

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
October 19, 2016 at 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189**

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADOPTION OF AGENDA**
- 5. CALL TO THE PUBLIC**
- 6. CLARIFICATIONS FROM COMMISSION**
- 7. CORRESPONDENCE**
- 8. PUBLIC HEARINGS**
- 9. REPORTS OF COMMITTEES**
 - A. Board of Trustees**
 - B. ZBA**
 - C. Staff**
 - D. Planning Consultant**
- 10. UNFINISHED BUSINESS**
 - A.** Discussion on proposed amendments to repeal the ES-Enterprise Service District, Revise the GC-General Commercial District, and Rezone ES-Enterprise Service parcels to GC-General Commercial. Discussion on outdoor storage provisions.
 - B.** Discussion of Land Use Inventory Map of the ES-Enterprise Service District and RO-Residential Office District.
- 11. NEW BUSINESS**
- 12. APPROVAL OF PRECEDING MINUTES:** September 21, 2016 Regular Meeting
- 13. FINAL CALL TO THE PUBLIC**
- 14. COMMENTS FROM THE COMMISSIONERS**
- 15. ANNOUNCEMENT:** Next Regular Meeting – November 2, 2016
- 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.

MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP
Senior Principal Planner
SUBJECT: Proposed Amendments to Repeal the Enterprise Service (ES) District, Revise the General Commercial (GC) District, Revise the Local Commercial (LC) District, Rezone ES Parcels GC, Revise Storage of Materials Regulations, and Revise Residential/Office (RO) District
DATE: October 13, 2016

Brief Summary

On September 29, 2016, we wrote a memorandum (enclosed) describing prior discussions by the Planning Commission with respect to Zoning Ordinance amendments to repeal the Enterprise Service (ES) District, revise the General Commercial (GC) District, revise the Local Commercial (LC) District, rezone ES parcels to GC, delete references to the ES District throughout the Zoning Ordinance, and revising the regulations of Section 36-701 (Storage of Materials). Also enclosed are the accompanying materials referenced in that memorandum.

Current Residential/Office (RO) District Areas

It was recently discovered that the Zoning Map (produced by Beckett & Raeder, dated 1/4/16) has discrepancies along Main Street. These discrepancies were based on a previous proposal to eliminate the Residential/Office (RO) District – which consists of 2 areas on the west side of Main Street – and rezone these areas to ES. Specifically, these 2 areas are located just north of the railroad tracks and just south of the Highway Commercial District (i.e., south of All Star Alarm). Attached is a revised Main Street Land Use Inventory Map that shows the corrected districts in the area. The original proposal to eliminate the RO District and rezone the areas to ES was recommended for approval by the Planning Commission on November 5, 2014 but these amendments were not approved by the Township Board of Trustees. Therefore, the RO areas remain and the official Zoning Map should be corrected.

Description of the RO District and Recommendation for Amendments

The RO District is intended to function much like a single-family residential district, but allows office-related uses as conditional uses. Most of the land uses in the RO District are currently single-family residential and abut other residential districts and uses. However, because these areas have the potential to transition to nonresidential uses, the RO District provides an opportunity for these transitions while still maintaining compatibility with adjacent residential land uses. For these reasons, we recommend maintaining the RO District. However, one area we recommend amending is to make home occupations permitted uses instead of conditional uses in the RO. Home occupations are permitted uses in all other single-family residential districts, so it is reasonable and appropriate to also have them as permitted uses in the RO. Enclosed is a proposed amendment to this effect in Article XVI (Residential/Office District). Proposed deletions are in ~~striketrough~~ and proposed additions are underlined. We look forward to discussing these with you at the next Planning Commission meeting.

ARTICLE XVI. - RO—RESIDENTIAL/OFFICE DISTRICT

Sec. 36-446. - Purpose.

