 25% of annual wholesale sales on premises) is a conditional land use in the GI District.

Action Requested: Conditional land use approval.

Required Information: Deficiencies are noted in the following sections of this review.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to repurpose the former Carter's Lumber property for a trucking and landscaping company. They propose to utilize the existing structures as follows:

Steele Trucking
6-25-15

- Building A – Maintenance Shop with up to 25% retail space.
- Building B – Warehouse/storage with up to 25% retail space
- Building C – Warehouse/storage
- Building D – Maintenance shop
- Building E – Warehouse/storage (might be demolished in future)

The warehouse/storage and maintenance shop uses are listed as permitted uses in the GI, General Industrial zoning district. However, Retail sales of items that are the same as the items sold at wholesale in the premises, or are related by use or design to such wholesale items; provided that the total amount of retail sale shall not exceed 25 percent of the annual wholesale sales on the premises is listed under conditional uses in the GI district (Section 36-533).

We note the former lumber company also operated a retail component at this location.



LAND USE AND ZONING

- Site:** The subject site was previously used as a lumber company and is zoned GI, General Industrial.
- North:** Advance Disposal Services and Ann Arbor Dog Training Club facilities are located north of the subject site and are zoned GI, General Industrial.
- South:** The Rhe Tech industrial facility is located south of the subject site and is zoned GI, General Industrial.
- East:** East of the subject site is agriculture / vacant, and is zoned GI, General Industrial.
- West:** Jasman Truss Technologies is located to the west of the subject site and is zoned RTM, Research/Technology/Manufacturing.

Items to be Addressed: None.

MASTER PLAN

The Township's Master Land Use Plan designates the subject site as Industrial. The intent of this land use classification is to provide locations for industrial operations that may have moderate effects on adjacent properties because of noise, odor, traffic, and storage of materials. Uses are categorized as needing larger tracts of land and outdoor storage of materials and equipment.

Desirable uses and elements of the industrial category list trucking and cartage facilities. As presented, the proposed use warehouse/trucking/retail meets the intent of the Northfield Township Master Plan.

Items to be Addressed: None.

NATURAL RESOURCES

Current aerial photography and the existing conditions plan provided by the applicant were used for this section of the review.

- Topography:** The property appears relatively flat as the site has been graded and developed previously.
- Wetlands:** The eastern and northern extents of the site are characterized by the presence of wetlands. A detention basin (noted as Phase 2) is proposed

to be developed in the northeast corner of the site within the wetland area.

Woodlands: Several trees are located in the southwest and northeast corners of the property. A tree survey has been provided on Sheet 02. No trees are demonstrated to be removed; however, we note at least two (2) trees are located within the proposed detention area. All trees to be removed will be required to be noted during site plan review.

Soil: The USDA/Natural Resources Conservation Service Web Soil Survey identifies the soils on the site as Fox Sandy Loam 2-6% slopes, Matherton Sandy Loam 0-4% slopes, and Sebewa Loam. The majority of the site consists of Fox Sandy Loam and Materton Sandy Loam which are somewhat limited for development, which can be overcome or minimized by special planning, design or installation.

Items to be Addressed: Topography, wetland, woodland and soil information will be further reviewed during site plan review.

ESSENTIAL FACILITIES AND SERVICES

The site is to be served by an existing well and septic system. No improvements are noted that would change the existing well and septic service. We defer further comment on essential facilities and services to the Township Engineer.

Items to be Addressed: Review of essential facilities and services by the Township Engineer.

CONDITIONAL USE STANDARDS

The Zoning Ordinance identifies seven (7) standards and findings that must be met (Section 63.07 A.-G.). We note that most of these issues are addressed in the body of this analysis; however, we will provide the following brief commentary for reference.

1. *Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance.*

The proposed retail use will be a small percentage of the overall proposed warehouse and storage use. The retail portion of the development will be limited to Buildings A and B which are located closest to North Territorial Road and the existing parking areas. We note the previous use of a lumber company also provided for retail sales that this location.

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.*

The site design will remain unchanged, but the proposed use will repurpose an existing vacant industrial facility with a new industrial/commercial business. The applicant is not proposing to modify the existing or intended character of the general vicinity.

3. *Will be compatible with the natural environment and existing and future land uses in the vicinity.*

The subject site and the surrounding area are planned and used for industrial development. The proposed warehouse/storage use repurposing and existing facility with accessory retail will be compatible with the surrounding existing and future land uses. Detail of the types of material that will be stored on-site will need to be provided to ensure it will not create contamination on the site or within the adjacent wetland area.

4. *Will be compatible with the Northfield Township Land Use Development Plan.*

As noted above the use is in general conformance with the Township's Master Land Use Plan.

5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.*

The subject site has access to N. Territorial Road, and is serviced by a well and septic system. We defer the technical engineering issues to the Township Engineer. Fire truck turning radii has been provided on Sheet 03 for Fire Department review and consideration.

6. *Will not be hazardous or disturbing to the existing or future neighboring uses.*

Again, we note the types of materials to be stored on site will need to be disclosed to ensure they will not be hazardous to surrounding uses.

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

The proposed use shall not create additional public facilities or services.

Items to be Addressed: *Provide listing of materials to be stored on site.*

RECOMMENDATIONS


Based upon the information provided by the applicant and the comments of this analysis, we recommend the following items be addressed to the satisfaction of the Planning Commission prior to taking action on the proposed conditional land use to allow the subject site to be used for *retail sales accessory to a landscape/trucking company*:

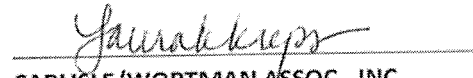
- (1) Provide listing of materials to be stored on-site.

Additionally, the following items will be required to be addressed during site plan review:

Site Plan Review Recommendation:

- (1) Provide topography, wetland, woodland and soil information.
- (2) Township Engineer review of essential facilities.


CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, PCP, AICP
Principal


CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Associate

#124-1416

cc: Ryan Steele, Goya Trucking, P.O. Box 606, Manchester, MI 48158



ARCHITECTS. ENGINEERS. PLANNERS.

July 7, 2015

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

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**NORTHFIELD TOWNSHIP
ASSESSOR'S OFFICE**

Attention: Mary Bird

Regarding: **Steele Trucking**
Trip Generation Review
OHM Job No. 0151-15-1074

Dear Ms. Bird:

We have reviewed the material, received by this office on July 1, 2015, for the above-referenced project based on the Township's ordinances and engineering standards. The Trip Generation review was prepared by Traffic Engineering Associates, Inc. and is dated June 30, 2015. In general, the trip generation review indicates that the proposed development will generate a modest amount of traffic during the peak hours. A general summary of the assessment followed by our review comments and recommendations are noted below.

Assessment Overview

The review was premised on the assumptions below. If the proposed site plan reflects different information, the study should be revised accordingly to ensure that anticipated traffic generation is not understated.

- 2,200 sft retail space for landscape materials and 2,200 sft retail space for truck parts sales.
- Remaining building space used by trucking operations with 8 employees.
- Gravel truck operations will consist of 6 trucks departing in the AM and returning in the PM.

The review lists the following findings:

- Trips generated by the proposed development are anticipated to be significantly fewer than the previous land use.
- The proposed site will not generate enough trips to warrant a traffic impact study.

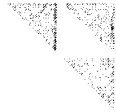
Township Requirements:

The trip generation contents have been reviewed for compliance with the Northfield Township Zoning Ordinance. The following items are in compliance with the Township requirements,

- AM Peak, PM Peak and total daily generated trips have been provided.
- The provided trip forecasts are based on the Institute for Traffic Engineers Trip Generation Manual.

Review Summary

A trip generation review is often used as the first step in determining the traffic impacts of a proposed development on the surrounding road network. While not a full assessment, trip generation provides a preliminary analysis of the traffic related to the development. Trip generation is often used to compare potential land uses or determine if a full traffic impact study is necessary.



The Township Zoning Ordinance requires traffic impact studies for developments expected to generate trips above set thresholds. On major thoroughfares this threshold is 50 directional trips (inbound or outbound) during a peak hour. The trip generation review for this development indicates a maximum peak hour directional volume of 18 trips. This is substantially lower than the threshold.

Conclusion

Based on our review of the information submitted we are in agreement with the methodology and summary/conclusions and take no exception to the trip generation as presented. We concur with the finding that the proposed site will have a minimal traffic impact and will not generate enough vehicle trips to warrant a detailed traffic impact study. We note that the Washtenaw County Road Commission has jurisdiction over North Territorial Road and may require additional reviews or approvals.

