

**NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
February 20, 2019 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**

A. Case #JPC190001 - Recommend to Approve, Approve with Conditions or Deny the request of Mary Czech-Aldrin, 9615 Main Street, Whitmore Lake, MI 48189. The applicant is requesting to amend Section 36-340. Uses permitted in the WLD-D (Whitmore Lake Downtown District) and the WLD-NV (Whitmore Lake Downtown – North Village District) to include residential uses on the first floor subject to conditional use approval. Parcel Number B-02-05-253-005 and zoned WLD-D Whitmore Lake District.

B. Case #JPC190002 – Recommend to Approve, Approve with Conditions or Deny the request of Karen Alexa, 9230 Main Street, Whitmore Lake, MI 48189. Under the provisions of Article XXXII, Amendments, Section 36-1002, the applicant is requesting to rezone a property from SR-2 (Single Family Residential-2) District zoning designation to WLD-W (Whitmore Lake Downtown-Waterfront) District zoning designation. The parcel is occupied by the former Mickey's Pizza building. Parcel Number: B-02-05-368-006.

- 8. PUBLIC HEARINGS**
- 9. REPORTS OF COMMITTEES**
 - A. Board of Trustees**
 - B. ZBA**
 - C. Staff**
 - D. Planning Consultant**
 - E. Parks and Recreation**
 - F. Downtown Planning Group**
- 10. UNFINISHED BUSINESS**
 - A. Further Discussion Northfield Township Master Plan
 - B. Further Discussion Recreational Medical Marihuana
 - C. Revised 2018 Annual Report

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.

11. NEW BUSINESS

A. Case #JPC190001 - Recommend to Approve, Approve with Conditions or Deny the request of Mary Czech-Aldrin, 9615 Main Street, Whitmore Lake, MI 48189. The applicant is requesting to amend Section 36-340. Uses permitted in the WLD-D (Whitmore Lake Downtown District) and the WLD-NV (Whitmore Lake Downtown – North Village District) to include residential uses on the first floor subject to conditional use approval. Parcel Number B-02-05-253-005 and zoned WLD-D Whitmore Lake District.

B. Case #JPC190002 – Recommend to Approve, Approve with Conditions or Deny the request of Karen Alexa, 9230 Main Street, Whitmore Lake, MI 48189. Under the provisions of Article XXXII, Amendments, Section 36-1002, the applicant is requesting to rezone a property from SR-2 (Single Family Residential-2) District zoning designation to WLD-W (Whitmore Lake Downtown-Waterfront) District zoning designation. The parcel is occupied by the former Mickey's Pizza building. Parcel Number: B-02-05-368-006.

C. APPROVAL OF PRECEDING MINUTES: February 6, 2019 Regular Meeting

D. FINAL CALL TO THE PUBLIC

E. COMMENTS FROM THE COMMISSIONERS

F. ANNOUNCEMENT: Next Regular Meeting – March 6, 2019

G. ADJOURNMENT



Memorandum

TO: Northfield Planning Commission

FROM: Paul Lippens, AICP NCI, Director of Urban Design & Mobility

SUBJECT: Draft Future Land Use Plan Changes

DATE: February 15, 2019

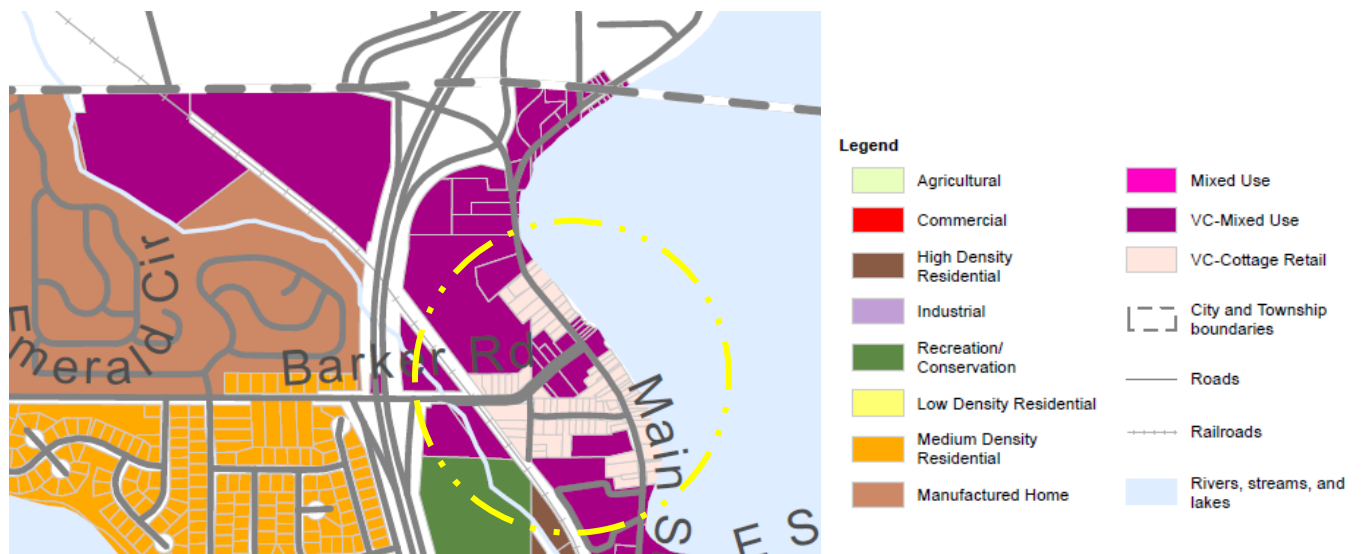
Dear Planning Commissioners,

At the Planning Commission meeting on February 6, 2019, the commission requested additional exhibits to track and review the proposed changes to the Future Land Use Plan as part of the current Master Plan update.

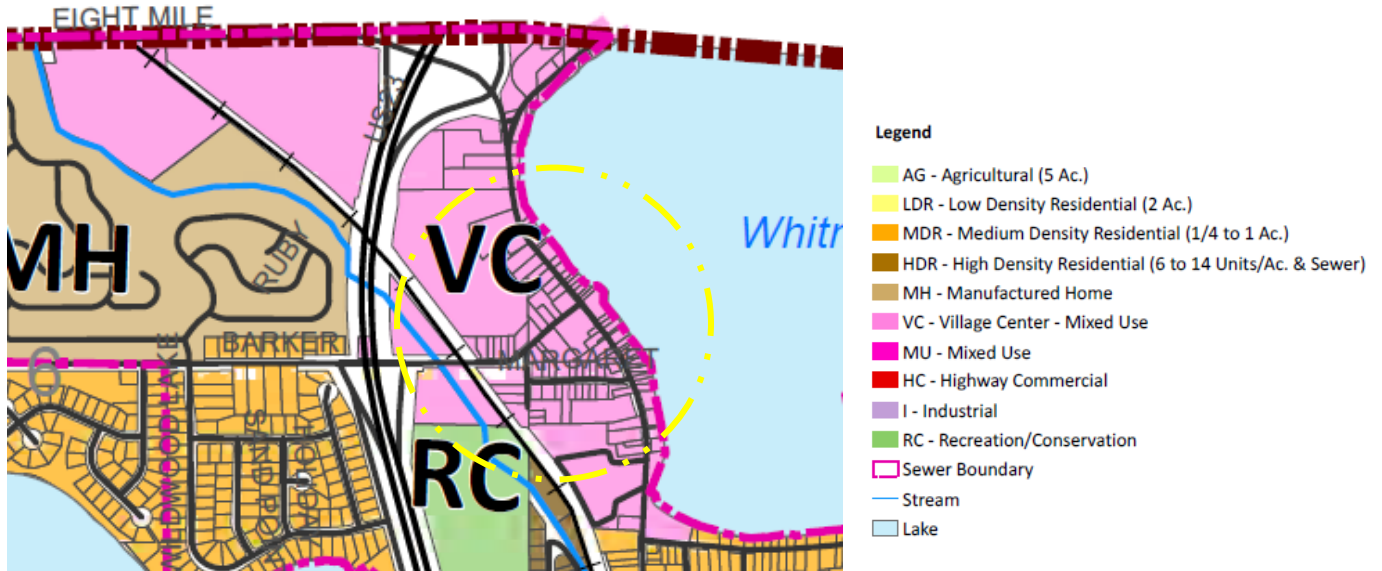
Proposed Future Land Use Change #1:

Divide Village Center into two subdistricts; Village Center – Mixed Use and Village Center – Cottage Retail. This change was made in the Downtown Strategic Action Plan and Urban Design Framework.

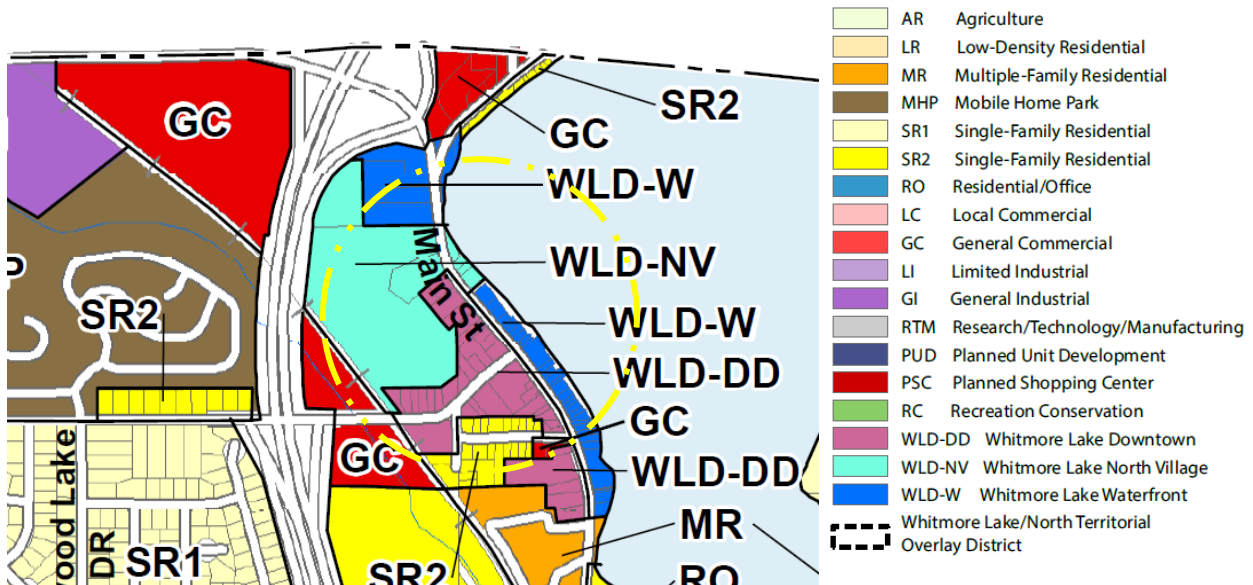
Proposed Future Land Use (2019)



Existing Future Land Use Plan (2014)