The R-O district has the following purposes:

- (1) To accommodate certain small office uses which are low traffic generators and which are compatible with adjacent and neighboring single-family dwellings.
- (2) To be located along major streets and in those areas of the township which are established single-family residential areas and which are in transition to non-single-family residential areas but have vacant, undeveloped lots fronting on major streets which are not likely to have new single-family dwellings constructed thereon.
- (3) To provide a reasonable use of such properties as identified in subsection (2) of this section, without permitting more intense office or commercial districts.
- (4) To provide new buildings which are compatible in architectural style and scale with adjacent single-family dwellings.
- (5) To encourage retention of existing single-family structures in their architectural style and scale.

Sec. 36-447. - Permitted uses.

The following buildings and structures, and uses of parcels, lots buildings and structures, are permitted in this district:

- (1) Single-family dwellings and any use, building or structure accessory thereto.
- (2) Two-family dwellings and any use, building or structure accessory thereto.
- (3) Family child care homes, adult foster care family homes, foster family homes and foster family group homes.
- (4) Signs, only in accordance with the regulations set forth in article XXVI of this chapter.
- (5) Distribution lines and structures, not including buildings, of essential services, when located within an existing public or utility right-of-way, and repeater buildings of a telephone utility company when location is approved by the township planning commission.

(6) Home occupations.

Sec. 36-448. - Conditional uses.

(a) The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted subject to obtaining a conditional use permit as provided in article XXVII of this chapter:

- (1) Group child care homes.
- (2) A church, synagogue, cathedral, mosque, temple or other building used for public worship, or a cemetery; public building.
- (3) Public and private nursery schools, primary and secondary schools.

- (4) Transmission lines and structures, not including buildings, of essential services, where located in rights-of-way not a part of public or utility rights-of-way existing at the time of adoption of this chapter.
- (5) Essential services, except as provided for elsewhere in this district; provided that no storage of materials, equipment, vehicles, or supplies shall be located on the premises; that no personnel shall be quartered or employed on the premises; and that the structures shall be designed, erected, and landscaped in such manner as to conform to the character of the surrounding area and this district.

~~(6) Home occupations.~~

- ~~(76)~~ Offices of architects, engineers, surveyors and similar professionals; provided that no trucks, drillings, rigs, and similar vehicles shall be stored on the premises and provided that no materials or field equipment shall be stored outdoors on the premises.

- ~~(87)~~ Executive, administrative, legal, accounting, insurance, real estate and similar offices at a scale that will not generate off-street parking resulting in excessive traffic generated from the use which would be incompatible with the purpose of this district.

- ~~(98)~~ A dwelling unit combined with an office; provided that the proprietor of the office resides in the dwelling unit.

- ~~(109)~~ As a further condition of approving a conditional use permit, the planning commission shall determine whether the proposed office use will generate off-street parking requirements in excess of the maximum number of parking spaces permitted on the premises. If the planning commission so determines, the permit application shall be denied. The planning commission shall enter into the record of the meeting at which the determination is made all data and other findings which were used in making said determination.

- (b) In addition to the information required for a conditional use permit as set forth in sections 36-834 through 36-836, any application for a conditional use permit for an office in this district shall include the following information:

- (1) Shall meet the requirements of section 36-865.
- (2) A scaled floor plan of the principal building to be converted to, expanded for, or to be constructed for office use, or combined residential-office use, showing thereon the existing and future layout of the structure.
- (3) A typical elevation of each facade of the principal building, drawn to scale, showing thereon the height of the building and the nature of the exterior finish materials.
- (4) Typical details of the screened enclosure for outdoor trash storage.

- (c) Upon issuance of a conditional use permit for an office in this district, no certificate of zoning compliance or building permit shall be issued until a detailed site plan has been approved by the planning commission in accordance with section 36-866.
- (d) Commercial communications apparatuses, if located on existing commercial communications or electrical towers, or other existing appropriate structures, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII of this chapter.

MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP
Senior Principal Planner
SUBJECT: Proposed Amendments to Repeal the Enterprise Service (ES) District, Revise the General Commercial (GC) District, and Rezone ES Parcels GC
DATE: September 29, 2016

At the September 21, 2016 Planning Commission meeting, we discussed proposed Zoning Ordinance amendments to repeal the Enterprise Service (ES) District, revise the General Commercial (GC) District, rezone ES parcels to GC, and delete references to the ES District throughout the Zoning Ordinance. A summary of these amendments is in our previous transmittal letter dated September 15, 2016 (enclosed).

During our discussion at the September 21st Planning Commission meeting, it was discovered that the version of the GC district text did not include recently adopted amendments. Therefore, action by the Planning Commission was deferred. Also, in reviewing the current use regulations of the GC district, the Planning Commission asked us to recommend any additional changes to the GC district including making some of the conditional uses permitted uses if the use would be appropriate as a permitted use GC. Based on our review of the conditional uses in the GC district, we recommend that the Planning Commission consider making the following uses permitted uses:

- Funeral establishments, mortuary.
- Indoor commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs, miniature golf courses, and commercial swimming pools. **Note:** The outdoor version of these commercial recreation facilities (except bowling alleys) is retained as a conditional use and includes clarification that the outdoor commercial recreation facilities are conditional uses.
- Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts. **Note:** "Bars or establishments principally used for the sale of beer, wine, or intoxicating liquor for consumption on the premises" is retained as a conditional use. If the Planning Commission wants to keep these restaurant uses as conditional uses or increase the required percentage of total gross receipts for food and other goods, we can make these adjustments.
- A church, synagogue, cathedral, mosque, temple or other building used for public worship. **Note:** The Zoning Ordinance was recently amended to classify these uses as conditional uses in the GC district. If indoor commercial recreation facilities or other places of assembly become permitted uses in the GC district, then we recommend also making religious institutions permitted uses.
- Indoor contractor wholesale supply when in conjunction with general retail sales of items including indoor storage of electrical, plumbing, lumber, and/or garden supplies. **Note:** "Open air display area..." remains a conditional use.

Enclosed are the updated proposed amendments to Article XIV (General Commercial), which includes recently adopted amendments. Proposed deletions are in ~~striketrough~~ and proposed additions are underlined. We look forward to discussing these with you at the next Planning Commission meeting.

MEMO

TO: Northfield Township Planning Commission
FROM: Patrick Sloan, AICP
Senior Principal Planner
SUBJECT: Proposed Amendments to Repeal the Enterprise Service (ES) District, Revise the General Commercial (GC) District, and Rezone ES Parcels GC
DATE: September 15, 2016

At the September 7, 2016 Planning Commission meeting, we analyzed the impact of repealing the ES District, revising the GC District to include some existing ES uses, and rezoning current ES parcels to GC. After reviewing the analyses, the Planning Commission adopted a motion to consider these amendments in ordinance form at the next meeting on September 21, 2016. If the Planning Commission is in agreement with the form and content of the proposed amendments, the next step of the process will be to schedule a public hearing.

The scope of the proposed amendments consists of the following:

- 1. Repeal of the ES District (Article XX).** This article would be repealed and would be labeled “reserved” for future use and to preserve the numbering of subsequent articles.
- 2. Delete Reference to ES District in Establishment of Districts Section (Section 36-49(15)).** Enclosed is a proposed amendment to Section 36-49(15), which simply strikes the reference to the ES District and renumbers the subsequent articles.
- 3. Delete References to ES District in Sign Regulations (Sections 36-793(a) [introductory paragraph only] and (c)).** Enclosed is a proposed amendment to Sections 36-793(a) (introductory paragraph only) and (c) to delete two references to the ES district. Because the same regulations also apply to the GC district, the deleted references to the ES district will have no impact if the current ES parcels are rezoned to GC.
- 4. Amend the GC District (Article XIV).** Enclosed are proposed amendments to Article XIV, which consist of adding “Hospitals, nursing homes, and sanitariums” as Conditional Uses (which are currently Conditional Uses in ES) and clarify the conditions under which a dwelling unit may be located in a principal building for security purposes. The “Open air display” use was clarified to require a relationship to the principal use of the site and compliance with the requirements of Section 36-701 (Storage of Materials).