Please feel free to contact Jacob Rushlow at (734) 466-4517 or jacob.rushlow@ohm-advisors.com if you have any questions or concerns regarding this review.

Sincerely,
OHM ADVISORS

Jacob Rushlow, P.E.
Township Engineer

cc: Howard Fink, Township Manager
William Wagner, Public Safety Director
Kurt Weiland, Building/Zoning Official
Marlene Chockley, Planning Commission Chair
Matt MacDonell, PE, Washtenaw County Road Commission
Doug Lewan, Carlisle/Wortman Associates
Todd Pascoe, PE, Atwell, LLC
Steve Loveland, PE, PTOE, OHM Advisors
File



ARCHITECTS. ENGINEERS. PLANNERS.

June 25, 2015

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

Attention: Mary Bird

**Regarding: Steele Trucking, Inc.
Conditional Use Review #1
OHM Job Number: 0151-15-1070**

We have reviewed the material, dated June 3, 2015 and received by this office on June 10, 2015, for the above-referenced project based upon Township guidelines and engineering standards. The Applicant is requesting a Conditional Use approval for trucking facility, maintenance shop, and retail use on a 10.01-acre site zone General Industrial (GI). A general summary of the site, followed by our review comments and recommendations, are noted below.

GENERAL

The applicant is proposing to establish a trucking facility at a site previously used by a lumber company for storage and retail. The site is 10.01 acres and currently zoned GI, located in the Northwest corner of the intersection of North Territorial Road and Nollar Road. This site work is proposed in three phases. The proposed work for Phase 1 includes: site clean-up, building upgrades, repairs to existing pavement, adding parking to the site, the addition of landscaping material storage bins and addition of a truck scale. Phase 2 proposes to connect two existing buildings to the Township's sanitary sewer system, add additional storage bins with an outdoor display, construct the detention basin, add additional paving to the site, and complete landscaping improvements. Phase 3 work includes activating the existing railroad spur on site.

UTILITIES

The site is currently served by a private sanitary sewer system with septic tanks and a septic field on site. Public sanitary sewer is proposed to be extended along North Territorial Road to serve this property. One new sanitary connection is proposed to provide service to buildings C and D. This is a new connection that will require an REU assessment and expansion of the sewer service area to include this property.

PAVING/ACCESS/TRAFFIC

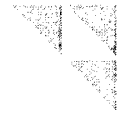
Access to the site will remain along North Territorial Road. Currently, there is one commercial drive approach along North Territorial Road.

The Applicant proposes the addition of a new 12-foot by 80-foot truck scale located due west of the existing building C. Access to the retail store must meet all applicable ADA requirements regarding van accessible parking spaces and dedicated access ways into the building.

It should be noted that a traffic impact assessment has been requested and will be reviewed under a separate cover.

DRAINAGE/GRADING

A wetland exists in the northeast corner of the site which is depicted on the existing site plan. The Applicant proposed to construct a detention pond in the northeast corner of the site in close proximity to the wetland. No



other storm water management facilities have been provided on the site plan. All storm water is proposed to sheet flow across the pavement to the detention pond.

RECOMMENDATIONS

As submitted, the conditional use application appears to be in substantial compliance with the Township requirements, contingent on site plan approval at a later date, and we recommend the Planning Commission consider approval of the conditional use plan.

In an effort to assist the applicant through the site plan approval process, we recommend the following comments be addressed prior to submitting plans for site plan review.

1. The address of the proposed Steele Trucking shall be shown on the cover page.
2. Lot coverage (percent) and floor area ratio shall be noted on the site plan for the proposed improvements.
3. Proposed trash receptacles shall be shown on the plans.
4. Any pavement improvements and type of material shall be noted on the site plan.
5. The plans shall clearly identify existing water service to the buildings with any applicable easements.
6. The plans shall clearly identify existing and proposed storm sewer.
7. All stormwater generated onsite must be collected and treated prior to discharge. As proposed, it appears that a significant amount of the stormwater runoff on the site sheet flows into the detention basin. All stormwater runoff must be directed to the sediment forebays where it will then be released into the detention basin at a controlled rate.
8. Soil classifications of the site shall be provided. It is recommended that soil borings be obtained, specifically in the areas for the proposed detention pond and the pavement reconstruction.
9. The zoning classification of all abutting parcels shall be shown on the plans.

PERMITS

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 Commission (WCWRC) for soil erosion and sedimentation control
- Northfield Township Fire Department approval for site access and circulation

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

Sincerely,
OHM ADVISORS

Jacob Rushlow, P.E.
Township Engineer

cc: Howard Fink, Township Manager (via e-mail)
William Wagner, Public Safety Director (via e-mail)
Kurt Weiland, Building/Zoning Official (via e-mail)
Marlene Chockley, Planning Commission Chair (via e-mail)
Todd Pascoe, P.E., Atwell, LLC (via e-mail)
Ryan Steele, GYOA Leasing Inc., P.O. Box 606, Manchester, MI 48158
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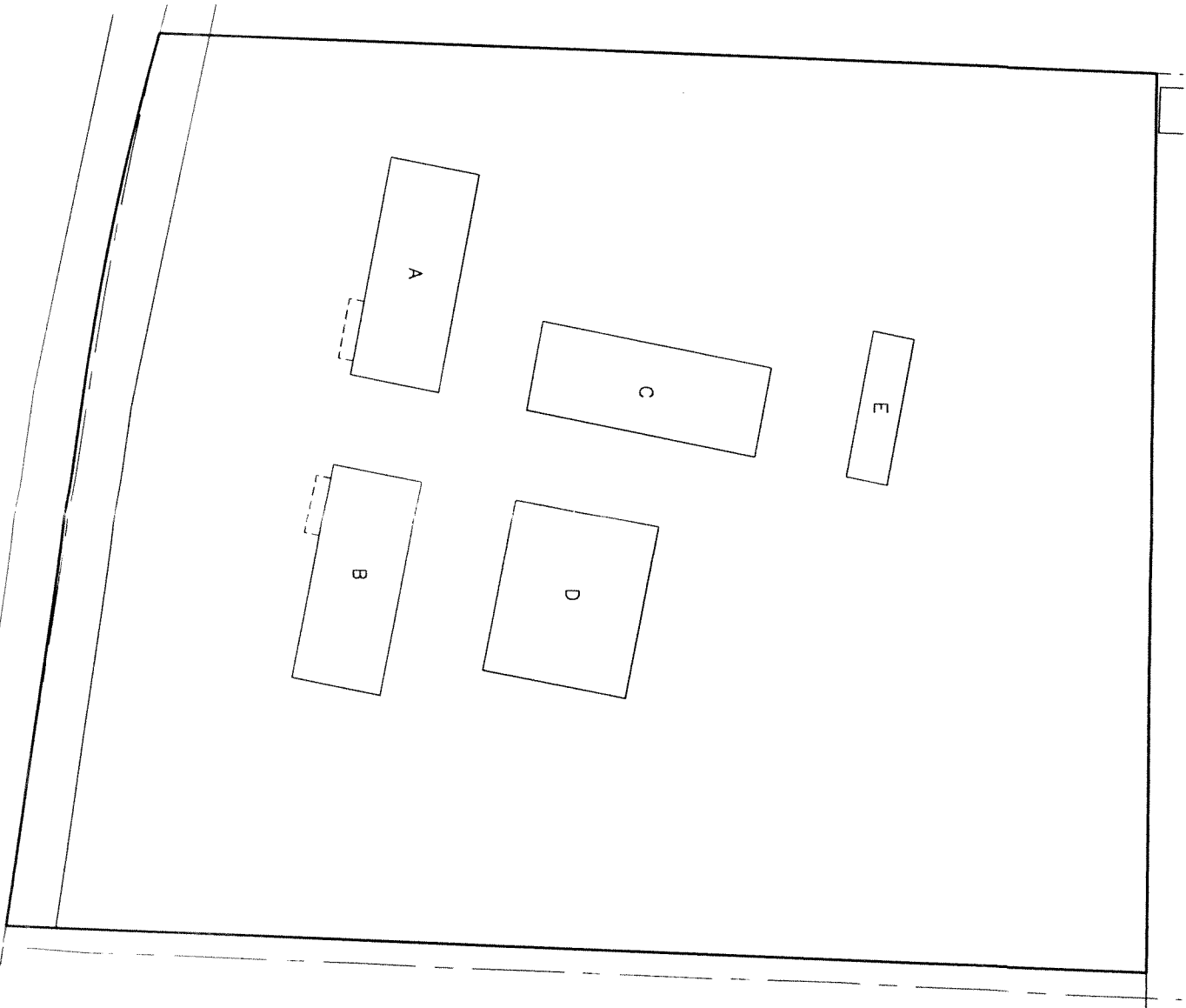
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NORTHFIELD TOWNSHIP