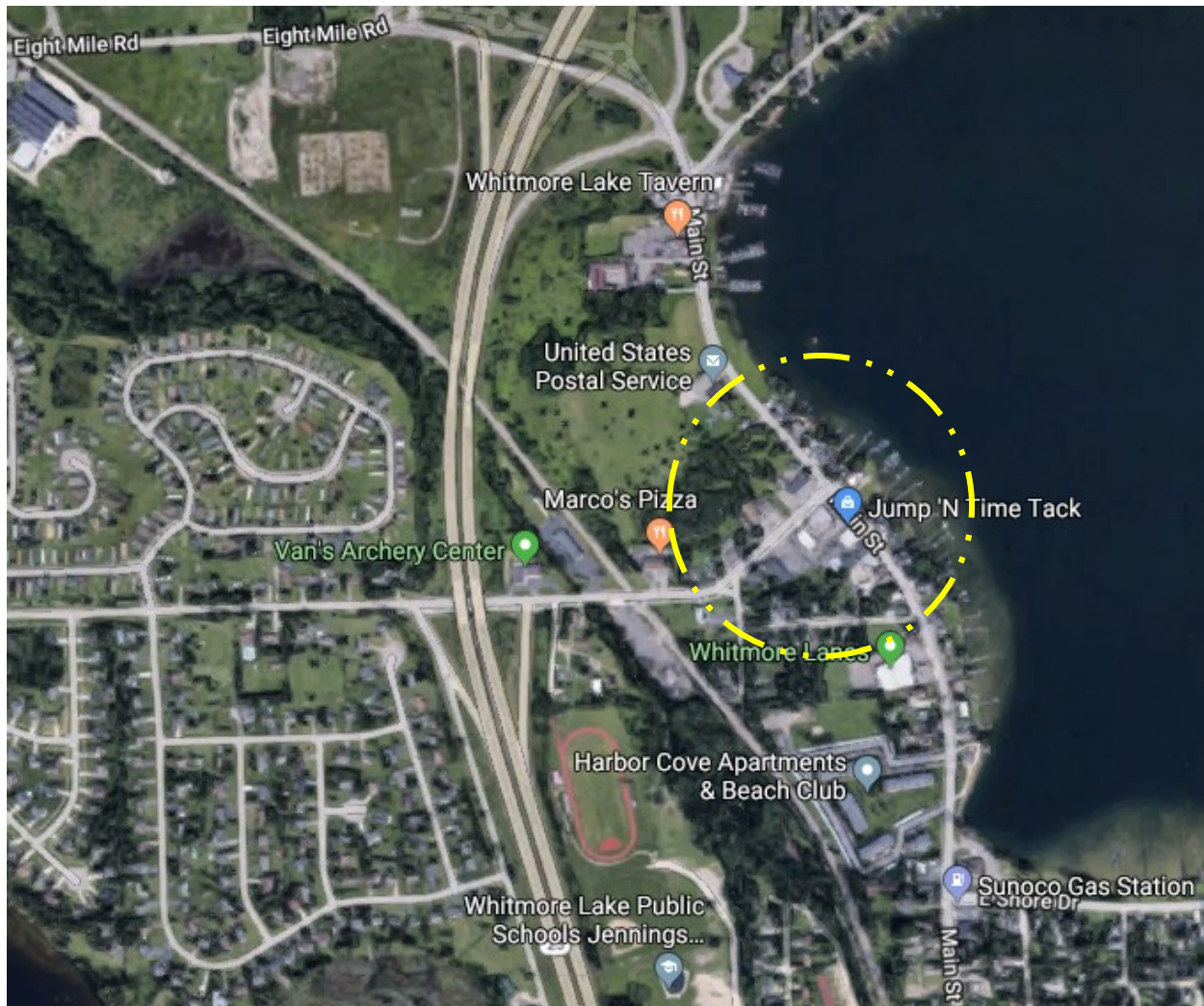
Current Site Zoning





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Aerial / Existing Uses



HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

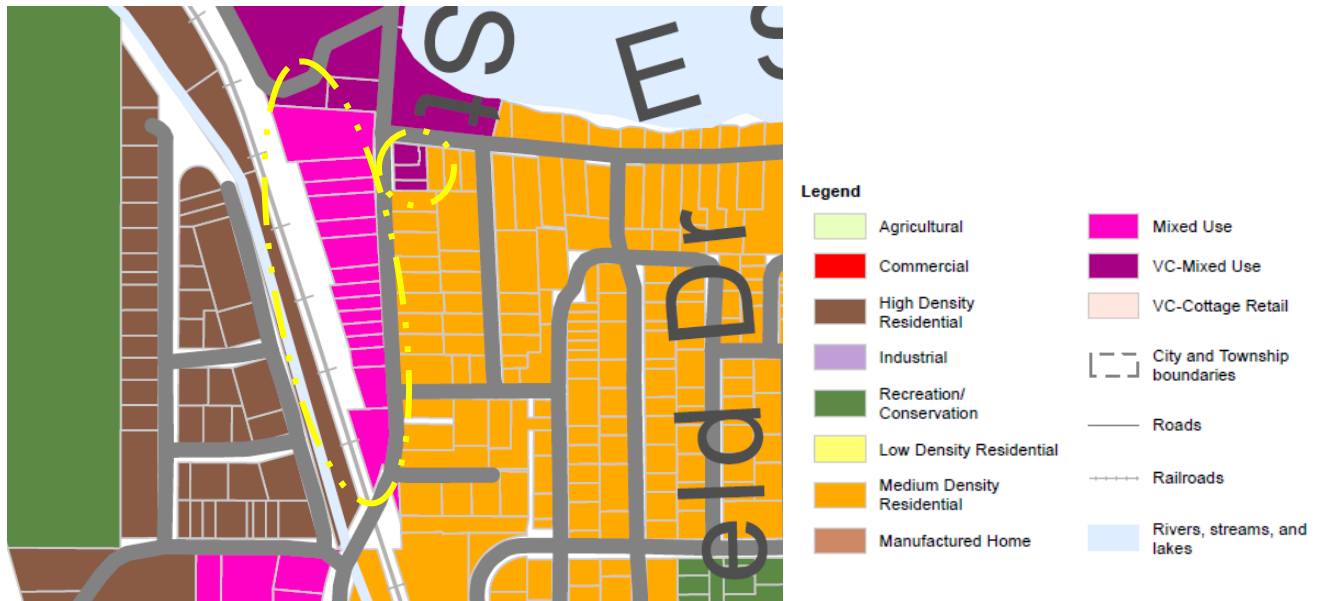
O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

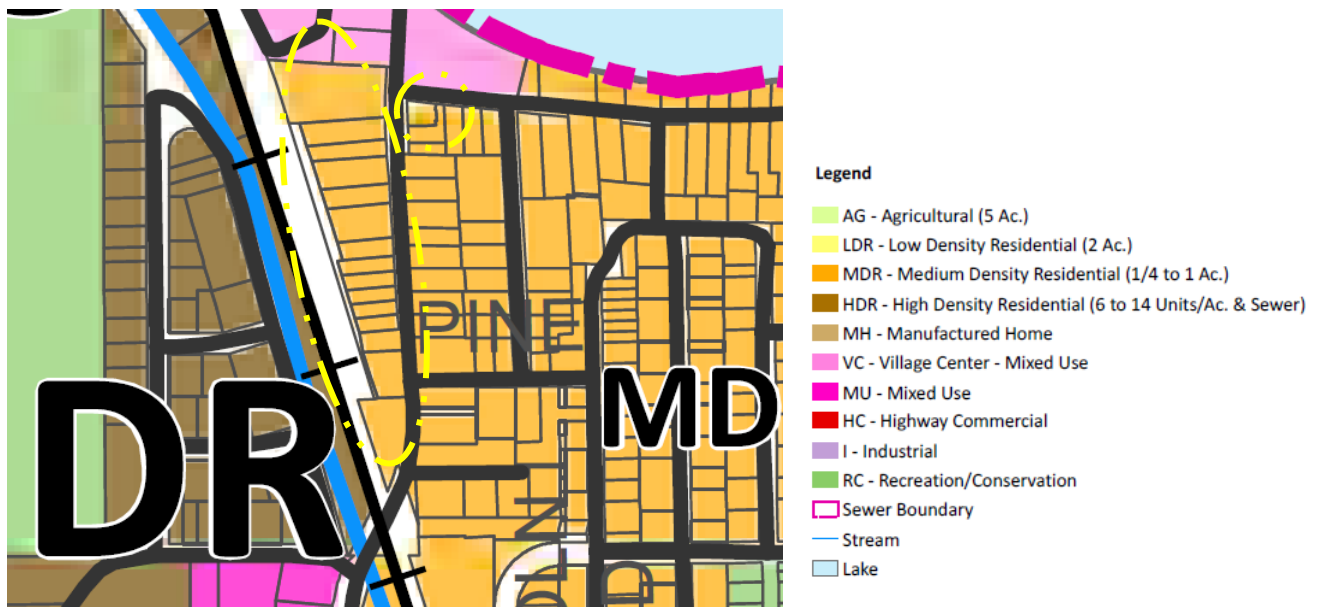
Proposed Future Land Use Change #2:

Extend the Village Center – Mixed Use area the east side of Main Street south to include the three sites south of E. Shore Drive. Extend the Mixed Use (N) district on the west side of Main Street north to E. Shore Drive. These modifications will make the Future Land Use designation more consistent with the existing land uses of the area.

Proposed Future Land Use (2019)

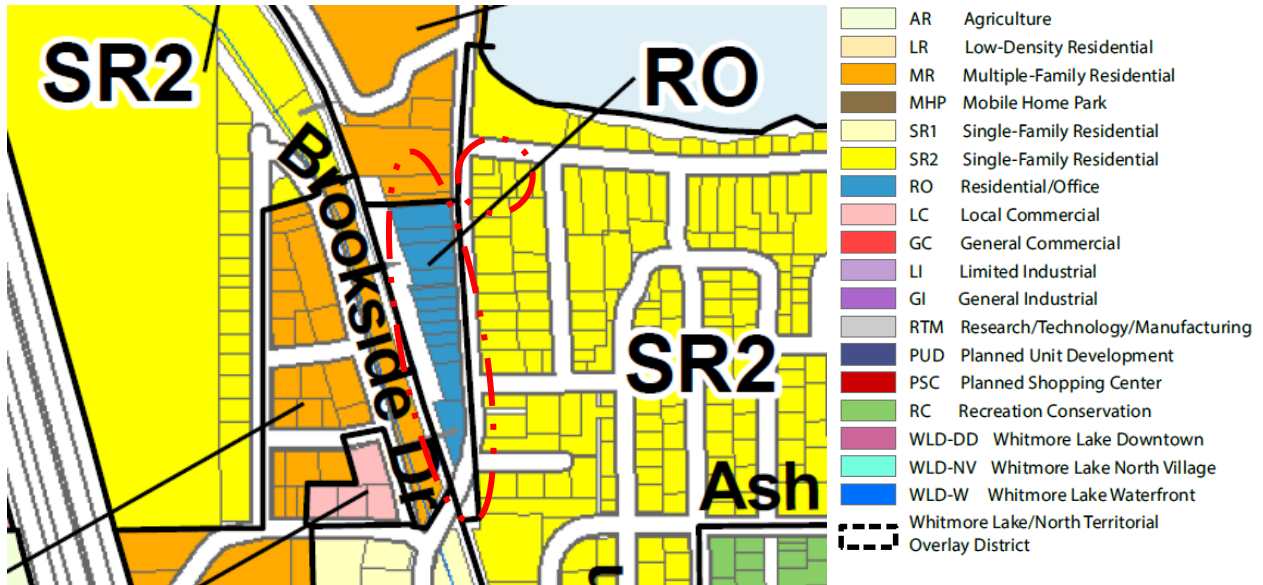


Existing Future Land Use Plan (2014)