- 5. Amend the Local Commercial (LC) District (Section 36-363).** Enclosed is a proposed amendment to Sections 36-363(2) and (3) of the Zoning Ordinance to clarify that food services and banks shall not have drive-through facilities. Currently, drive-through facilities are not permitted in the LC district because they are not listed, but we recommend being explicit. Drive-through facilities are current conditional uses in the General Commercial and Highway Commercial Districts.
- 6. Rezoning Current ES Parcels to GC.** The following 11 parcels are currently zoned ES, and we recommend rezoning them to GC:

- Parcel B-02-08-250-022, 8761 and 8769 Main St.
- Parcel B-02-08-250-011, 8737 and 8741 Main St.
- Parcel B-02-08-250-012, 8725 and 8735 Main St.
- Parcel B-02-08-250-018, 8715 and 8719 Main St.
- Parcel B-02-08-250-021, No address Main St.
- Parcel B-02-08-250-020, 8711 Main St.
- Parcel B-02-08-250-015, 8633 Main St.
- Parcel B-02-08-250-016, 8505 Main St.
- Parcel B-02-08-250-017, 8475 Main St.
- Parcel B-02-08-327-001, 8445 Main St.
- Parcel B-02-08-327-002, 8425 Main St.

Finally, if the above amendments are scheduled for a public hearing, we also recommend including the proposed amendments to Section 36-701 (Storage of Materials) that were considered at the August 17, 2016 Planning Commission meeting. The proposed amendments to Section 36-701 are enclosed for your review. If the current ES parcels are rezoned to GC, outdoor storage of materials will become a conditional use for these parcels. Because the screening of storage was originally a major discussion item when revisions to the ES district were originally proposed, we recommend carrying forward the proposed amendments to the outdoor storage regulations.

We look forward to discussing these with you at the next Planning Commission meeting.

Sec. 36-49. - Establishment of districts.

The township is hereby divided into the following zoning districts as shown on the official zoning map, which, together with all explanatory matter shown thereon, is hereby adopted by reference and declared to be a part of this chapter.

- (1) RC—Recreation Conservation District.
- (2) AR—Agriculture District.
- (3) LR—Low Density Residential District.
- (4) SR-1—Single-Family Residential District One.
- (5) SR-2—Single-Family Residential District Two.
- (6) MR—Multiple-Family Residential District.
- (7) MHP—Mobile Home Park District.
- (8) WLD—Whitmore Lake District.
- (9) LC—Local Commercial District.
- (10) GC—General Commercial District.
- (11) HC—Highway Commercial District.
- (12) RO—Residential/Office District.
- (13) LI—Limited Industrial District.
- (14) GI—General Industrial District.
- ~~(15) ES—Enterprise Service District.~~
- ~~(1615)~~ PSC—Planned Shopping Center District.
- ~~(1716)~~ RTM—Research/Technology/Manufacturing District.
- ~~(1817)~~ PUD—Planned Unit Development District.

Sec. 36-793. - Signs permitted in business and industrial districts. *(introductory paragraph of (a) only)*

- (a) A sign, except billboards, which shall be regulated as set forth in section 36-794, in ~~ES~~, LC, GC, HC, RO, WLD-D, WLD-NV, WLD-W, and RTM districts, is permitted only where it identifies an enterprise occupying the same lot upon which the sign is located and shall conform to the following regulations:

Sec. 36-793. - Signs permitted in business and industrial districts.

- (c) Banners, pennants, searchlights, balloons, or other gas-filled or fan powered figures shall be permitted at the opening of a new business or for a special event or sale in the WLD, LC, GC, HC, RO, LI, GI, ~~ES~~, PSC, RTM, and nonresidential PUDs for a period not to exceed 14 days in any 30-day period. The days of display must be specified on the sign permit. Each of these types of signs shall require a separate permit. Six of these types of signs (occasions) shall be permitted in any one calendar year per zoning lot. Such signs shall not obstruct pedestrian or vehicular view and shall not interfere in any way with traffic flow. Banners shall have a maximum area of 32 square feet. Balloons and gas-filled or fan-powered figures shall not exceed the maximum height restrictions for the district in which they are located. The setback standards of section 36-789(2) must be met for these types of signs.