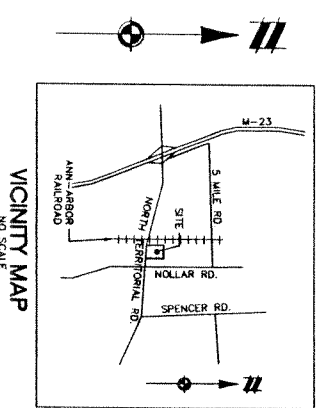
STEELE TRUCKING CONDITIONAL USE PLAN

SITE DATA TABLE

ZONING	REQUIRED	EXISTING	NOTES
LOT AREA (sq ft)	5 ac (435,600 sq ft)	10,011	
LOT WIDTH (ft)	200' (max)	337'	
SETBACKS			
Front (ft)	45'	45'	
Side (ft)	60'	60'	
Rear (ft)	30'	50'	
GROSS FLOOR AREA (sq ft)		41,429	Total of 3 buildings
Office		2,200	Part of SW & SE buildings A & B
Retail		2,200	Part of SW building A
Warehouse/Storage		2,200	Part of SE building B
Maintenance Shop		11,569	Remainder of all buildings
LOT COVERAGE (%)	75% max	10%	
FLOOR AREA RATIO (%)	80% max	10%	
BUILDING			
Height (ft)	40' max	<20	
Stories	2 max	1	
PARKING			
Employees			k-10 on site - 2 in repair shop
Office	11	15	hour area
Retail	11	10	One space for each 200 square feet of gross floor area
Warehouse/Storage	2	2	One space for each 1,000 square feet of gross floor area
Maintenance Shop			One space for each 200 square feet of retail sales floor area
Washhouse/Storage	13	13	Warehouse/Storage: One space for each 2,000 square feet of floor area, plus one space for each vehicle to be stored on the premises, plus one space per employee.
Total Spaces	37	40	
Handicap Spaces	1	2	
Track Parking Spaces (over 200)		6	
Loading Spaces	2	2	One space for the first 5,000 square feet of gross floor area and one space for each additional 20,000 square feet of gross floor space. A loading/unloading space shall not be less than ten feet in width and 55 feet in length.



EXISTING BUILDINGS LAYOUT



VICINITY MAP
NO SCALE

PROPRIETOR

GOVA LEASING INC
P.O. BOX 606
ANN ARBOR, MICHIGAN 48158
ATTN: RYAN STEELE

ENGINEER / PLANNER

ATWELL, LLC
123 N. ASHLEY ST., SUITE 105
ANN ARBOR, MICHIGAN 48104
PHONE: 734.994.4000
ATTN: TODD PASCOE

PROJECT DISCUSSION:

This site was previously used by a lumber company, including storage and retail. The proposed use is for a trucking and landscape company, and includes the following:

- Building A - SW Building Use - Maintenance Shop with up to 25% Retail Space
- Building B - SE Building Use - Warehouse/Storage with up to 25% Retail Space
- Building C - NW Building Use - Warehouse/Storage
- Building D - NE Building Use - Maintenance Shop
- Building E - North Building Use - Warehouse/Storage, might be demolished in future

Site changes - Phase 1

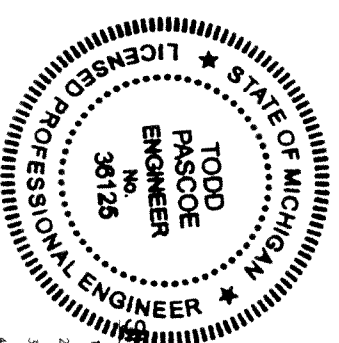
- Connect to Township Sewer system
- Add additional parking spaces from both
- Add additional parking spaces from both
- Landscaping improvements
- Provide storm water management system improvements
- Amend the site plan to show 0.5 acre

Site changes - Phase 2

- Connect to Township Sewer system
- Add additional parking spaces from both
- Add additional parking spaces from both
- Landscaping improvements
- Provide storm water management system improvements
- Amend the site plan to show 0.5 acre

Site changes - Phase 3

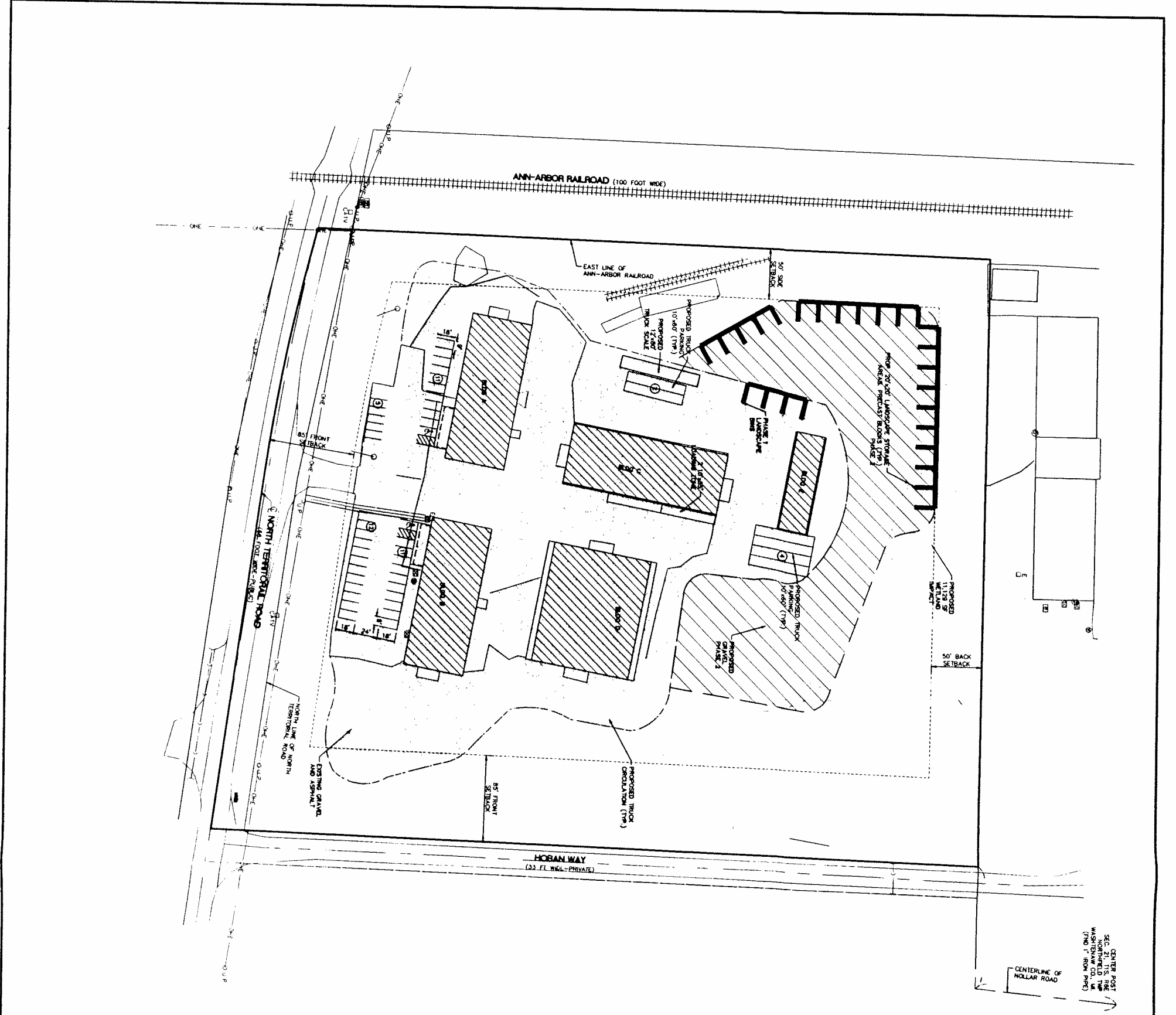
- Connect to Township Sewer system
- Add additional parking spaces from both
- Add additional parking spaces from both
- Landscaping improvements
- Provide storm water management system improvements
- Amend the site plan to show 0.5 acre