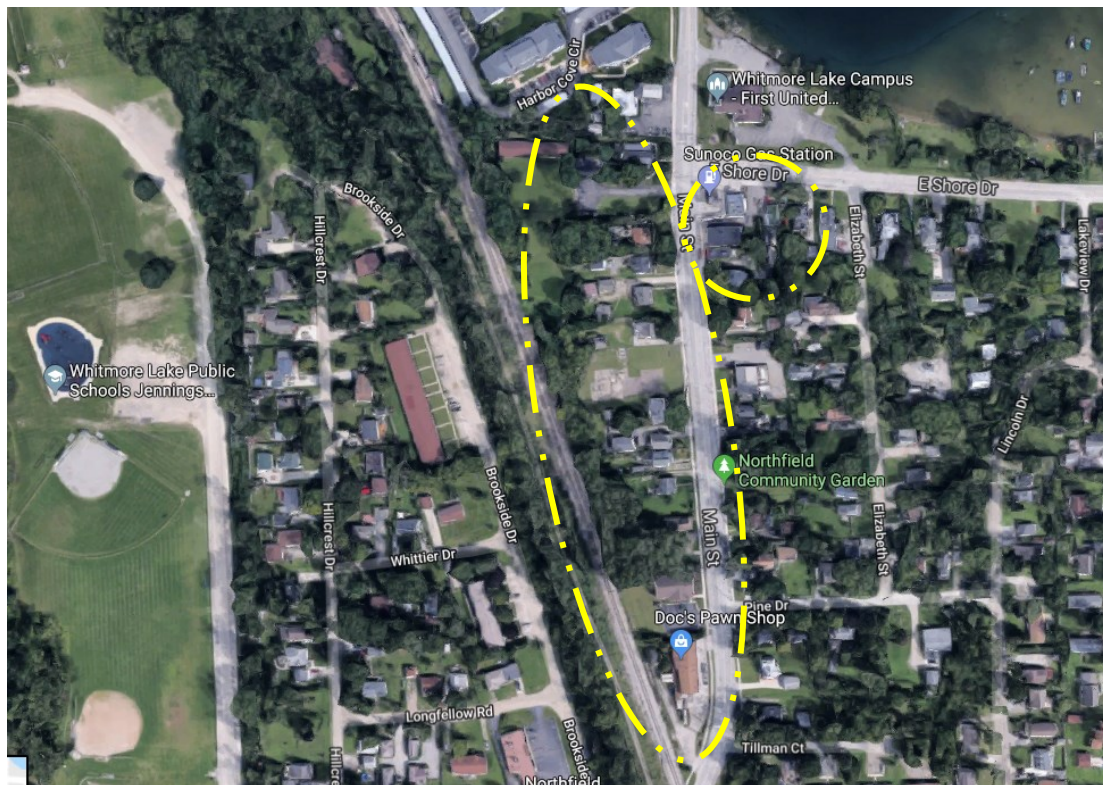




Current Site Zoning



Aerial / Existing Uses



HEADQUARTERS

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Northville, Michigan 48167

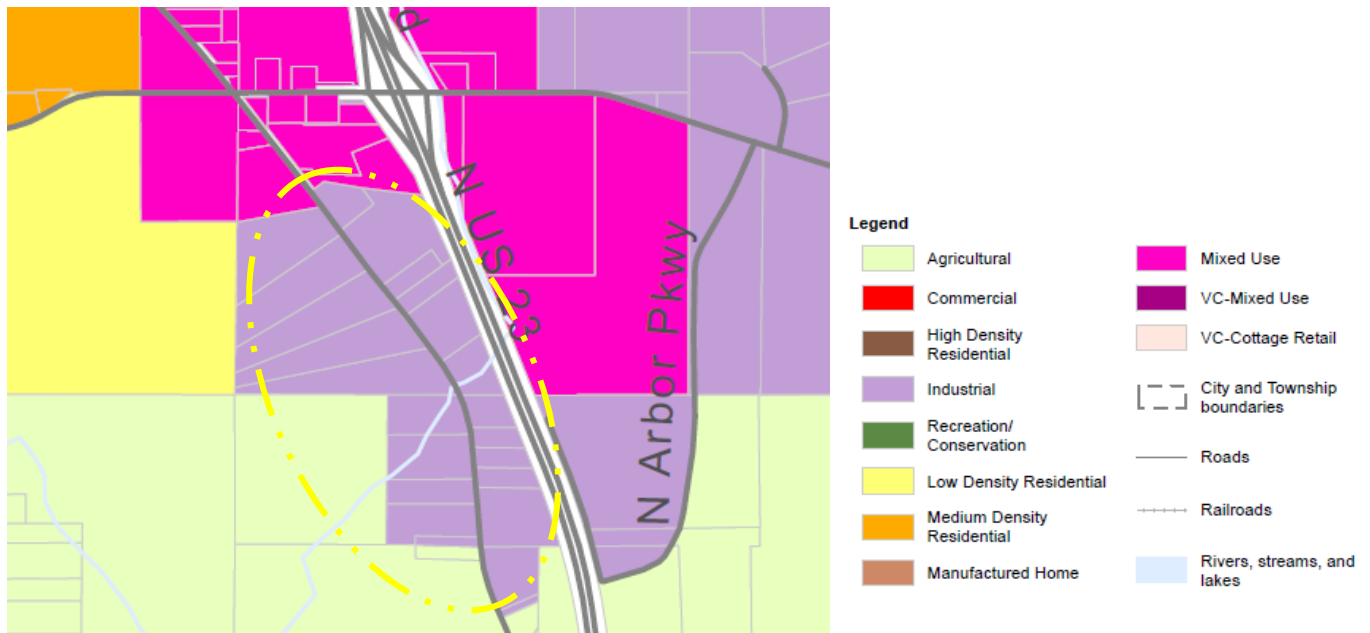
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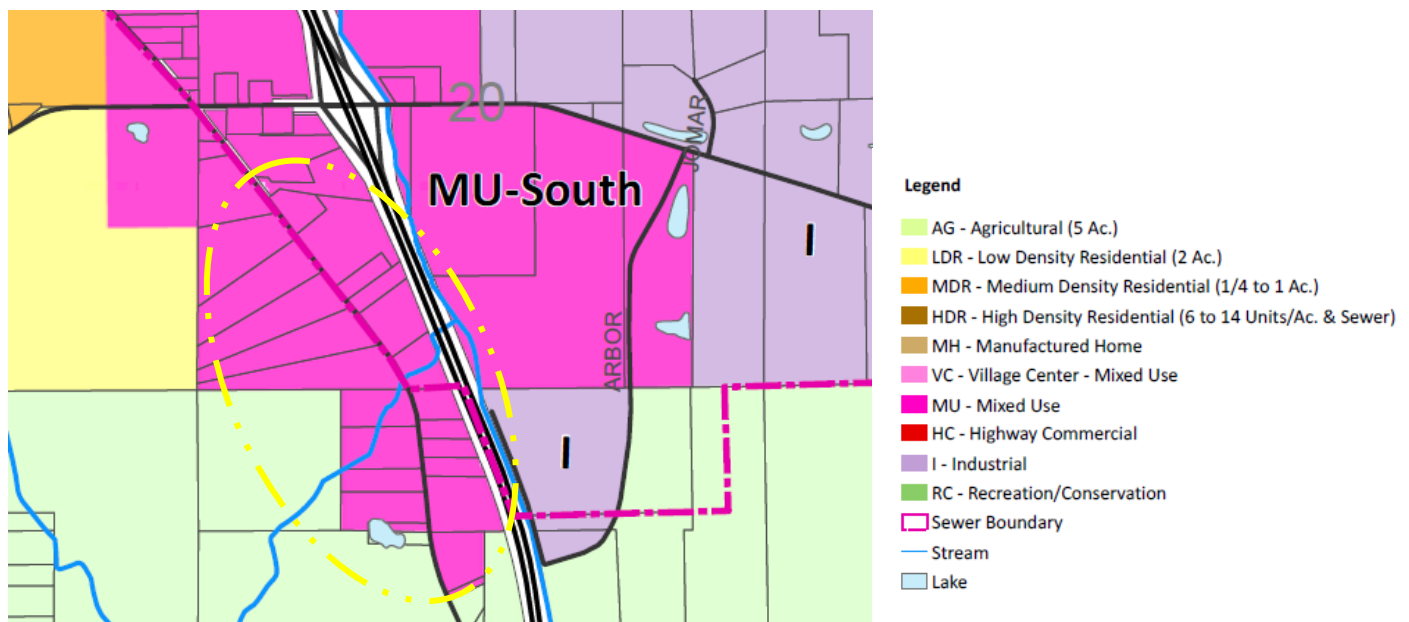
Proposed Future Land Use Change #3:

Extend move the southern boundary of the Mixed Use (S) area north and reclassify the southern bounds of the mixed use area to Industrial.

Proposed Future Land Use (2019)



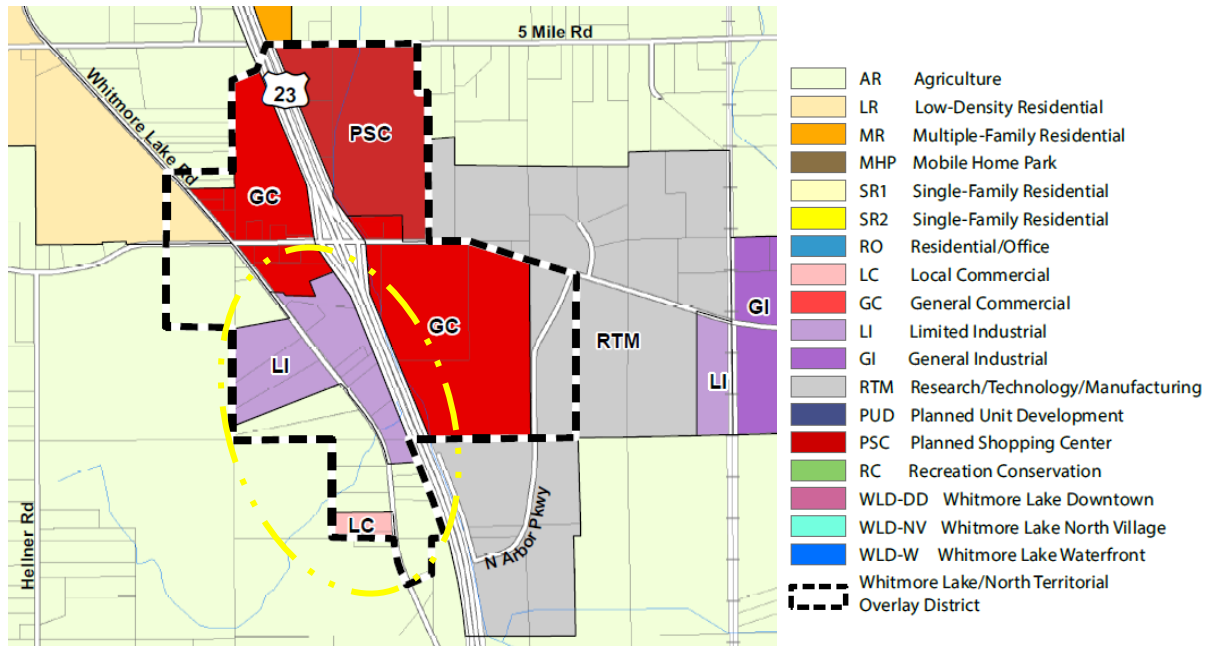
Existing Future Land Use Plan (2014)





MCKENNA

Current Site Zoning



Aerial / Existing Uses



HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

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Memorandum

TO: Northfield Planning Commission

FROM: Paul Lippens, AICP NCI, Director of Urban Design & Mobility
Vidya Krishnan, Zoning Administrator/Senior Planner

SUBJECT: **Whitmore Lake Corridor Analysis**

DATE: February 14, 2019

Dear Planning Commissioners,

One of the main areas of consideration and focus in the Master Plan is the Whitmore Lake Road Corridor area extending south from North Territorial Road intersection. The area is characterized by businesses with open outdoor storage, large parking areas, industrial material and equipment storage etc. The area has 4 different zoning designations – GC (general Commercial), LI (Light Industrial), LC (Local Commercial -1 parcel) and AR (Agricultural). Each of the districts permits a different range of uses by right and as a conditional use. The area has an overlay – the Whitmore Lake North Territorial Overlay District (WLNT) which greatly expands the list of uses permitted in the district.