ARTICLE XIV. - GC—GENERAL COMMERCIAL DISTRICT

Sec. 36-389. - Purpose.

This district is composed of those areas of the township whose principal use is and ought to be general comparison retail, service and repair business activities which serve the entire township and surrounding area. It is the intent of this district to be located along major transportation networks within the township. This district has been located within the township to permit the development of these business activities, to protect adjacent agricultural, residential and industrial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded.

Sec. 36-390. - Permitted uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- (1) All permitted uses allowed in LC—Local Commercial Districts as provided in section 36-363.
- (2) Business and professional offices, such as legal, engineering, accounting, financial and insurance.
- (3) Retail services, including department stores, furniture stores, appliance stores, and super markets.
- (4) Agricultural services, including machinery sales and repair establishments, and farm supply stores.
- (5) Showroom and sales of new automobiles, farm machinery, and other vehicle and equipment, and the display and sale of used cars, farm machinery, and other vehicles and equipment when in conjunction with a showroom and sales of new units thereof; and repair of same when in conjunction with a showroom and sales of new units thereof. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.
- (6) Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades.
- (7) Printing, lithographic, blueprinting and similar uses.
- (8) Funeral establishments, mortuary.
- (9) Indoor commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs, indoor miniature golf courses, and indoor commercial swimming pools.
- (10) Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts.
- (11) A church, synagogue, cathedral, mosque, temple or other building used for public worship.
- (12) Indoor contractor wholesale supply when in conjunction with general retail sales of items including indoor storage of electrical, plumbing, lumber, and/or garden supplies.

Sec. 36-391. - Conditional uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted subject to obtaining a conditional use permit as provided in article XXVII of this chapter:

- (1) Bars or establishments principally used for the sale of beer, wine or intoxicating liquor for consumption on the premises, subject to the requirements of section 36-710.
- ~~(2) Funeral establishments, mortuary.~~
- (32) Hotel, tourist home and boarding and rooming house.
- (43) Animal hospital or clinic.
- (54) Open air display area for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, small tools, pneumatic-tired two-wheeled and four-wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment. Displays must be located behind all setback lines and shall be related to the principal use of the site. Open air displays shall meet the requirements of Section 36-701.
- (65) Automotive service station, including minor repair services, subject to the requirements of section 36-712.
- ~~(7) Contractor wholesale supply when in conjunction with general retail sales of items including electrical, plumbing, lumber, and/or garden supplies.~~
- (86) Boat sales and marinas.
- (97) One dwelling unit within the principal building or structure for security purposes only, provided that the dwelling unit is accessory to the principal use.
- ~~(108)~~ Mini-warehousing, subject to the requirements of section 36-736.
- ~~(119)~~ Lots for the sale of used cars, used farm machinery, and other used vehicles and equipment, when not sold in conjunction with sales of new cars, machinery, vehicles, or equipment. Display of any vehicles shall not be within street right-of-way, in any required side or rear yard, or in any required transition strip.
- ~~(1210)~~ Minor repair of vehicles, provided all work, materials, equipment, and waste products shall be contained within a completely enclosed building, subject to the requirements of section 36-712.
- ~~(1311)~~ Drive-through facilities for a use permitted in the GC district, subject to the requirements of section 36-737.
- ~~(1412)~~ Temporary outdoor sales, subject to the requirements of section 36-734.
- ~~(1513)~~ Outdoor seating and/or service when associated with a restaurant subject to the requirements of section 36-735.
- ~~(1614)~~ Bowling alleys Outdoor commercial recreation facilities, including miniature golf courses, commercial swimming pools, skating rinks.
- ~~(1715)~~ Controlled uses as defined in section 36-710.