SHEET INDEX

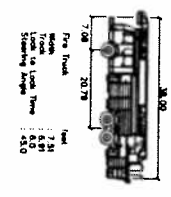
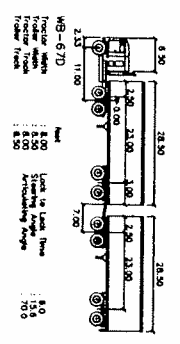
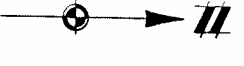
- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 LAYOUT PLAN
- 4 GRADING PLAN

<p>811 Know what's below. Call before you dig.</p> <p>NOTICE: CONTRACTOR SHALL NOTIFY 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR DISTURBANCE OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES.</p>	<p>ATWELL 866.850.4200 www.atwell-group.com 123 N. ASHLEY, SUITE 105 ANN ARBOR, MI 48104 734.994.4000</p>	<p>CLIENT: STEELE TRUCKING, INC DATE: JUNE 3, 2015</p>	<p>SECTION 21 TOWN 1 SOUTH, RANGE 6 EAST NORTHFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN</p>	<p>SCALE: 0" = 25' / 1" = 50 FEET DRAWN BY: KAM / OK / MDE CHECKED BY: P.M. L. DRONILLARD BOOK: 15000502 JOB: 15000502 SHEET NO: 01</p>
	<p>REVISIONS</p>			



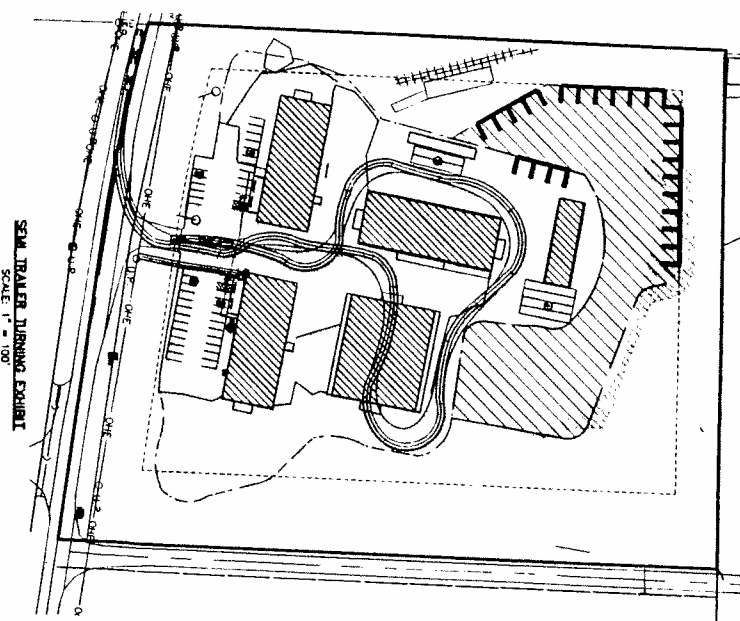
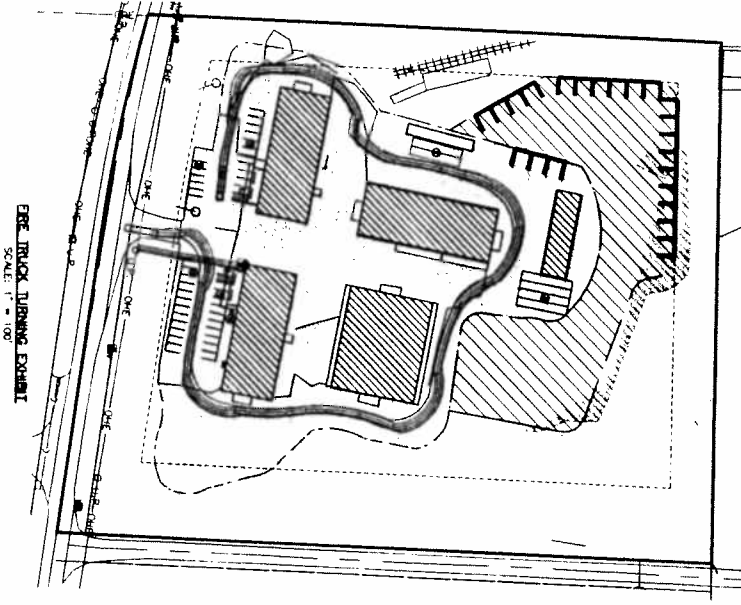
CENTER POST
 SEC. 21, T1S, R1E
 WASHINGTON CO., MI
 (TWO (2) ROW PRTS)

CENTERLINE OF
 HOLLAR ROAD



LEGEND

	EAST OVERLAY/END SECTION
	EAST MANHOLE
	EAST CATCH BASIN/INLET
	EAST ELECTRIC TRANSFORMER
	EAST SANITARY SEWER
	EXISTING FENCE
	EXISTING OVERHEAD LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND GAS
	EXISTING TELEPHONE RISER
	EXISTING UNDERGROUND TELEPHONE MANHOLE
	EXISTING UNDERGROUND ELECTRIC MANHOLE
	EXISTING UTILITY POLE
	EXISTING CABLE ANCHOR
	EXISTING GAS VALVE
	EXISTING WATER WELL
	EXISTING ELECTRIC RISER
	EXISTING CONTOUR
	EXISTING UNDERPINNING
	EXISTING CLEANOUT
	EXISTING AIR CONDITIONER
	EXISTING SIGN
	EXISTING WALLBOX
	EXISTING TRAFFIC SIGNAL
	EXISTING POST
	EXISTING TREE W/TAG
	EXISTING WETLAND (DESIGNATED BY A WELL)
	FOUND IRON PIPE
	SECTION CORNER
	1/2" BECHING
	SCHEDULE 80 - EXCAVATIONS



DATE: MAY 27, 2015 CLIENT: STEELE TRUCKING, INC. PROJECT: STEELE TRUCKING CONDITIONAL USE PLAN LAYOUT PLAN DRAWN BY: P.M.L. DRONULLI/ABD CHECKED BY: MJC JOB NO: 15000502 SHEET NO: 03	SECTION 21 TOWN 1 SOUTH, RANGE 6 EAST NORTHFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN	 ATWELL 866.850.4200 www.atwell-group.com 123 N. ASHLEY, SUITE 105 ANN ARBOR, MI 48104 734.984.4000	NOTICE: THE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED BY THE CONSULTING ENGINEER AND IS SHOWN ON THIS PLAN. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONSULTING ENGINEER IS NOT RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY ANY UTILITIES NOT SHOWN ON THIS PLAN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE CONSULTING ENGINEER IS NOT RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, OR DECISIONS OF ANY AGENCIES.	
	SCALE: 0" = 25' (GENERAL) 1" = 50 FEET (TRUCK TURNING EXHIBITS)			
	WETLANDS SCALE: 0" = 25' (GENERAL) 1" = 50 FEET (TRUCK TURNING EXHIBITS)			
	FOUND IRON PIPE SCALE: 1" = 100'			



al dente, inc since 1981

RECEIVED

MAY - 4 2015

Overview of addition request at 9815 Main, Whitmore Lake

WILSON TOWNSHIP
PLANNING DEPARTMENT

To whom it may concern ,

My name is Dennis Deschaine , my wife Monique and I are the owners of Al Dente Pasta located at 9815 Main Street .

We bought the property in April of 1985 and have been working to improve it ever sense. The property has two buildings located on it.

Building 1 is located on the front of the property . It is a 1782 square foot building . Current tenet's are

Lower level: Ricks Bait shop/Harbor Marina

Upper level: R&R Embroidery Company

Building 2 is located on the back of the property . It is a 10,000 Sq Ft block building . Current tenet is

Al Dente Pasta Company

I am going through the planning process with the idea of building additions on both of the buildings located on the property.

If approved the plan would be to do the project in two phases.

Phase One:

Build a 1175 square foot addition to the front building

Improve landscaping , add rain garden

Phase Two:

Build a 4800 square foot addition to the back building to be used for addition

Warehouse space

Included are copies of the site, landscape and building plans for your review.

If you have further questions feel free to contact me at anytime.