However, several of the properties have uses that have never formally received approval from the Township and that have a long history of violations that have not been pursued. Many of these owners contend that their use is “grandfathered” in, which is an incorrect use of terminology. Under state law legally established non-conforming uses are uses that are no longer permitted in the district but were lawfully established at the time of inception. The lack of enforcement action by a municipality on an unauthorized use does not grant it a protected status.

Many of the uses on these properties are more industrial in nature than commercial or agricultural. The existing pattern of development has continued and is not likely to change in the foreseeable future. The current Master Plan does not appear to take into account the existing land use pattern and the recommendation for Mixed Use district in this area not in character with the desired uses by property owners. For the Township to improve this corridor, which has several major businesses, having a future land use plan and map that acknowledges the existing land uses and provides the Township with tools to support investment and compliance with site design standards is consistent with the established goals of the Master Plan.

The following table presents a summary of some of the code enforcement issues that exist along the Whitmore Lake Road Corridor.

Type of Business	Issues	Possible Solutions supported by a master plan amendment to Industrial
A site that started off as a farm in 1960's pre-dating the ZO; then changed to a landscaping business with no approval in late 1990's; at this time is an industrial processing facility. Massive expansion of operations in last few years.	Use has recd. no approvals; even if applicant applies for approval of business as a landscape supply co. (which is what they contend they are), the site does not have the minimum required 10 acres. At this time the site has multiple pieces of heavy machinery, is predominantly a wood chipping 'factory' which brings tree logs from all over and converts them to chips. Applicant is completely unwilling to comply with any regulations. Satellite images from early 1990's to date clear indicate the progressing from a farm property to an industrial facility. Applicant contends they are a "grandfathered in" buss. which is incorrect because the use was illegally established in the first place. Concerns exist re: safety of operation due to no record of on-site layout of equipment, buildings or circulation patterns.	The AR Zoning district designation, the Whitmore Lake – North Territorial overlay or the existing MP mixed use designation will not permit the use as it currently exists. Based upon existing pattern of land use, conversion to an Industrial zoning designation with requirements for greenbelts, screening, proper circulation, outdoor storage and on-site safety is more likely to enable the Township to get the site into compliance with the code.
A site that is a junkyard and auto-scrap recycling yard. Has received site plan approval from PC several years ago.	Although the use recd. Approval from ZBA in 2012 as an existing legal non-conforming use and also recd. site plan approval in 2013 from Pc for an expansion, the final site plan was never implemented and engineering was not completed. The property owner is attempting to work with Township to complete the requirement improvements.	A junkyard is always a land use placed in an industrial district and never in an AR or overlay district. An Industrial designation would be more appropriate for the site which is likely to remain in operation for the foreseeable future.
A site that appears to be a landscape supply type of company/scope of use was dictated by a consent judgement several years ago (copy with Township Attorney; not aware of terms of agreement).	Per observations by the Code Enforcement officer the scope of activity on the site appears to exceed what was approved under the consent judgement.	Conversion of the site to Industrial designation would likely place the uses on the site more in line with the zoning.



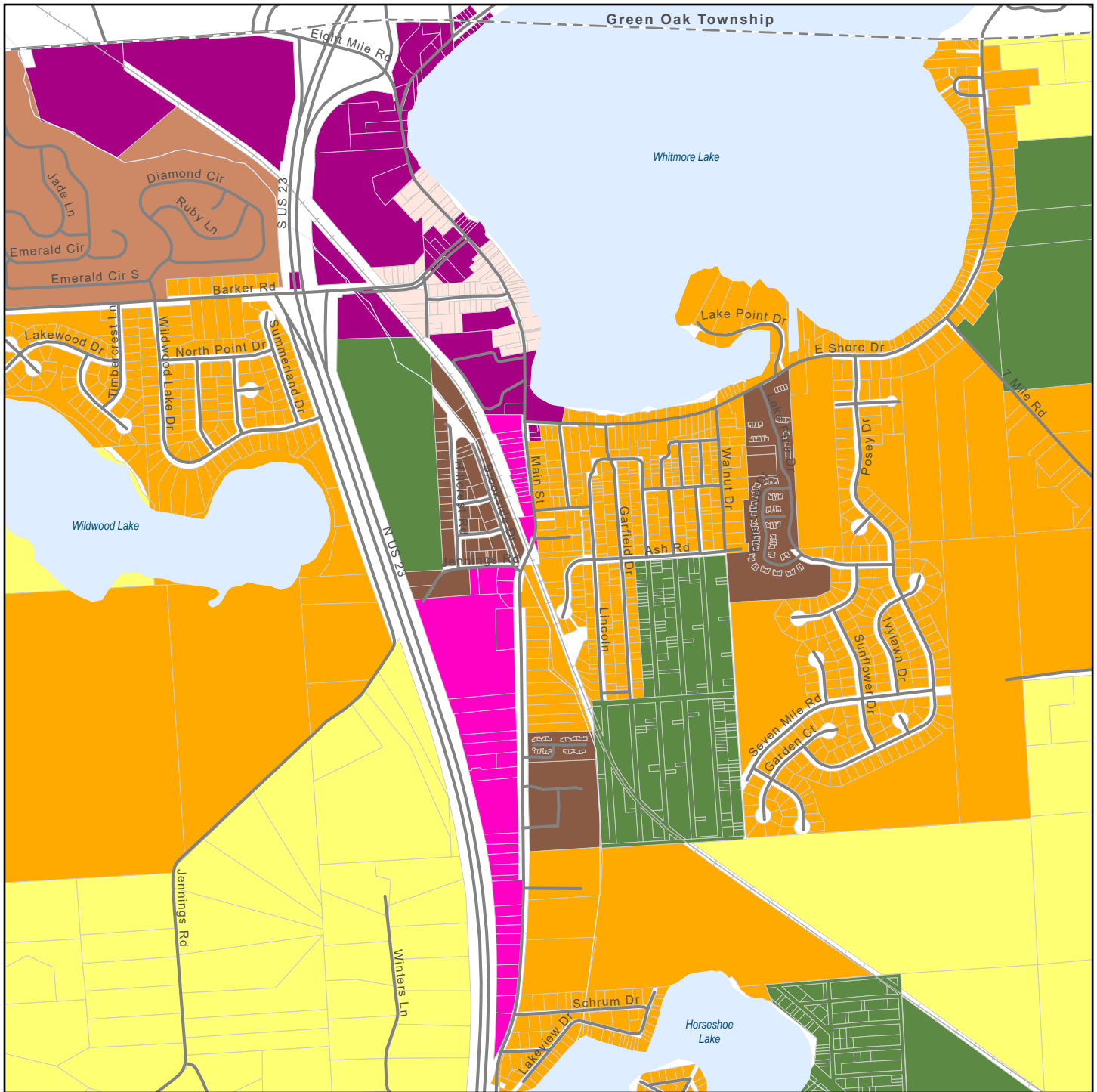


A site that does not have a clear single use. It originally was approved as a truck stop and truck repair facility.	The site has multiple code violations per the Code Enforcement officer. A site visit is required to document the various uses on the site – most for which have recd. no approval including outdoor storage piles of asphalt millings, used and new car sale lot, storage of vehicles etc. Too many violations to list.	The site is zoned GC (General Commercial). But the existing uses appear to be more industrial in nature at this time.
A Vehicle Repair Facility	The owner operates a vehicle repair facility and would like to expand the businesses to allow for used car sales in a limited manner. Property is zoned LI and would not permit the use.	Possible expansion in scope of uses permitted within a new district might allow the business to operate more competitively and with site design requirements that would ensure the site is well maintained.

The administrative staff has interacted with several of the property owners who have expressed their issues with the current varied zoning down the corridor. Some who are zoned LI believe they should be given GC status and vice versa.

Moving the southern border of the Mixed Use District to the north and modifying the land use designation to accommodate light industrial uses is a reasonable approach to encourage improvements in this area and contribute to the overall image of Northfield Township.

Cc: Board of Trustees.
 Steven Aynes, Township Manager
 Mary Bird, Zoning Coordinator
 Paul Burns, Township Attorney
 Jim Turner, Code Enforcement Officer



MAP 7 Downtown Future Land Use

Northfield Township,
Washtenaw County, MI

February 14, 2019
DRAFT

Legend

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

0 250 500 1,000
Feet

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

An aerial photograph of Northfield Township, Michigan, showing a large school building, a baseball field, and surrounding roads and trees. The entire image is covered with a semi-transparent blue overlay.

NORTHFIELD TOWNSHIP MASTER PLAN

NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

prepared by McKenna

February 15, 2019 DRAFT

ACKNOWLEDGMENTS

BOARD OF TRUSTEES 2019

Marlene Chockley, Supervisor
Kathy Manley, Clerk
Lenore Zelenock, Treasurer
Wayne Dockett, Trustee
Jacki Otto, Trustee
Janet Chick, Trustee
Tawn Beliger, Trustee

PLANNING COMMISSION 2019

Larry Roman, Chairperson
Janet Chick, Vice-Chairperson, Township Board Representative
John Zarzecki, Secretary
Brad Cousino
Sam Iaquinto
Eamonn Dwyer
Cecilia Infante

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01.

INTRODUCTION

The Northfield Township Master Plan articulates a vision for the Township's future growth and development and brings together several planning efforts that the Planning Commission has undertaken to guide its future decision making. This Master Plan was developed considering input from a variety of sources including, but not limited to: two 2018 public open houses, and past events including a public opinion survey, two (2) planning fairs, the 2017 Downtown Strategic Action Plan and Design Framework, the 2015 Parks and Recreation Plan, and the 2016 North Village Master Plan.

Once adopted, the Master Plan is the official policy guide to be used by the Northfield Township Board of Trustees and the Planning Commission to guide land use decisions and to solve community development problems. This Master Plan is not only a vision statement towards future growth and development but also a document that allows continuity in development policies as Planning Commissioners and Township Board Trustees change over the years.

HOW TO USE THIS PLAN



The Northfield Township Master Plan and Sub-Area Plans for Downtown and North Village is the only officially adopted document which sets forth an agenda for the achievement of land use goals and policies. The Master Plan is a long-range statement of general goals and policies aimed at unified and coordinated development of the Township. More specifically, this Master Plan is to be used in the following manner:

1. It is a general statement of the Township's goals and policies and provides a single, comprehensive view of the community's desire for the future.
2. It serves as an aid in daily decision-making. The goals and policies outlined in this Plan guide Planning Commissioners and Township Board of Trustees in their deliberations on zoning, subdivisions, capital improvements, and other matters relating to land use and development. The Master Plan provides a stable, long-term basis for decision-making.
3. State law requires that communities have a Master Plan as the foundation for the zoning ordinance and other regulations that shape the physical and social development of the community. However, the Master Land Use Plan and the zoning ordinance and map are two separate documents. Zoning is one of the many legal tools used to implement the Master Land Use Plan.
4. It attempts to synchronize public improvements and private development by coordinating development areas that best utilize existing infrastructure within the Township, aligning future land uses and future infrastructure investments, and working collaboratively with external funding sources with respect to County, State, and Interstate roadways that are within the Township's boundaries.
5. Finally, this Master Plan serves as an educational tool and gives residents, property owners, developers, and adjacent communities a clear indication of the Township's direction for the future.