~~(18) Restaurants serving alcoholic beverages, provided that the gross receipts thereof derived from the sale of food and other goods and services exceed 50 percent of the total gross receipts.~~

(1916) Child care facilities.

(2017) Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure, and subject to the provisions of section 36-720, in addition to the requirements of article XXVII (conditional uses) of this chapter.

(2118) Sexually oriented businesses, as defined within section 36-721 and subject to the requirements of sections 36-721 and 36-710.

(2219) Commercial recreation facilities including indoor theaters, bowling alleys, skating rinks, racket clubs.

~~(23) A church, synagogue, cathedral, mosque, temple or other building used for public worship.~~

(2420) A cemetery.

(21) Hospitals, nursing homes, and sanitariums.

ARTICLE XIII. - LC—LOCAL COMMERCIAL DISTRICT

Sec. 36-363. - Permitted uses.

The following buildings and structures, and uses of parcels, lots, buildings and structures, are permitted in this district:

- (1) Clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop and shoe repair shop.
- (2) Food services including grocery, meat market, bakery, restaurant, delicatessen and fruit market, and similar self-serve units but not including any business of a drive-in or drive-through type.
- (3) Personal services, including barber shops and beauty salons, medical and dental clinics, music studios, banks and saving and loan associations (without drive-through facilities) and other similar uses.
- (4) Personal service offices, such as accountant, attorney, and real estate offices, provided such use shall not exceed 4,000 square feet of floor area in any building.
- (5) Retail services, including drug store, hardware, and gift shop, and dry goods and notions store.
- (6) Essential services, as provided in section 36-65.
- (7) A sign, only in accordance with the regulations specified in article XXVI of this chapter.
- (8) An accessory use, building or structure.

Sec. 36-701. - Storage of materials.

Except as otherwise provided in this chapter, the following regulations shall govern the storage of materials:

- (1) The location or storage of abandoned, discarded, unused, unusable, or inoperative appliances, furniture, equipment, or materials (but not including inoperative vehicles), shall be regulated as follows, except for junkyards, in which case the regulations set forth in [section 36-713](#) shall apply.
- (2) On any lot or parcel in any recreation-conservation or agriculture district, unless in conjunction with an approved use, all commercially produced products and/or materials, or equipment and machinery, whether operative or inoperative, must be stored within a completely enclosed building. Bona fide farm operations shall not be subject to storing bona fide farm equipment and/or material within enclosed buildings when part of an on going farming operation.
 - a. On any lot or parcel in any recreation-conservation, agriculture, residential, office, or commercial district, the owner or tenant shall locate and store such materials within a completely enclosed building. Such storage shall be for future transfer to other premises and shall not be for the purpose of hire or sale.
 - b. On any lot or parcel in any industrial district, the owner or tenant shall locate and store such materials:
 1. Within a completely enclosed building, where required; or
 2. Where outdoor storage is permitted, within an area surrounded by a solid, unpierced fence or wall at least seven feet in height and not less in height than the materials located or stored therein, and not closer to the lot lines than the minimum yard requirements for said districts. Such storage shall be for future transfer to other premises and shall not be for the purpose of hire or sale.
- (3) Garbage, trash, and similar refuse to be stored outside a building in a multiple residential, business, or industrial district shall be stored within containers approved by the county health department and said containers shall be stored within a screened enclosure. The enclosure shall be constructed of an opaque material, such as wood, concrete blocks, or brick, and shall be enclosed on at least three sides. The fourth side may be open for access or access may be provided by one or more gates. The storage area shall have a concrete floor at least four inches thick.
- (4) Outdoor storage of products, materials, and equipment, except vehicles owned and operated by the principal business or in conjunction with a licensed vehicle sales lot, shall be subject to the following regulations:
 - a. Such storage shall not be located within the area between the front face of the building, as extended across the entire width of the lot, and the street right-of-way (except where permitted by the Planning Commission in the front yard adjacent to US-23); in any required yard setback area; or in any required transition strip.
 - b. Such storage shall not be located in any required parking or loading space.