Sincerely,

Dennis Deschaine

734 604 0372

dennis@aldentepasta.com

RECEIVED

PAID

MAY - 4 2015

MAY 6 2015

Application # SPC 150004

NORTHFIELD TOWNSHIP
ASSESSOR'S OFFICE

~~NORTHFIELD TOWNSHIP TREASURER~~

NORTHFIELD TOWNSHIP

SITE PLAN REVIEW APPLICATION

PROJECT NAME:

PROJECT ADDRESS: 9815 MAIN

Applicant Information:

Owner Information:

Name: DENNIS DESCHAIINE

Name: DENNIS DESCHAIINE

Address: 9815 MAIN, WHITMORE LAKE

Address: 9815 MAIN, WHITMORE LAKE

Phone: 734 604 0372

Phone: 734 604 0372

Email: dennisgaldentepasta.com

Email: dennisgaldentepasta.com

If the applicant is not the property owner, then a statement from the owner **MUST** be attached authorizing the application.

Proof of ownership **OR** Statement if applicant is not owner is attached.

If applicant is not the owner, describe applicant's interest in the property

PROPERTY DESCRIPTION

Legal Description: Attached On Site Plan

Parcel ID(s): b-02-06-105-036

Description of Proposed Use:

Total Acreage of Site: 2.17 ACRES

Total Floor Area:

Existing:

Proposed:

Height of Structure(s) (in stories & feet):

BUILDING ONE 10' BUILDING 2 - 16'

Sanitary Facilities: Sewer Septic

Water: Municipal Private Well

Zoning Classification(s):

RC AR LR SR1 SR2 MR VC LC GC ES HC GI LI Other _____

SITE PLAN REVIEW OPTIONS

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

Site Plan Review:

- New Construction
- Building Addition

Development Plan Review:

- Planned Unit Development
- Planned Residential Development
- Site Condominium Plan

Amendment to Approved Site Plan or Development Plan:

- Site Plan
- Development Plan

Site or Development Plan Review in conjunction with: Rezoning Request Special Land Use Request

RECEIVED

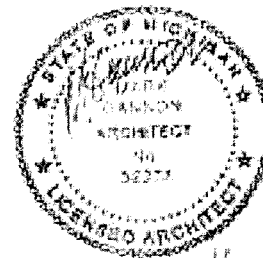
JUN 23 2015

NORTHFIELD TOWNSHIP

Rain Garden Calculations

Al-Dente Pasta
9815 Main Street
Whitmore Lake, MI 48089

Prepared by
Gannon Architects, LLC
Canton, MI 48188
734-709-7568
mgannon_4@msn.com



exp. 11-20-16

Rain Garden Calculations

The cross section of tank, pump and culver is shown on drawing sheet 3.

Area that drains in rain garden is 1200 sf roof, and 3500 area of grass with greater than 8% slope

Area Rain Garden = 450 sf with min. depth of 2 ft

Volume of tank = 50.27 cu ft. Gallons = 376 gallons, tank 4 ft dia. 4 ft. depth

10 year 24 hour

P= 3.18" for 10 year storm

runoff coef for roof .95,

runoff coef for soil type A with greater than 8% slope = .25

CN impervious CN= 98

CN pervious for 8% grade, grass =39

weighted CN = 56

$S = 1000 / (56 - 10) = 7.58''$

$Q = (3.18 - .25) \text{ squared} / (8.18 + .85)$
2.12 inches

Area to drain total = 4700 sf or .10 acres

Impervious Cover 1200 sf

$V = 2.12 \text{ inches} \times (1/12) (1200) = 212$

V= 212 ft cu

Runoff Calc

K=.48 for sheet drainage, change elev. = 6 ft, Length= 30 ft., slope = 19 %,

$V = K \times S \times .5 = .045$

$T_c = L / (V \times 3600) = .185$

10 year Intensity formula table 7

$175 / (T+25) = 7 \text{ in / hour}$

7 in = .58 ft x 1200 sf = 699 cu ft. = 5228 gallons

tank can hold 376 gallons

5228 - 376 = 4852 gallons

Rain Garden itself is 450 SF and can hold a minimum 1200 gallons (min. depth of 2')

The sump must eject 3652 gallons per hour and has capacity of 4800 gallons per hour.

Flotec

Model # FP0S2400A

Internet # 100113585

Store SKU # 150029

1/3 HP Thermoplastic Submersible Sump Pump with Tethered Switch

SPECIFICATIONS

Dimensions

Maximum Pumping Height (ft.)	15	Product Width (in.)	7
Product Depth (in.)	7.875	Switch-Off Height (in.)	6
Product Height (in.)	12	Switch-On Height (in.)	13

Details

Amperage (amps)	9	Minimum working temperature (F)	32.0
Battery Back-Up	No	Power Type Required	AC
Cord Length (ft.)	8	Product Weight (lb.)	17 lb
Discharge Flow @ 0 ft. (gallons/hour)	5400	Pump Switch Type	Tethered
Discharge Flow @ 10 ft. (gallons/hour)	5150	Returnable	90-Day
Discharge Flow @ 15 ft. (gallons/hour)	4900	Self-Priming	Yes
Horsepower (hp)	1/3 hp	Submersible	Yes
Housing Material	Thermoplastic	Sump Pump Outlet Diameter Type	1-1/2 MPT x 1-1/4 FPT
Maximum Working Temperature (F)	70.0	Voltage (volts)	115
Warranty / Certifications			
Certifications and	4-UL Certified, CSA	Manufacturer Warranty	2 Years

July 7, 2015

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

RECEIVED

JUL - 7 2015

NORTHFIELD TOWNSHIP
ASSESSOR'S OFFICE

Regarding: **Al Dente Pasta**
Site Plan Review No. 2
OHM Job No. 0151-15-1061

We have reviewed the site plan material, dated June 16, 2015 and received by this office on June 25, 2015, for proposed site improvements to the Al Dente Pasta property located at 9815 Main Street. Plans were reviewed according to Township guidelines and engineering standards. A brief description of the project, followed by our comments, is provided below.

The applicant is requesting site plan approval for a proposed addition to an existing warehouse to occupy an additional 4,800 square feet, and a proposed addition to an existing retail building to occupy an additional 1,175 square feet. A rain garden has been proposed for stormwater management to the east of the existing retail building.

General

1. A cover sheet including the name and address of the owner/applicant and engineer, a location map and scale, and legal description shall be provided with the plans.

Paving/Grading/Access

2. We defer to the Northfield Township Fire Department in regards to emergency vehicle access, maneuverability and circulation.

Utilities

3. All existing utilities in the Main Street ROW shall be shown on the plans. It appears that there is a discrepancy between the provided plans and narrative on the plans in regard to locations for these utilities, and their location shall be verified by the applicant.
4. The existing site is served by public sanitary sewer and currently has one (1) REU assigned. According to the Northfield Township Utility Ordinance and based on the existing and proposed building uses, an additional six (6) REU will need to be assigned to this site for a total of seven (7) REU. In addition, a seasonal REU will be assigned during the operating months of the marina, for a total of eight (8) REU from May through September.

Stormwater Management

5. It appears a majority of the existing site directs runoff onto the neighboring property. A description of the flow of water onto and across the neighboring property shall be included in the storm narrative.
6. A drainage area map graphically showing the extents of any runoff into the rain garden shall be shown on the plans. All surface area draining to the proposed rain garden shall be included as a part of runoff calculations.

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. Before construction plan approval can be issued, the applicant must submit all necessary permits/approvals, including but not limited to the following agencies:

- Washtenaw County Water Resources Commissioner's Office (WCWRC) for soil erosion and sedimentation control.
- Northfield Township Building Department.
- Northfield Township Fire Department approval for fire code compliance.

Conclusion and Recommendations

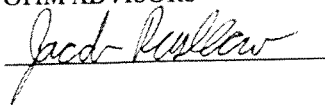
As submitted, the site plan appears to be in substantial compliance with the Northfield Township Site Plan requirements. We take no exception to the proposed site plan and recommend the Planning Commission consider approval of the site plan conditional upon the above-mentioned comments being addressed administratively.