WHAT THIS PLAN CONTAINS

The Northfield Township Master Plan begins with a brief overview of the plan as well as a description of the planning process which was used to develop the plan. The plan outlines the planning priorities for Northfield Township and covers:

- **Regional Context** – Chapters One and Two provide information related to the general location of the Township.
- **Community Goals** – Chapters Four and Five present the basis for this Master Plan. The goals were developed from input received from Township officials, staff and residents.
- **Future Land Use Plan** – Chapter Six and Seven provide specific visions for the future of each of the Township's sub-areas and outlines Township-wide policies.
- **Transportation Plan** – Chapter Eight outlines current and future transportation enhancement and improvement opportunities related to US-23 interchanges, non-motorized transportation, streets designed for all users (known as Complete Streets), etc.
- **Implementation** – Chapter Nine provides ways in which the goals and objectives of this Master Plan can be achieved.
- **Community Description** – Chapters Ten through Twelve provides information on the social, economic, and physical characteristics of the community.

In addition, memorandums were prepared to provide a summary of the feedback received at the 2018 public open house events.

Planning Process

Recognizing the importance of public involvement in the planning process, this Master Plan was developed using input from Township officials, staff, and Township residents. Two (2) public open houses were held where participants were encouraged to suggest improvements and future directions. The first open house was held on October 17, 2018 at the Township Hall and the second was held on October 25, 2018 at the Whitmore Lake High School. Additionally, the Township asked for big ideas from residents on a comment board in Township Hall between November of 2018 and February of 2019. The Input from Township officials and the members of the Planning Commission were considered in the process. All meetings of the Planning Commission were open to the public. This Master Plan also followed the requirements of the State Planning Enabling Act and included a 63-day public review period and a public hearing.

Table 1: Milestones and Input Participation

	Community Description	Public Input	Goal Verification	Master Plan	Public Hearing	Plan Adoption
Board of Trustees		●				
Planning Commission	●	●	●	●	●	●
Staff	●	●	●	●	●	●
Residents		●	●		●	
Adjacent Community Officials			●	●		



02.

REGIONAL CONTEXT

In planning for the future of a community, it is essential to understand both the community of people to be served and the physical resources which the community has to offer.

Identifying the needs of Northfield Township residents, property owners, and businesses will help define an appropriate action plan, while available resources will help shape where and how the plan is implemented. The purpose of the following section of the Master Plan is to provide an overview of the human and physical resources of Northfield Township with the goal of understanding the unique features and opportunities the community has to offer.






MAP 1 Regional Context

Northfield Township,
Washtenaw County, MI

February 14, 2019
DRAFT

Legend

-  City and Township boundaries
-  Rivers, streams, and lakes
-  Parks



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Miles

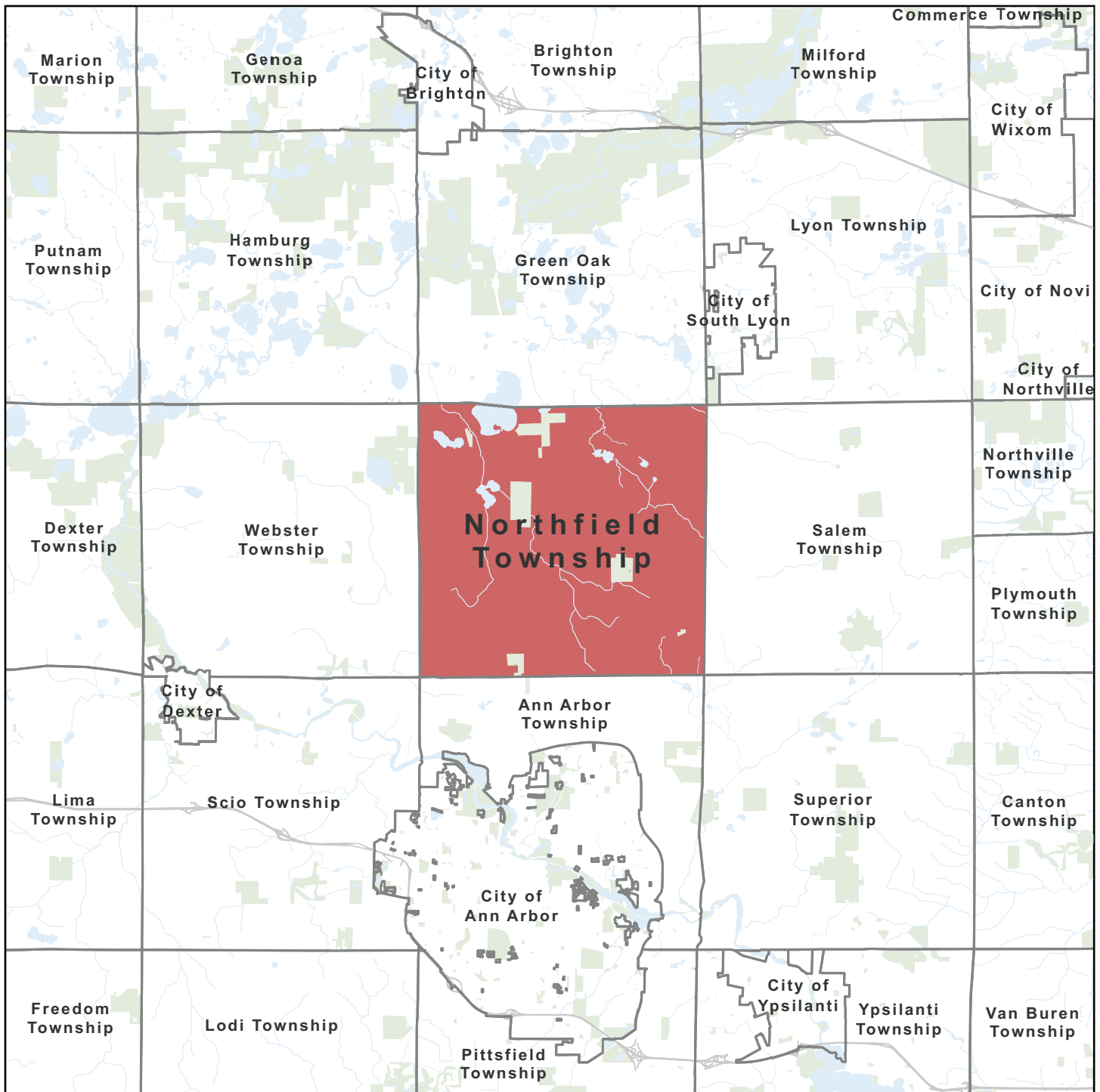
SOURCES
 Basemap Source: Michigan Geographic
 Framework 2019, SEMCOG 2019
 Data Source: McKenna 2019

REGIONAL SETTING



Northfield Township is located in northeastern Washtenaw County, approximately one (1) mile north of the City of Ann Arbor, 47 miles west of Detroit, and covers about 36 square miles in area. Northfield Township is bordered by Salem Township to the east, Ann Arbor Township to the south, Webster Township to the west, and Green Oak Township in Livingston County to the north.

Washtenaw County is the sixth largest county in the State of Michigan. It is located in the west area of the Southeast Michigan Council of Governments (SEMCOG) region. SEMCOG is the regional planning agency that conducts planning studies and maintains a comprehensive database of information about the following seven counties: St. Clair, Macomb, Oakland, Livingston, Washtenaw, Wayne, and Monroe.



MAP 2 Adjacent Municipalities

Northfield Township,
Washtenaw County, MI

February 14, 2019
DRAFT

Legend

- City and Township boundaries
- Roads
- Rivers, streams, and lakes
- Parks



0 0.5 1 2
Miles

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



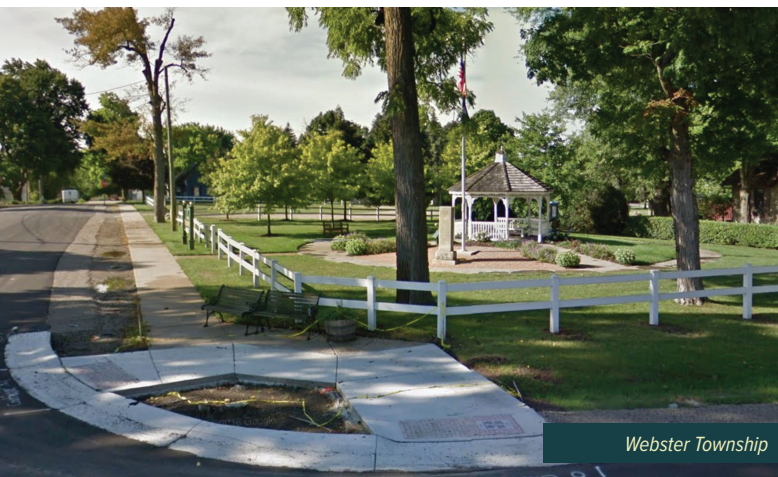
South Lyon



Webster Township



Ann Arbor Township



Webster Township



Green Oak Township



03.

NORTHFIELD TOWNSHIP GUIDING PRINCIPALS

In addition to the goals, objectives, and policies discussed as part of this Master Plan document, the Northfield Township Board has adopted the following guiding principles.

VISION STATEMENT

The Township of Northfield aspires to be a hospitable and pleasant community that nurtures its diverse natural, historical, cultural and social assets to foster a safe, clean, prosperous, attractive place in which to live, work, shop, grow and play.

STATEMENT OF MISSION AND PURPOSE

To provide efficient and effective Township services, through comprehensive planning based on long-term systematic principles that foster an open, honest, responsive government. To do this in an environment that provides for maximum services provided in a fiscally conservative manner.

STATEMENT OF VALUES

- Active citizen involvement in determining the direction of the Township government and the public services it provides.
- Respect for the individual and the individual voice and service for the common good.
- A responsive and responsible public service delivery system.
- Positive change, innovation, and creativity.
- Well-trained employees committed to excellent customer service.
- Respect for our heritage and cultural achievements.
- We value the enterprise of local merchants and support their efforts.



04.

EXISTING LAND USE AND COMMUNITY PLANS

The pattern of development for Northfield Township reflects the influence of the Ann Arbor and Brighton regional areas. US-23 is the major roadway that links Northfield Township to both Ann Arbor and Brighton.

PAST PLAN INITIATIVES

A number of existing and anticipated circumstances will affect Northfield Township's future. These include decentralized places of employment with increased commuting distances and conversely, an increase in those working at home. These factors gathered from past experiences, SEMCOG studies and Census information, together with the attraction of the Ann Arbor area as a place to live and work will provide development opportunities and pressure on Northfield Township for many years to come.

The Township responded to these challenges in a variety of ways including a continued commitment to community planning goals and policies geared to preserving important natural features, while planning for growth in those areas most suitable for development.

The following plans, policies, and initiatives highlight Northfield's commitment to careful preservation and land use planning:

NORTH VILLAGE MASTER PLAN (2017)

The Township engaged residents and stakeholders to create a plan for a piece of Township-owned property located west of Whitmore Lake between Main Street and US-23. The North Village Plan identifies uses for the site based on community goals and input received. The plan, when realized, will create additional housing, open space and community gathering spaces, and recreation opportunities.

- The 2019 Northfield Township Master Plan includes and adopts the policies and recommendations of the North Village Master Plan.