Commented [PS1]: Editorial Comment: The Zoning Ordinance appears to define the yard adjacent to US-23 as a "front yard." Because there are many sites with outdoor storage adjacent to US-23, the propose amendment will allow storage at the discretion of the Planning Commission.

Deleted: side or rear

- c. Such storage shall be strictly and clearly incidental to the principal use and only products and materials owned or produced by the principal business, and equipment owned and operated by the principal use, shall be permitted for storage under this subsection. Such storage shall not be permitted as a principal use of a lot.↓
- d. The area for such storage shall be screened from view on all sides by a staggered double row of evergreen trees at least eight (8) feet in height and spaced fifteen (15) feet on center at the time of planting. As the evergreen trees mature, a screen of six (6) feet in height shall be maintained, which shall include replacing dead or dying evergreen trees, planting additional evergreen trees where needed, or planting evergreen shrubs where the bottom branches of evergreen trees have been removed or do not create the required screen. [The Planning Commission may also require an opaque fence or masonry wall of six (6) feet in height or the height of materials stored, whichever is higher, to be constructed around the perimeter of the outdoor storage areas. Wire fences with inserted strips of metal, plastic and similar materials shall not be permitted as acceptable screening. The Planning Commission may waive or modify the evergreen screening requirements where there is existing vegetation that can be used to fulfill or supplement the requirements of this sub-section.
- e. The location and size of areas for such storage, nature of items to be stored therein, and details of the enclosure, including description of materials, height, and typical elevation of the enclosure, shall be provided as part of site plan review. The Planning Commission may limit the height of materials stored based on the nature of the materials, adjacent land uses and zoning districts, visibility, and impact on public health, safety, and general welfare.

Commented [PS2]: Editorial Comment: The deleted comment here is redundant, as it is repeated in sub-section (d), below.

Deleted: Such storage areas which are visible to the general public shall be screened from view on all sides.

Commented [PS3]: Editorial Comment: Currently, the Zoning Ordinance requires a 6-foot high wall or fence. With the requirement for evergreen screening, requiring a wall or fence in addition will be at the discretion of the Planning Commission.

Deleted: Screening shall be constructed of wood or masonry materials.

Deleted: substituted for the required

Deleted: The screen shall not be less than six feet in height. Vegetative screening may be required for buffering purposes as required by the planning commission.

Deleted: (Ord. of 7-22-2013, § 60.04)¶

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting September 21, 2016

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

AND DETERMINATION OF QUORUM

Roll call:

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

Also present:

Township Manager Howard Fink
Planning Consultant Patrick Sloan, McKenna Associates
Recording Secretary Lisa Lemble
Members of the Community

4. ADOPTION OF AGENDA

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

5. FIRST CALL TO THE PUBLIC

No comments.

6. CLARIFICATIONS FROM THE COMMISSION

No comments.

7. CORRESPONDENCE

Dignan noted interested Commissioners should speak to him about a Michigan Citizen Planner class series will be starting soon.

8. PUBLIC HEARINGS

8A. Amendments to the Northfield Township Zoning Ordinance text to make Kennels Conditional Uses in the LI-Limited Industrial District and GI-General Industrial District.

- **Motion:** Stanalajczo moved, Iaquinto supported, that the public hearing be opened.
Motion carried 6—0 on a voice vote.

Dave Hughes with Vanston-O'Brien, 2375 Bishop Drive, Dexter, appeared for the Ann Arbor Dog Training Club.

He said the club plans on applying for site plan approval for an expansion if allowed by the ordinance. He said this has been a dog obedience and training center since 1979, and there is no overnight boarding.

- **Motion:** Iaquinto moved, Stanalajczo supported, that the public hearing be closed.
Motion carried 6—0 on a voice vote.

9. REPORTS

7A. Board of Trustees

Chick reported that on September 13th the Board accepted another easement for the Barker Road non-motorized pathway and took steps toward bidding out Phase III of the project, discussed the Van Curler property, and considered a proposal from Salem Township for a trail that would be partly located in Northfield Township.