Additionally, we note that the following items should be considered prior to submittal for detailed engineering review of construction plans:

1. It appears that the proposed four (4) inch flexible PVC pipe is shown as existing. It appears that the existing pump is labeled as pumping a distance of twelve (12) feet in profile view, and is shown pumping a distance of approximately thirty (30) feet in plan view. This discrepancy shall be verified by the applicant. The proposed elevations of the pump outlet in profile view shall be verified for accuracy.
2. We note that proposed stormwater improvements should strive to achieve a design in conformance with the Washtenaw County Water Resources Commissioner's Office (WCWRC) standards as published August 6, 2014. A cross section and detail shall be provided for the proposed rain garden, including area and volume calculations per each foot of elevation. Calculations shall follow section IV of the Rules of the WCWRC, including calculation of first flush and bankfull volumes, and calculation of the detention volume by the standard method. The calculations shall show that the rain garden has sufficient capacity to store the first flush volume.
3. The following shall be verified for accuracy in the stormwater design calculation:
 - Precipitation intensity for a 10-year storm
 - The calculated slope used to determine the time of concentration
 - The formula used to calculate velocity to determine the time of concentration

Please feel free to contact Jacob Rushlow at (734) 466-4517 or jacob.rushlow@ohm-advisors.com if you have any questions or concerns regarding this review.

Sincerely,
OHM ADVISORS



Jacob Rushlow, P.E.
Township Engineer

July 7, 2015
Northfield Township
Al Dente Pasta Site Plan Review #2
Page 3 of 3



cc: Howard Fink, Township Manager (via e-mail)
William Wagner, Public Safety Director (via e-mail)
Mary Bird, Northfield Township (via e-mail)
Kurt Weiland, Building/Zoning Official (via e-mail)
Marlene Chockley, Planning Commission Chair (via e-mail)
Doug Lewan, Carlisle/Wortman Associates (via e-mail)
Dennis Deschaine, Al Dente Pasta (via e-mail)
Mike Gannon, Gannon Architecture, LLC (via e-mail)
File

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ARCHITECTS. ENGINEERS. PLANNERS.

May 28, 2015

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

Regarding: **Al Dente Pasta**
Site Plan Review No. 1
OHM Job No. 0151-15-1061

We have reviewed the site plan material, dated April 25, 2015 and received by this office on May 7, 2015, for proposed site improvements to the Al Dente Pasta property located at 9815 Main Street. Plans were reviewed according to Township guidelines and engineering standards. A brief description of the project, followed by our comments, is provided below.

The applicant is requesting site plan approval for a proposed addition to an existing warehouse to occupy an additional 4,800 square feet, and a proposed addition to an existing retail building to occupy an additional 1,175 square feet. A rain garden has been proposed for stormwater management to the east of the existing retail building.

General

1. A cover sheet including the name and address of the owner/applicant and engineer, a location map and scale, and legal description shall be provided with the plans. The plans shall be signed and sealed by a professional engineer licensed to practice in the State of Michigan.
2. A topographical map with contours, existing site features (i.e. utilities), and parcel ID of the existing site shall be provided with the plans.
3. All existing and proposed utilities shall be shown on the plans, including any proposed storm sewer located in the rain garden.
4. The entire Main Street right-of-way shall be shown and labeled on the plans. In addition, any existing utilities within the road right-of-way shall be shown.
5. Additional layout clarity shall be provided by hatching or linework to clearly delineate areas of pavement, stone, curb, greenbelt, utilities, etc. A legend shall be provided with the plans.

Paving/Grading/Access

6. We defer to the Northfield Township Fire Department in regards to emergency vehicle access and circulation.
7. Sidewalk elevation and dimensions shall be provided on plans. Note that the proposed sidewalk adjacent to the existing retaining wall may require fall protection, should the vertical difference between the proposed sidewalk and existing driveway for the loading dock be greater than 30 inches.

Utilities

8. The existing sanitary sewer and utility easement surrounding the site shall be shown on the plans. All sanitary leads shall be shown on the plans.
9. The existing site is served by public sanitary sewer and currently has one (1) REU assigned. According to the Northfield Township Utility Ordinance and based on the existing and proposed building uses, an additional six (6) REU will need to be assigned to this site for a total of seven (7)



REU. In addition, a seasonal REU will be assigned during the operating months of the marina, for a total of eight (8) REU from May through September.

Stormwater Management

10. A stormwater narrative shall be provided to clarify the design and intent of the site stormwater management. It appears a majority of the existing site directs runoff onto the neighboring property. The applicant shall investigate any potential drainage issues this may cause on the neighboring property and proposed corrective improvements as necessary.
11. A drainage area map showing the extents of any runoff onto the property shall be shown on the plans.
12. We note that proposed stormwater improvements should strive to achieve a design in conformance with the Washtenaw County Water Resources Commissioner's Office (WCWRC) standards. A cross section and detail shall be provided for the proposed rain garden.

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. Before construction plan approval can be issued, the applicant must submit all necessary permits/approvals, including but not limited to the following agencies:

- Washtenaw County Water Resources Commissioner's Office (WCWRC) for soil erosion and sedimentation control.
- Northfield Township Building Department.
- Northfield Township Fire Department approval for fire code compliance.

Conclusion and Recommendations

Based on our review of the information submitted and our comments above, we do not recommend site plan approval at this time. The above-mentioned comments will be discussed during the Township Staff Review Meeting. We recommend that these comments be addressed prior to submitting a site plan to the Planning Commission for their consideration. Please note that additional comments may be generated on future reviews based upon the material presented.

Please feel free to contact Jacob Rushlow at (734) 466-4517 or jacob.rushlow@ohm-advisors.com if you have any questions or concerns regarding this review.

Sincerely,

OHM ADVISORS

Jacob Rushlow, P.E.
Township Engineer

cc: Howard Fink, Township Manager (via e-mail)
William Wagner, Public Safety Director (via e-mail)
Mary Bird, Northfield Township (via e-mail)
Kurt Weiland, Building/Zoning Official (via e-mail)
Marlene Chockley, Planning Commission Chair (via e-mail)
Doug Lewan, Carlisle/Wortman Associates (via e-mail)
Dennis Deschaine, Al Dente Pasta (via e-mail)

May 28, 2015
Northfield Township
Al Dente Pasta Site Plan Review #1
Page 3 of 3



Mike Gannon, Gannon Architecture, LLC (via e-mail)
File

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CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: May 13, 2015
Revised: June 30, 2015

Site Plan Review For Northfield Township, Michigan

Applicant: Al Dente Pasta – Dennis Deschaine

Project Name: Al Dente Pasta Addition

Plan Date: April 25, 2015

Revised Date: June 16, 2015

Location: 9815 Main Street

Zoning: WLD-W, Whitmore Lake District Waterfront

Action Requested: Site Plan Approval.

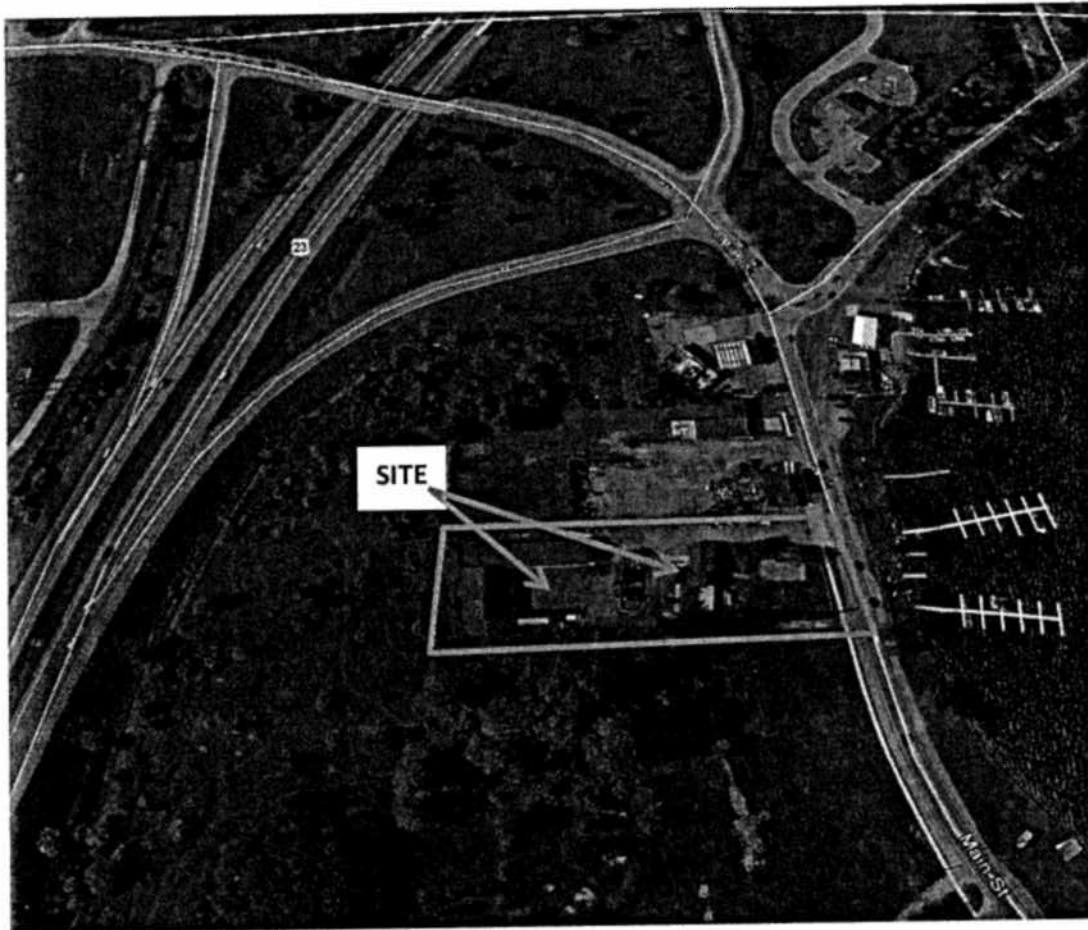
Required Information: Deficiencies noted within body of report.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to construct additions to the two (2) existing commercial buildings located at 9815 Main Street in two (2) phases. The first phase will encompass a 1,175 square foot addition to the front building (east), as well as installation of a rain garden and additional landscaping. The eastern building houses Rick's Bait Shop/Harbor Marine in the lower level and R+R Embroidery Co. in the upper level. The second phase will include construction of a 4,800 square foot addition to the back building (west) to be used for additional warehouse space for Al Dente Pasta.