DOWNTOWN STRATEGIC ACTION PLAN AND DESIGN FRAMEWORK (2017)

The purpose for the Downtown Strategic Action Plan and Design Framework was to create a comprehensive strategy for the revitalization of Downtown Whitmore Lake. A combined analysis of other thriving downtowns and the input gathered from the community was the foundation for the plan which outlines a community vision, strategies, and a design framework for Downtown Whitmore Lake.

- The 2019 Northfield Township Master Plan includes and adopts the policies and recommendations of the Downtown Strategic Action Plan and Design Framework.

FAÇADE IMPROVEMENT PROGRAM

In an effort to reverse the deterioration that has occurred in some of the buildings and shops in the Downtown Whitmore Lake area, the Northfield Township Downtown Development Authority (DDA) established the Grant Façade Improvement Program. The program recognized the importance of the unique architectural quality of the Downtown Whitmore Lake area by providing funding for exterior building improvements that encourage good design, properly renovate or restore existing structures, and preserve the unique traditional and historical character of the downtown. The program has since become inactive, but could be re-established should funding become available.

PARKS AND RECREATION PLAN (2015)

The purpose of a Parks and Recreation plan is to guide recreation planning and management efforts within the Township over a five (5) year period. Parks and Recreation Plans are intended to meet state standards for community recreation planning that are necessary to gain eligibility for grant programs. To maintain eligibility for Michigan Department of Natural Resources grant assistance programs, a parks and recreation plan should be updated and adopted every five years.

EXISTING LAND USE

Table 2 and the Existing Land Use Map illustrate the existing land uses or land cover in the Township.

Between 2000 and 2008, the land use categories Agriculture and Single-Family Residential experienced the largest declines and increases, respectively, in acreage. Agriculture saw a 17% decrease in the amount of acreage, while Single-Family Residential experienced a 47% increase in acreage. However, the large increase in Single-Family acreage is likely due to the removal of the “Under Development,” “Grassland and Shrub,” and “Woodland and Wetland categories.”

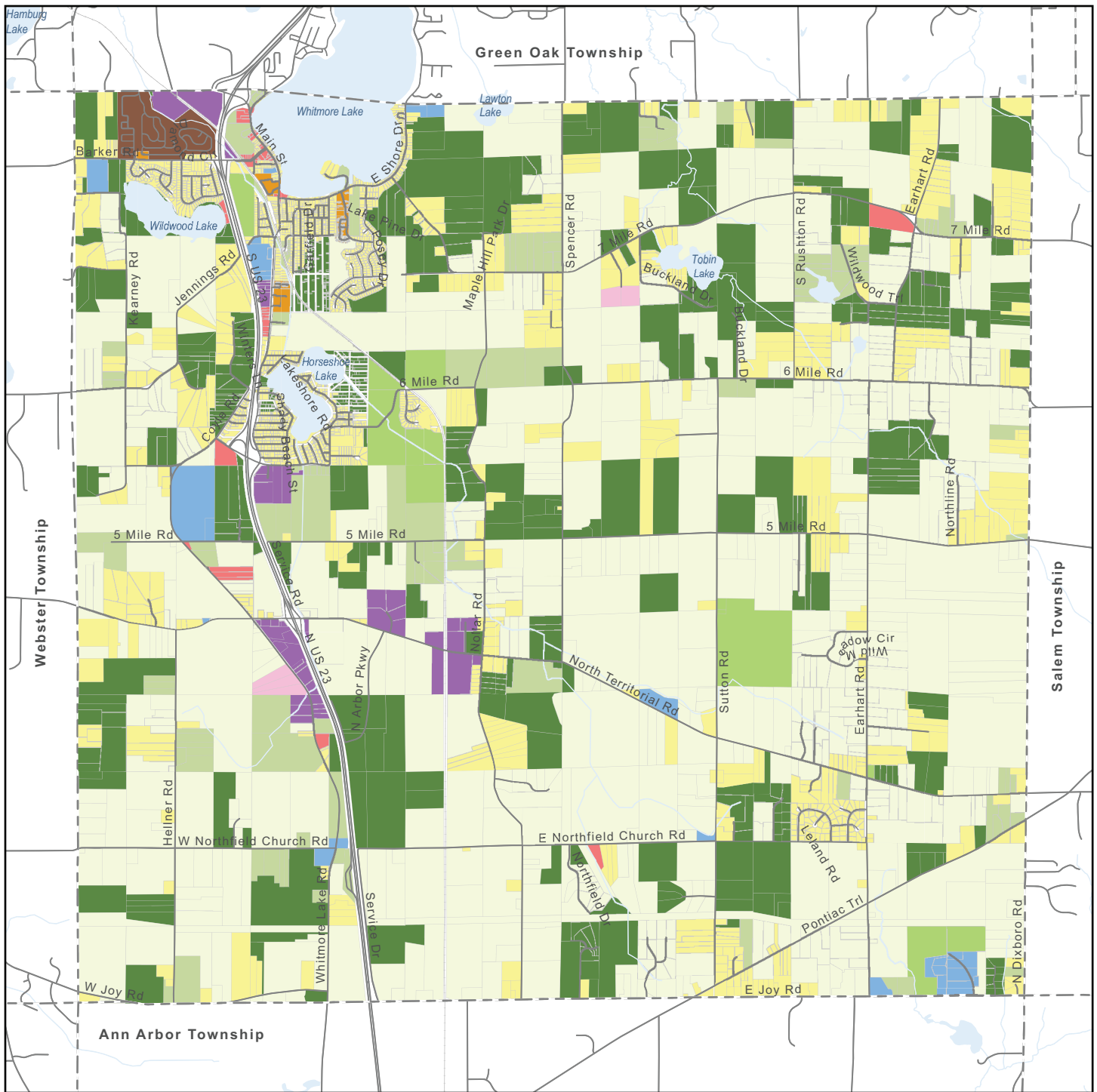
Table 2: Land Use/Land Cover

SEMCOG 2008 Land Use	2000 (acres)	2008 (acres)
Agriculture	10,771 (46%)	6,885 (29%)
Single-Family Residential	2,643 (11%)	13,498 (58%)
Multiple-Family Residential	45 (0%)	30 (0%)
Commercial	48 (0%)	558 (2%)
Industrial	206 (1%)	393 (2%)
Governmental/Institutional	85 (0%)	326 (1%)
Park, recreation, and open space	365 (2%)	420 (2%)
Airport	—	—
Transportation, Communication, and Utility	206 (1%)	706 (3%)
Water	624 (3%)	642 (3%)
Under Development*	121 (1%)	—
Grassland and Shrub*	2,104 (9%)	—
Woodland and Wetland*	6,236 (27%)	—
TOTAL	23,454**	23,456*

Source: SEMCOG

* These classifications are not represented in the SEMCOG 2008 Land Use analysis. 2008 is the most recent available land use data. Accessed February, 11, 2018.

** The difference in acreage is due to newly created water bodies and differences in interpretation between wetland and water coverage.



MAP 3 Existing Land Use

Northfield Township,
Washtenaw County, MI

February 14, 2019
DRAFT

Legend

- | | |
|----------------------|------------------------------|
| Agricultural | Single Family Housing |
| Commercial | Under Development |
| Grassland and Shrubs | Woodlands |
| Industrial | City and Township boundaries |
| Institution | Roads |
| Manufactured Housing | Railroads |
| Multifamily Housing | Rivers, streams, and lakes |
| Recreational | |



0 2,500 5,000
Feet

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

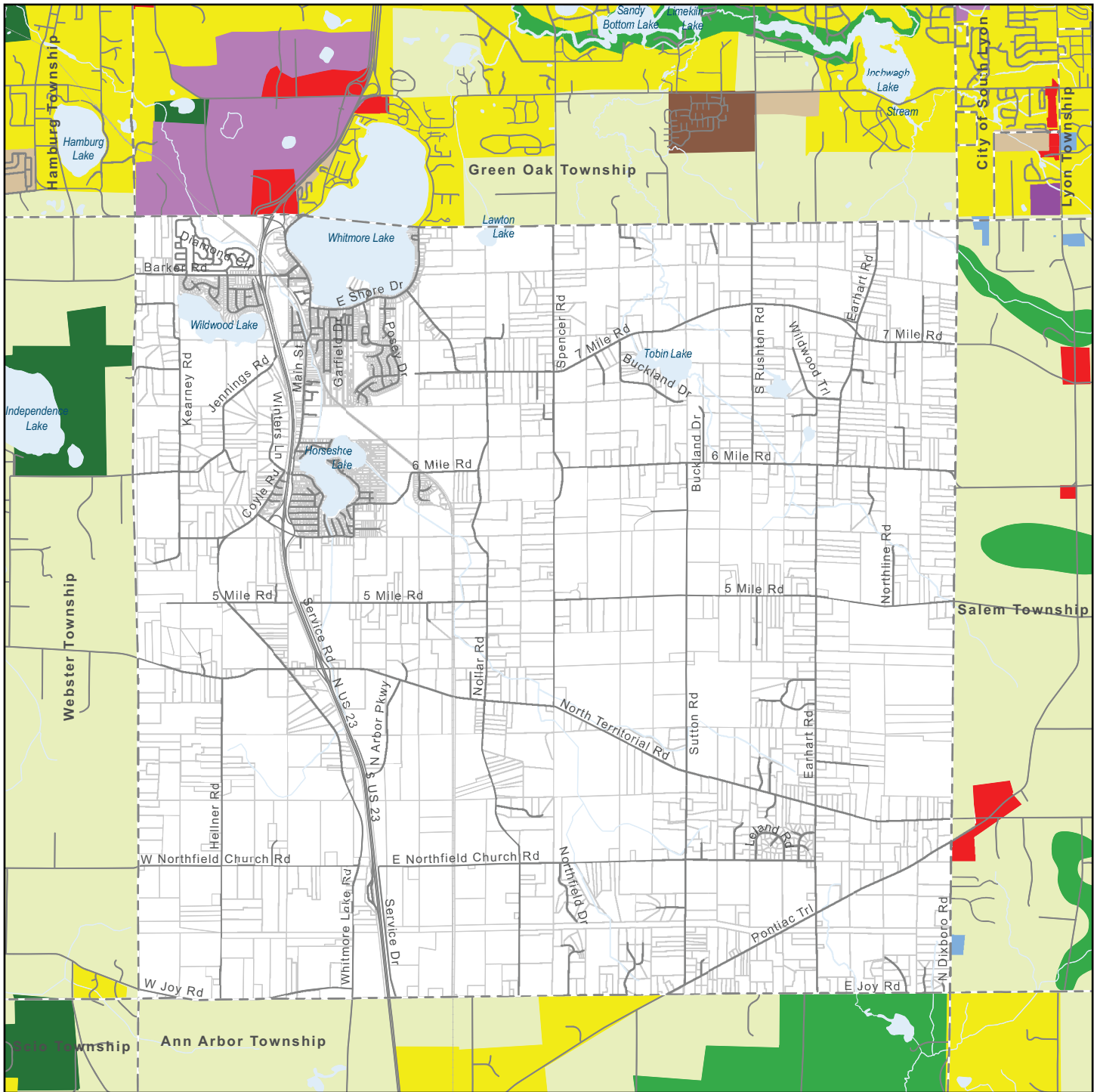


NEIGHBORING COMMUNITIES

Northfield Township borders eight (8) townships, including: Ann Arbor Township, Green Oak Township (Livingston County), Hamburg Township (Livingston County), Lyon Township (Oakland County), Salem Township, Scio Township, Superior Township, and Webster Township. While the townships generally share similar goals regarding maintaining rural character and preserving farmland, the development activities and planning policies in these communities can influence Northfield's future character. The surrounding Future Land Use Map illustrates the different planned land uses for the areas adjacent to Northfield Township.