7B. ZBA

No report.

7C. Staff Report

Fink noted the Van Curler property has been purchased by the Township.

7D. Planning Consultant

Sloan reported that he met with Mr. Hughes representing the Ann Arbor Dog Training Club recently to review a site plan and special use proposal which may be submitted if text amendments allowing kennels in LI and GI zoning are adopted. The Board briefly discussed possible options for addressing setback and parking issues.

10. UNFINISHED BUSINESS

10A. Gyoa Leasing, Inc.; 1451 E. North Territorial Road. Determination on the uses allowed on the site and the approvals required based on site activity.

Dignan referred to recent memos from Township Planner Patrick Sloan and Kurt Weiland indicating Gyoa is in zoning compliance based on current uses.

Roman said Gyoa should have gotten a new certificate of occupancy and gone through the steps of submitting a site plan. Fink said the CUP was applied for on the recommendation of the former planner based on proposals for future phases which would require site plan submittal, but Weiland has consistently said Gyoa has the right to conduct the uses currently on the site. Fink said it is likely the CUP was recommended because of the lapse in use of the property between Carter Lumber and Gyoa, but that is an issue that probably needs clarification.

10B. Proposed Amendments to Repeal the ES-Enterprise Service District, Revise the GC-General Commercial District, Rezone ES Parcels to GC, and related amendments.

Sloan recalled work on this has been on-going for several months to address various issues in the ES district including outdoor storage provisions. He noted adoption would include repealing the ES district, deleting references to it in other parts of the ordinance, amending the GC and districts, rezoning the 11 existing ES-zoned parcels to GC, and amending outdoor storage provisions.

There was a brief discussion about sign ordinance regulations and the need to update the text to include recently adopted amendments. Fink made recommendations regarding some specific conditional and permitted uses in the GC district and generally recommended having more permitted than conditional uses.

It was agreed to consider this again when an updated version of the text is provided and to consider at that time the use suggestions made by Fink. Chick suggested looking at typical uses in similar districts in surrounding communities.

11. NEW BUSINESS

11A. Amendments to the Northfield Township Zoning Ordinance text to make Kennels Conditional Uses in the LI-Limited Industrial District and GI-General Industrial District.

- **Motion:** Iaquinto moved, Stanalajczo supported, to recommend to the Township Board that Article XVIII—LI—Limited Industrial District, Section 36-510, conditional use permits, be amended to add #10, Kennels, subject to the requirement of Section 36-714.

Board members made comments about surrounding uses and discussed whether there are other options to allow the existing dog kennel to expand. Fink said while this was initially brought to the Township by the Northfield Dog Training Club, it was subsequently determined that an amendment to the industrial districts would be appropriate.

Motion carried 6—0 on a roll call vote.

- **Motion:** Stanalajczo moved, Iaquinto supported, to recommend to the Township Board that Article XIX—GI—General Industrial District, Section 36-533, be amended to add #10, Kennels, subject to the requirement of Section 36-714.
Motion carried 6—0 on a roll call vote.

12. MINUTES

- **Motion:** Iaquinto moved, Chick supported, that the minutes of the September 7, 2016, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 6—0 on a voice vote.**

12. POLICY REVIEW AND DISCUSSION

None.

13. SECOND CALL TO THE PUBLIC

No comments.

14. COMMENTS FROM THE COMMISSIONERS

- Roman said per Article 31, 36-971(6) of the zoning ordinance the zoning administrator is supposed to submit quarterly reports to the Planning Commission and he requested that be done.
- Stanalajczo asked everyone to remember first responders and members of the armed services.
- Chick said the acquisition of the Van Curler property for a lakefront park is very exciting and thanked Fink and the Board for their work on this.

15. ANNOUNCEMENT OF NEXT MEETING

October 5, 2016, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

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

The meeting was adjourned at 8:17 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 _____, 2016.

Kenneth Dignan, Chair

Mark Stanalajczo, Secretary

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