The subject site is zoned WLD-W, Whitmore Lake District Waterfront which lists food service retail and other retail uses as a permitted uses.

We note the applicant had submitted an application for the addition to the back (western) building in 2007.



Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The following dimensional requirements of the WLD-W district apply:

	<u>Required</u>	<u>Provided</u>	<u>Compliant</u>
<u>Setbacks</u>			
Front	None	134 feet (to existing deck from centerline of Main Street)	Complies

Side	None	20 feet (north – existing warehouse) 14 feet (south – existing loading dock)	Complies
Rear	30 feet	20 feet (to existing office/warehouse)	Existing Condition
Lot Coverage	30%	Not Provided	Info required
Open Space	50%	Not Provided	Info required
Building Height	3 stories / 45 feet (2/3 or more of the site's width has unobstructed view of the lake.	13 feet (noted on warehouse) 24 feet (noted on embroidery addition)	Complies

Due to the existing conditions of the site and the locations of the proposed additions none of the building setbacks will change as presented on the site plan. Further, it would appear that overall imperviousness (or open space) will remain generally unchanged as the additions are planned either within the existing footprint on a currently paved surface.

Items to be Addressed: None.

NATURAL RESOURCES

The subject site is currently developed, and both building additions are proposed within the built portions of the site. Therefore, no natural features will be compromised in the construction of the proposed building additions.

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

As noted previously, there are two (2) existing buildings on the site. The Al Dente Pasta building is L-shaped and located on the westernmost portion of the property. The other building is rectangle in shape and is located on the eastern portion of the property.

The Phase 1 addition (eastern building) will be located along the south building elevation within a grassy area between the existing deck and the parking lot. The Phase 2 addition (western building) will be located in an existing parking area along the eastern building elevation resulting in a rectangular-shaped building.

Items to be Addressed: None.

PARKING, LOADING

Office, warehouse, retail and light manufacturing (food service) uses are currently all taking place on site. The building additions are noted to be utilized for warehousing (western building – Al Dente Pasta) and retail (eastern building – Embroidery Co.). Parking calculations have been provided on Sheet 2 of 3.

Section 36-764 requires the following amount of parking for each use on the subject site:

Offices – one (1) parking space for each 200 square feet of gross floor area.

Warehouse/ storage – one (1) parking space for each 2,000 square feet of floor area, plus one (1) space for each vehicle to be stored on the premises, plus one (1) space per employee.

Retail – One (1) space for each 200 square feet of gross floor area.

Manufacturing - One (1) space for each 1.5 employees on maximum shift.

Based upon the parking calculations provided, thirty-six (36) spaces are required and have been provided on the plans. We note the parking spaces and aisles are dimensioned in accordance with Section 36-762, with the exception of the parallel spaces along the south property line (which have been added since our last review). These parallel spaces do not meeting the minimum area (200 square feet) and space width (10 feet) as required in Section 36-762(b)(12).

Two (2) barrier-free spaces are provided as required (spaces 27 and 28); however, space 15 is also labeled for handicapped parking (HCP shown).

A loading space is also located along the south elevation of the western building. A loading area for the eastern building has not been demonstrated. The applicant has indicated during pre-application meetings the eastern building will be serviced via box truck deliveries and shipments only.

Items to be Addressed: 1) Dimension parallel parking in accordance with Section 36-762(b)(12).
2) Verify whether space #15 is proposed/currently barrier-free.

SITE ACCESS AND CIRCULATION

There are two (2) curb cuts off Main Street on the north and south sides of the lot. The north is shown as ingress and the south as an egress only. Pavement arrows indicating the flow of traffic are provided. Details of pavement demarcations are shown on Sheet 2 of 3.

Circulation of the site will not be modified with the proposed building additions, and circulation by cars appears adequate. Although the one-way drive entry drive (north) will be narrow (less than fifteen (15) feet wide) when cars are parked along the north property line, we don't

believe trucks should have a problem along this drive. We had previously been concerned, however, that the angle of the east building and adjacent parking will make access to the loading dock in the southwest corner very difficult. Turning radii for delivery and fire trucks has been provided on Sheet 2 of 3 to verify maneuverability.

In our previous review of the proposed western building's addition in 2007, we noted that our turning templates indicate that it may be difficult for trucks longer than thirty (30) feet to access the loading dock, and suggested elimination of a parking space to allow larger truck maneuverability through the site. Based on this suggestion, a parking space has been removed to allow a greater turning radius.

Interior sidewalks are shown adjacent to parking areas and main entries. Based upon aerial photography, no public sidewalks are located along this portion of Main Street.

Items to be Addressed: None.

LANDSCAPING

A landscape plan has been provided demonstrating plantings within the proposed rain garden along the front (east elevation) of the eastern building facing Main Street. No other landscaping is proposed.

We note Section 36-722(m) requires at least one (1) canopy tree for each eight (8) parking spaces. The parking configuration demonstrates 36 parking spaces requiring four (4) canopy trees. Four (4) red maples currently existing within the central parking area meeting this requirement.

The existing dumpster is located along the side (northern) property line, and is not proposed to be modified as part of this site plan review.

Items to be Addressed: None.

LIGHTING

The locations of existing lights are shown on the plans and no new lights are proposed.

Items to be Addressed: None.

SIGNS

No new signs are proposed.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

Floor plans and elevations have been provided for both proposed building additions.

Items to be Addressed: None.

VARIANCES

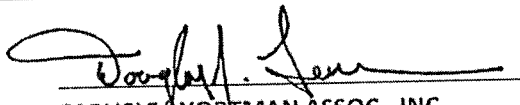
None requested or required.

Items to be Addressed: None.


RECOMMENDATIONS

The items raised in this review should be addressed to the satisfaction of the Planning Commission as summarized below:

1. Dimension parallel parking in accordance with Section 36-762(b)(12).
2. Verify whether space #15 is proposed/currently barrier-free.



CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, PCP, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Associate

#271-1414

cc: Dennis Deschaine via dennis@aldentepasta.com
Gannon Architecture via mgannon_4@msn.com

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes
July 1, 2015

1. CALL TO ORDER

The meeting was called to order by Chair
Marlene Chockley at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Planning Commission:

Janet Chick	Present
Marlene Chockley	Present
Brad Cousino	Present
Kenneth Dignan	Present
Sam Iaquinto	Present
Larry Roman	Absent with notice
Mar, Stanalajczo	Present

Also present:

Township Manager Howard Fink
Assessing & Building Assistant Mary Bird
Sharlan Douglas, Douglas Communications Group
Recording Secretary Lisa Lemble
Members of the Community

4. APPROVAL OF AGENDA

Commissioners added the following items: Under New Business, *Discussion of the Interview Process for the New Planning Consultant*, and under Policy Review discussions of *Meeting Cancellation, Van Curler Property*, and *Two Acre Zoning*.