The areas surrounding Northfield Township to the east, west and south are planned to remain as agricultural and/or rural residential uses. Adjacent to the north, Green Oak Charter Township (Livingston County) has planned for industrial, commercial and residential uses around and to the east of Whitmore Lake that directly abut the northwest corner of Northfield Township. Similarly, to the northeast, both the City of South Lyon and Lyon Township (Oakland County) have a mixture of uses adjacent to Northfield Township including an open space conservation area and planned residential uses directly adjacent to the northeast corner of Northfield Township.





MAP 4 Surrounding Future Land Use

Northfield Township,
Washtenaw County, MI

February 14, 2019
DRAFT

Legend

- | | |
|----------------------|------------------------------|
| Agriculture | Single-Family |
| Commercial | City and Township boundaries |
| Industrial | Roads |
| Institutional | Railroads |
| Multifamily | Rivers, streams, and lakes |
| Manufactured Housing | Parcels |
| Mixed Use | |
| Open Space | |
| Recreation | |



0 2,500 5,000
Feet

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



GROWTH MANAGEMENT INITIATIVES

While change is inevitable and growth will occur, Northfield Township is committed to managing that growth to enhance economic benefit, recreational activities, and overall quality of life for all residents. A number of planning initiatives recently took place in Washtenaw County and Northfield Township which have relevance to the current Plan. Elements of these various plans and initiatives are incorporated throughout this document, and are considered adopted by reference herein.

Washtenaw County Initiatives

2004 WASHTENAW COUNTY COMPREHENSIVE PLAN

The 2004 Comprehensive Plan for Washtenaw County recommends a development pattern for Northfield described and illustrated below as follows:

- Sustainable small city and village development encouraging social interaction and environmental health;
- Maintain a sense of place by preserving open spaces around activity centers;
- New activity centers promote mixed-use, pedestrian friendly development, and homes in close proximity to work and densities that support transit; and
- Maintaining agriculture and low density rural residential uses outside the urban patterns to maintain rural character.

WASHTENAW AREA TRANSPORTATION STUDY (WATS)

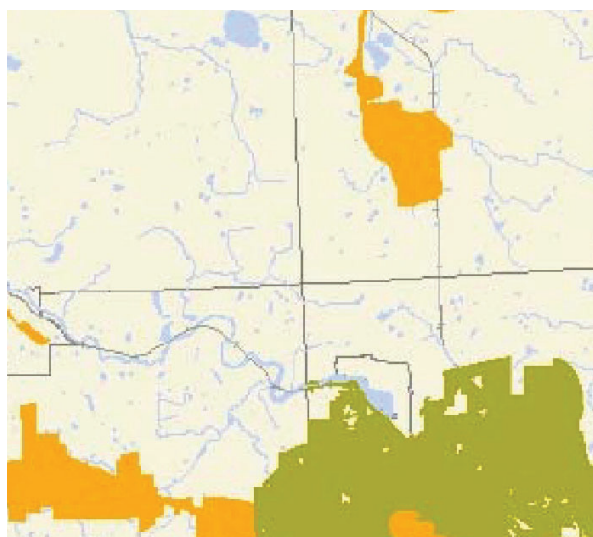
The Washtenaw Area Transportation Study has provided a 2045 Long Range Transportation Plan for the County. The plan includes goals and capital and operating improvement projects which involve reconstruction or resurfacing, transit improvements, intersection and widening projects, as well as non-motorized projects.



2010 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

Washtenaw County's Comprehensive Economic Development Strategy was adopted in June 2010. Sustained economic growth created a need to bring the public, private, education and not-for-profit sectors together to create an economic roadmap to a diverse and strong local economy. The strategy provides the flexibility to adapt to global economic conditions, fully utilize the community's unique advantages to attract private investment and maximize economic opportunity for the area.

Figure 1: 2010 Comprehensive Economic Development Strategy Economic Development Incentive Zones



- Local Government Downtown Development Authorities
- Core Communities

2007 TRANSIT PLAN FOR WASHTENAW COUNTY

In an effort to move towards a comprehensive transit service in Washtenaw County, WATS initiated this effort to analyze data and to support a county wide service plan that could be developed by the Ann Arbor Transportation Authority (AATA) and the other transit providers. The Transit Plan for Washtenaw County identifies current providers of transit service within Washtenaw County, deficiencies and needs including destinations that lack adequate transit facilities.

2018 WASHTENAW COUNTY NON-MOTORIZED PLAN

In 2018 WATS updated the Washtenaw County Non-Motorized Plan which inventoried existing County-wide non-motorized transportation facilities, identified missing links, and provided implementation recommendations for communities. The plan identifies Whitmore Lake Road / Main Street / 8 Mile, 7 Mile / Barker, North Territorial, and Pontiac Trail as primary links for rural bike accommodations.



Focusing Growth on Downtown

2002

DOWNTOWN DEVELOPMENT AND TAX INCREMENT FINANCING PLAN

The Northfield Township Downtown Development and Tax Increment Financing Plan was adopted in 2002. The 2002 plan focused DDA efforts upon undertaking public improvement activities that have the greatest impact on strengthening the business district and attracting new private investments within the downtown development district, which is located along the Main Street corridor. The 2002 plan should be updated to ensure that the DDA boundaries, capture potential, and public improvement priorities remain current.

2017

NORTH VILLAGE MASTER PLAN

As mentioned, prior, the North Village Master Plan outlines goals, objectives, and design objectives for the development of a 23-acre Lakefront Parcel acquired by the Township. The plan is an adopted sub-area plan of this Master Plan.

2017

DOWNTOWN STRATEGIC ACTION PLAN AND DESIGN FRAMEWORK

As mentioned, prior, the *Downtown Strategic Action Plan and Design Framework* outlines goals, objectives, and design objectives for the development and investment in downtown Whitmore Lake and Northfield Township. The plan is an adopted sub-area plan of this Master Plan.



NORTHFIELD TOWNSHIP SENIOR CENTER 9101

Northfield Township
Senior Center
LUNCH 12:00 - 1:00 P.M.
LADIES GOLF 1:00 - 2:00 P.M.
TAXI CAB 2:00 - 3:00 P.M.
TO ORDER 3:00 - 4:00 P.M.

SENIOR

05.

COMMUNITY GOALS AND POLICIES

Northfield Township is a growing community that faces the difficult challenge of accommodating increasing growth and development while retaining its rural character. A key component of the Northfield Township Master Land Use Plan is the articulation of a vision for the Township's future growth and the formulation of community goals which reflect the community's desires regarding how to respond to future development.

The goals of the community attempt to balance the various interests and ensure that each development decision is consistent with the overall vision for the Township. They help articulate preferred development patterns and outline development strategies for the Township.

The community goals were originally developed with input from residents, property and business owners, the Planning Commission, the Township Board of Trustees, and other Township officials, and then reaffirmed by the public for the 2019 plan update.

Public Participation efforts are described in greater detail in the following sections. Summaries of findings for the Public Participation Events and are prepared in memorandums and attachments to this plan.

2018 AND 2019 PUBLIC PARTICIPATION



Public Participation for the update to the Master Plan included two evening open house events. The first was held on October 17, 2018 in Public Safety Building. The meeting was held following a regularly scheduled Planning Commission meeting and was well attended by members of the Township Board of Trustees, Planning Commission, and the public. The second event was held on October 24, 2018 at Whitmore Lake High School. This was an informal, “pop-up” event that allowed visitors to the high school to stop in and ask questions or make comments. Between the two events, a variety of groups were encouraged to participate in the planning process.

During each event, the planning team set up boards for members of the public to view and provide feedback. In particular, the goals board provided a list of the

goals developed during the 2010 master planning process and were later adopted into the final version of the plan. Members of the public were asked to comment on the goals and their continued importance for the community. Additionally, future land use was a frequently mentioned topic. Several of the boards presented the Master Plan’s future land use goals and members of the public provided ample feedback related to land uses in various parts of the Township.

Based on the feedback received during these two events as well through discussions with members of the Township Board of Trustees and the Planning Commission, the planning team is able to provide an informed update to the Master Plan.

2010 PUBLIC PARTICIPATION

The Public participation conducted in 2010 was used to guide the development of the goals and objectives of this master plan. The 2018 public engagement validated this process. The 2010 Public participation was sought through a mailed survey of residents, two (2) Planning Fairs conducted in the summer of 2010, and a public hearing conducted by the Planning Commission on May 2, 2012.

On June 16, 2010 and July 14, 2010, the Northfield Township Planning Commission conducted Planning Fairs for the purpose of inviting resident involvement in the Master Planning process. The first Planning Fair was held at Fire Station #2, and the second in the upper floor of the Municipal Building. Both workshops were open to the public.

A compilation of all comments received was formulated and organized by both topic and sub-area. Generally, the topics which prompted the most discussion among participants included:

- Agriculture
- Residential Development
- Commercial Development
- Development (General)
- Natural Features / Open Space Preservation / Recreation
- Utilities / Road

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

GOALS

Place a dot by your highest priority goal. On a sticky note, write comments, projects, and ideas for each goal and place in the corresponding row.

- 1** Maintain the rural character and preserve the local characteristics of Northfield Township including a viable, stable agricultural industry by encouraging the retention and preservation of farmland and agricultural production as well as the preservation of general open space in the undeveloped areas of the Township.
- 2** Systematically preserve open spaces and greenways to maintain the quality of life in Northfield Township, to preserve critical environmental areas, and to maintain rural character.
- 3** Guide residential development in a manner which will create, preserve and enhance a quality living environment for existing and future Township residents.
- 4** Preserve and strengthen the existing character of the downtown area as a historic, pedestrian-scaled community, with traditional site and architectural design creating an aesthetically memorable place with vibrant streetscapes and community spaces that engage the waterfront.
- 5** Encourage development of a mix of commercial, office, service and multiple-family residential uses in three (3) specific locations that are situated for this use.
- 6** Promote quality, job producing economic development within the Township that serves the needs of the Township residents.
- 7** Provide a variety of safe, efficient modes of transportation to meet the needs of Township residents and visitors.
- 8** Provide timely, efficient, and quality governmental services to Township residents.

MCKENNA







NORTHFIELD TOWNSHIP - MASTER PLAN OPEN HOUSE - OCTOBER 17, 2018

Master Plan Survey

In the summer of 2010, Northfield Township began a comprehensive community survey of its residents. The survey is one important tool in obtaining the input of residents on many important issues facing the community. This input assists the Township's elected and appointed officials in the process of preparing a Master Plan. The responses provided will help guide the Township in the planning of land use and transportation, arts and culture, recreation and leisure activities, economic development, capital improvement expenditures, open space preservation, and other Township public policies.

A community survey was mailed to all Township taxpayers in the summer of 2010. Respondents had the option of returning the completed survey form to the Township Hall or completing the survey online. A total of 368 people participated in the survey which concluded in the fall of 2010.