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

5. FIRST CALL TO THE PUBLIC

Nowatzke Site Plan. Dale Brewer, 11548 East Shore Drive, referred to an email he sent to Board members about the Nowatzke site plan approval. He said conditions of that approval have not been met including an approved spill control plan and sediment and erosion control plan. He said Nowatzke also has only two sewer taps and needs 12, and the Township has filed a complaint for his non-payment of past sewer usage fees.

Master Plan/Community Survey/Planning Consultants. David Perry, 9411 Earhart Road, said he

is content with the current master plan and believes it should stay in effect until 2017. He said there is a silent majority that agrees with him. He asked the Commission to look at questions used in the last community survey about preserving open space. He said valuable farm land here should be preserved.

Perry also said the letter of resignation from planning consultants Carlisle Wortman seems to indicate a difference of opinion about planning issues, and he asked the Township to make public the nature of that disagreement.

Sally Lewis, 6015 Sutton Road, said she is also part of the silent minority and asked the Commission to keep the current Master Plan. She said she wished there was some way to ask questions of Commissioners, and said she does not understand why Carlisle Wortman is resigning as planners for the Township. She said she is for very responsible development, now sprawl. She asked what the Commissioners' ancestors would like to see for the Township. She said she has been relying on David Gordon to speak for her viewpoint and said she hopes the Commission is listening to what he says.

Joann Martila Pearson, 5756 Earhart Road, expressed dismay at the resignation of Carlisle Wortman, particularly because of the statement in their letter that the Township seems to want to move in a different direction, so they will step aside to allow that to happen. She said they are the very best planners, and because of the actions of a few the Township has lost them. She said development should be in the hamlet where the infrastructure is, and the lovely, rural open spaces should be preserved. She encouraged all citizens to be on alert and said information is available at northfieldneighbors.today. She thanked the Commissioners for their service.

Jim Nelson, 7777 Sutton Road, said the bias of the Planning Commission and Township Board will show up in the survey Cobalt will be preparing. He said framing the debate as growth vs. no-growth shows that bias. He said the issue is smart growth vs. stupid growth; it's where and when the growth will be.

6. CORRESPONDENCE

Letter from Carlisle Wortman Associates, Inc. Iaquinto said the Township Board is asking for bids from planning consultants because Carlisle Wortman informed the Township of a rate increase. He said bids have not been sought in over six years, and Carlisle

**Northfield Township Planning Commission
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
July 1, 2015**

Chockley suggested including questions about what basic services residents would like to see, such as municipal water and public transit. Dignan suggested including garbage pickup. Stanalajczo said residents should be asked if they would support a millage to preserve open space. Iaquinto said the same should be asked about recreation services. Chockley, Dignan, and Chick said residents should be asked whether they want amenities such as a waterfront park, other recreation amenities, or economic growth support for the downtown to make it a vibrant place.

Douglas said she has reviewed the community surveys done in 1999 and 2009, and she could include questions in this survey that allow them to measure how opinions on some issues have changed. Dignan questioned whether it would be worthwhile to ask questions about US-23 since so much about it will be changing in the next couple years.

Chockley said she would like to know what kinds of businesses residents would most like to see and not to see in the Township. Dignan said the emphasis should be on the positive—what kinds of businesses the Township should work to attract.

Chockley said she would like questions about the value people put on preserving open space and farm land, whether they think there is enough commercial and industrial land, and what they think housing densities should be. Dignan said in addition to asking about purchase of development rights to preserve land, there are also proposals about allowing limited access to such lands, such as for connecting trails.

Douglas suggested adding as an objective testing of the public's tolerance for paying for what they want. She said this can give Trustees confidence in proposing spending or taxes for things people say they want.

Chockley asked how confidentiality will be handled, noting this is a small community and some people may be concerned about their opinions being made public. Douglas said they will know the addresses the responses came from, but they are committed to confidentiality and will share only aggregate information with the Township to allow opinions in different zones to be compared.

Douglas said their preferred way for people to complete the survey is on-line, but a paper survey can be requested. She said surveying the entire community, rather than using sampling, will provide powerful results. She suggested doing publicity about it in advance. Iaquinto said an article can be published in *The Courier*. Chockley noted any such articles would be written by Cobalt.

There was discussion about whether to include any questions about the schools. Dignan, a school board

member, said he would ask the school board about this. Douglas said if that information is desired, it should be one of the objectives because that is quite a different direction. Dignan said if there were questions they should be about whether people think there are other educational opportunities that should be provided.

Chockley suggested a question about whether parents want kids to be able to walk to school. She said subdivisions built near schools would allow more children to do that. Dignan said the infrastructure would have to be there, and those things are very important. He said parents like it when their kids can walk safely and do not have to be on a bus for an hour. He said the Barker Road non-motorized path is very important to the school district.

Cousino asked if there is an optimal length of a survey, what they expect the response rate to be, and what response rate is considered high enough to get good data. Douglas said they see the optimal length as four pages, and 800 responses would provide for very reliable data.

Douglas said she would like action on the proposed objectives with the addition of "We will measure the tolerance for the cost of additional amenities that people list as priorities." It was agreed that objective 6 should read (addition underlined):

"Determine the relative strength of opinion about how people perceive they might benefit from development and preservation."

- **Motion:** Chockley moved, Dignan supported, that the *Proposed Objectives for Community-Wide Opinion Research* be approved, with the wording of item 6 changed to, "Determine the relative strength of opinion about how people perceive they might benefit from development *and preservation*." and the addition of "We will measure the tolerance for the cost of additional amenities that people list as priorities."
Motion carried 6—0 on a voice vote.

Douglas said she will provide the draft list of survey questions next week, so the Board can review them at their July 14th meeting, and the Planning Commission can discuss them on August 5th.

10B. Discussion of Interview Process for Planning Consultant.

Chockley noted four proposals have been submitted, and the Township Board will interview all of the firms on either July 14th or 28th. She said the Planning Commission could also interview them, but the July 15th agenda is full. She said this could be done at a special meeting or on August 5th. Stanalajczo said he

**Northfield Township Planning Commission
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
July 1, 2015**

David Perry said he is in favor of maintaining the current Master Plan, but said there was a lot of good discussion about the survey. He asked Commissioners need to continue to be careful about wording of questions so they are clear. He said preservation and development are not four letter words, and it should be clear with the language used that people are making choices.

Carlisle Wortman Resignation. Joann Martila Pearson said it is disturbing to hear that the four proposals made are all proposing higher rates than Carlisle Wortman's.

Two Acre Zoning. Dale Brewer said this is a very good idea. David Perry said it might be good to include questions about this in the survey because this would have a big effect on the Township.

Zoning Enforcement and Follow-up. Brewer said he appreciated Dignan's comments about staff following up on Planning Commission decisions, but his point was that the Commission's directions are not being followed by staff.

Correspondence. Brewer said the email he sent to Commissioners—and all other correspondence—should have been listed under Correspondence.

Van Curler Property. Township Trustee Dockett said it would be a boondoggle for the Township to buy this property. He said people on the lake will not like seeing a beach and public access added.

14. COMMENTS FROM THE COMMISSIONERS

Independence Day. Stanalajczo asked that everyone keep men and women in uniform in their thoughts.

Dignan noted the school district is hosting a community celebration July 2nd through 5th at the middle school

property, including a carnival and run. Iaquinto noted the fireworks display will be Friday night, July 3rd, and the parade will be Saturday morning at 10:00 A.M., and the festival of lights will start at 9:45 P.M.

Thank you. Chockley thanked Commissioners for the good discussion.

Public Comment. Chick noted that a lack of response from Board members about public comments does not indicate agreement or disagreement.

Support. Chick asked for support for a family injured in a car accident recently.

Planning Consultants. Chick said the only agenda that Doug Lewan of Carlisle Wortman had was the Township's, and she thanked him for his service to the Township.

Sound system/Meeting Room. Dignan said the acoustics in the meeting room are terrible for people in the room and viewing on television, and he asked the Board to make an investment in a proper meeting room.

15. ANNOUNCEMENT OF NEXT MEETING

July 15, 2015, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

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

The meeting was adjourned at 9:21 P.M.

Prepared by Lisa Lemble.
Corrections to the originally issued minutes are indicated as follows:
Wording removed is ~~stricken through~~;
Wording added is underlined.

Adopted on _____, 2015.

Marlene Chockley, Chair

Mark Stanalajczo, Secretary

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