The survey included six (6) sub-topics of questions:

-  **1 Demographics** – *Inquired about age, gender, educational attainment, household income, employment status, residency, etc.*
-  **2 Strengths and Weaknesses** – *Asked respondents what they like best / least about Northfield Township, what the most / least important issues are facing Northfield Township, and what types of development they would like to see in the Township.*
-  **3 Funding Options** – *Discussed possible millage options to gauge the community's support if pursued.*
-  **4 Areas of Concern** – *These open-ended questions asked respondents to list specific concerns that they felt should be addressed.*
-  **5 Non-Resident Questions** – *These questions were intended to get specific feedback from those respondents not currently residing in the Township about their perceptions of Northfield Township.*
-  **6 Contact Information** – *Respondents were asked to provide their contact information.*

From the Planning Fair comments and Survey results, the Northfield Township Planning Commission has formulated the following community goals and objectives to serve as the basis for the future development of Northfield Township and the Whitmore Lake community.

Goals are general statements that guide the direction and character of future development. Policies set forth a framework for action and form the basis upon which more detailed development decisions may be made. Adoption of policies does not commit Northfield Township to any particular recommendation, but, rather provides guidance as to actions consistent with policy guidelines.

NORTHFIELD TOWNSHIP GOALS

The following statements reflect the primary goals of Northfield Township:

- *Maintain the rural character and preserve the local characteristics of Northfield Township including a viable, stable agricultural industry by encouraging the retention and preservation of farmland and agricultural production as well as the preservation of general open space in the undeveloped areas of the Township.*
- *Systematically preserve open spaces and greenways to maintain the quality of life in Northfield Township, to preserve critical environmental areas, and to maintain rural character.*
- *Guide residential development in a manner which will create, preserve and enhance a quality living environment for existing and future Township residents.*
- *Preserve and strengthen the existing character of the downtown area as a historic, pedestrian-scaled community, with traditional site and architectural design creating an aesthetically memorable place with vibrant streetscapes and community spaces that engage the waterfront.*
- *Encourage development of a mix of commercial, office, service and multiple-family residential uses in three (3) specific locations that are situated for this use.*
- *Promote quality, job producing economic development within the Township that serves the needs of the Township residents.*
- *Provide a variety of safe, efficient modes of transportation to meet the needs of Township residents and visitors.*
- *Provide timely, efficient, and quality governmental services to Township residents.*

GOAL:

AGRICULTURAL / OPEN SPACE

Maintain the rural character and preserve the local characteristics of Northfield Township including a viable, stable agricultural industry by encouraging the retention and preservation of farmland and agricultural production as well as the preservation of general open space in the undeveloped areas of the Township.

POLICIES:

- Develop and support incubators for local farming activities and retain the agricultural use of prime agricultural soils and promote soil conservation.
- Guide development to foster the responsible use of land, preserve farmland and natural features, and to make the best use of existing public services, utilities and infrastructure.
- Maintain a pattern of development with clear edges and transitional areas preserved as open space buffers delineating village, rural, and suburban landscapes.
- Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture.
- Encourage and support open space and agricultural operations through preservation programs, such as P.A. 116 (Farmland Preservation), Purchase of Development Rights (PDR), Conservation Easements, or other means to maintain the viability of agriculture and open space in the community.
- Maintain and promote active farmland by supporting and developing new markets for agricultural products.
- Protect existing farmland, open space and natural features views along Township roads.
- Discourage extension of public sewer or water service into rural areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture.
- In order to preserve agriculture and open space, residential development is strongly encouraged to take a form where residential lots can be clustered to allow continued agriculture and open space on the remainder of the acreage.
- Encourage protection of the Township's rural character by promoting the preservation and restoration of historic structures, including historic farm houses, barns and other farm buildings.



GOAL:

NATURAL RESOURCES

Systematically preserve open spaces and greenways to maintain the quality of life in Northfield Township, to preserve critical environmental areas, and to maintain rural character.

POLICIES:

- Guide development to foster the responsible use of land, preserve farmland and natural features, and make best use of existing public services, utilities, and infrastructure.
- Maintain a pattern of development with clear edges and preserved open space buffers delineating village, rural, and suburban landscapes.
- Preserve an interconnected system of riparian corridors, woodlands, tree rows, and open spaces.
- Protect the water quality of the Township's lakes and water systems particularly Whitmore, Horseshoe, and Wildwood Lakes.
- Consider the impact of all proposed development(s) on the waterways, wetlands, woodlands, other natural resource areas, and groundwater recharge areas.



GOAL:

RESIDENTIAL DEVELOPMENT

Guide residential development in a manner which will create, preserve and enhance a quality living environment for existing and future Township residents.

POLICIES:

- Guide development to foster the responsible use of land, preserve farmland and natural features, and to make best use of existing public services, utilities and infrastructure.
- Maintain a pattern of development with clear edges and preserved open space buffers delineating village, rural and suburban landscapes.
- Provide diversity in housing opportunities while retaining an attractive rural character.
- Strongly encourage clustered development options to preserve open space and retain the Township's rural character.
- Encourage well-planned, safe and walkable residential neighborhoods.
- Limit residential development in areas where conditions are least capable of supporting development. Consider each development based upon the suitability of soils, impact on woodlands, wetlands, floodplains, water bodies, and infrastructure capacity (roads and utilities).
- Higher density residential development should be limited to areas serviced by municipal utilities within or adjacent to the village area.



GOAL:

VILLAGE CENTER

Preserve and strengthen the existing character of the downtown area as a historic, pedestrian-scaled community, with traditional site and architectural design creating an aesthetically memorable place with vibrant streetscapes and community spaces that engage the waterfront.

POLICIES:

- Guide development to foster the responsible use of land, preserve farmland and natural features, and to make best use of existing public services, utilities and infrastructure.
- Maintain a pattern of development with clear edges and preserved open space buffers delineating village, rural and suburban landscapes.
- Encourage and permit mixed-uses with a village-scale and character.
- Encourage an increased building height in keeping with the character of the area with residential or office uses on the upper floors and retail on the ground floor.
- Encourage buildings to be built closer to the road right-of-way with reduced front setback.
- Establish a zoning district to accommodate compatible and complimentary mix of uses within the downtown area. Utilize form- based code ideas and concepts for spatial relation and dimensional requirements.
 - » Encourage infill development in a traditional neighborhood pattern with interconnected streets and walking and bicycle access to Main Street / Whitmore Lake Road.
 - » Develop well-planned, safe and walkable residential neighborhoods.
 - » Actively promote the development of community public spaces such as a beach, pavilion / event area, Township park, or other similar uses.
 - » Integrate public gathering areas within a pedestrian / non-motorized circulation system.
 - » Preserve waterfront views by carefully considering new development proposals.



GOAL:

MIXED USE DEVELOPMENT

Encourage development of a mix of commercial, office, service and multiple-family residential uses in three (3) specific nodes that are situated in a way to accommodate these types of land uses. The first Mixed Use (MU) area is found in the vicinity of the US-23 / North Territorial interchange. The second area is found between Main Street and US-23 north of the Horseshoe Lake area. The third area of consideration is the property found roughly west of the US-23 / Eight Mile Road interchange. Each of these areas are uniquely situated in proximity to either a freeway interchange or a higher volume roadway.

POLICIES:

- Guide development to foster the responsible use of land, preserve farmland and natural features, and make best use of existing public services, utilities and infrastructure.
- Accommodate a variety of land uses consistent with the community desires, surrounding land uses, and the environment.
- Maintain a pattern of development with clear edges and preserved open space buffers delineating village, rural, and suburban landscapes.
- Commercial development shall be organized into compact, unified commercial centers that complement the scale and character of existing development or that promote the desired character for areas where new development is planned.
- Large-scale retail buildings should be designed for potential re-use if vacated by the original user(s).
- Piecemeal or scattered development should be avoided and uncoordinated commercial strip development should be discouraged. Where individual parcels of land are to be developed for commercial uses, coordination with adjacent properties, including common parking and driveways, shall be encouraged in order to reduce the number of access points to public roads.
- Encourage residential or mixed use development (including residential uses) as a buffer between adjacent residential areas and other uses within this planned area. Such uses shall not create adverse impacts on existing or proposed residential or agricultural uses and will be scaled, designed and landscaped so as to complement and enhance the adjacent properties.
- Encourage high quality site and building designs that include the latest “green” technology and contribute to community sustainability, strong neighborhoods, vital shopping districts, and desirable employment centers.

GOAL:

COMMERCIAL / INDUSTRIAL DEVELOPMENT

Promote quality, job producing, economic development within the Township that serves the needs of the Township residents.

POLICIES:

- Guide development to foster the responsible use of land, preserve farmland and natural features, and make best use of existing public services, utilities, and infrastructure.
- Maintain a pattern of development with clear edges and preserved open space buffers delineating village, rural and suburban landscapes.
- Commercial development shall be organized into compact, unified commercial centers that complement the scale and character of existing development or that promote the desired character for areas where new development is planned.
- Piecemeal or scattered development should be avoided and uncoordinated commercial strip development should be discouraged. Where individual parcels of land are to be developed for commercial uses, coordination with adjacent properties, including common parking and driveways, shall be encouraged in order to reduce the number of access points to public roads.
- Encourage high quality site and building designs that include the latest “green” technology and contribute to strong neighborhoods, vital shopping districts, and desirable employment centers.
- Commercial development areas are limited to those properties directly adjacent to the US-23 interchanges.
- A combination of mixed-use, campus-type settings will be encouraged for new industrial areas, with appropriate infrastructure and landscaping provided for each development.
- Where industrial sites abut US-23, extensive buffers shall be provided to provide a more natural appearance along the freeway for passing motorists.



GOAL:

TRANSPORTATION

Provide a variety of safe, efficient modes of transportation to meet the needs of Township residents and visitors.

POLICIES:

- Maintain a transportation network that maximizes the capacity of existing roads while maintaining rural roadways and facilitating the safe and efficient movement of vehicles and pedestrians throughout the Township.
- Evaluate the impact of traffic generated by existing development and work toward improvements concurrent with new development.
- Establish access management standards for new development.
- Consider developing a township policy outlining infrastructure improvements that would be required by a developer.
- Coordinate transportation improvements with County Road Commission and state agencies.
- Consider a variety of transportation choices including public transit and non-motorized transportation.
- Create a Township-wide non-motorized network (Complete Streets) to provide opportunities for pedestrian activity such as walking, jogging, and bicycling. Complete Streets is defined by Michigan legislation as “roadways planned, designed and constructed to provide appropriate access to all legal users...whether by car, truck, transit, assistive device, foot or bicycle”.



Municipal Service Expansion Policies

The Township has made a significant investment in building the capacity, quality and reliability of the sewer systems to serve existing areas of the Township. In 2015, the Township commissioned the Wastewater Treatment Plant (WWTP) Capacity Evaluation Report to study the capital needs of the existing sanitary collection system and identify improvements necessary at the wastewater treatment plant to meet expected growth. The Report recommends the construction of an equalization basin to store and equalize peak wastewater flows. In the interim, the Township has increased the sewer tap fees for businesses that were not previously identified. For future municipal service expansion, it is recommended that the Township carefully consider the following general guidelines:

1. In order to promote orderly growth within the Township, only areas adjacent to and contiguous to the current municipal service boundary should be considered as the preferred area for expansion of services. The “leapfrogging” of Township areas to provide municipal services which create an island of services within the Township should be strongly disfavored. The idea of contiguous development requires that municipal services expand from one fully-developed area to the next adjacent area.
2. The Township shall implement the resulting policy of the 2015 capacity study. Any expansion shall be bound by capital improvements needs identified in that study.
3. Where expansion of facilities is proposed the Township should follow the recent practice of passing the costs of expansion on to those reaping the benefits of that expansion through special assessment districts, REU charges, and other similar mechanisms.
4. As a part of this policy, the Township should adopt a formal municipal service expansion procedure. In addition to the general policies, municipal sewer service should not be extended beyond those areas planned for medium density residential.



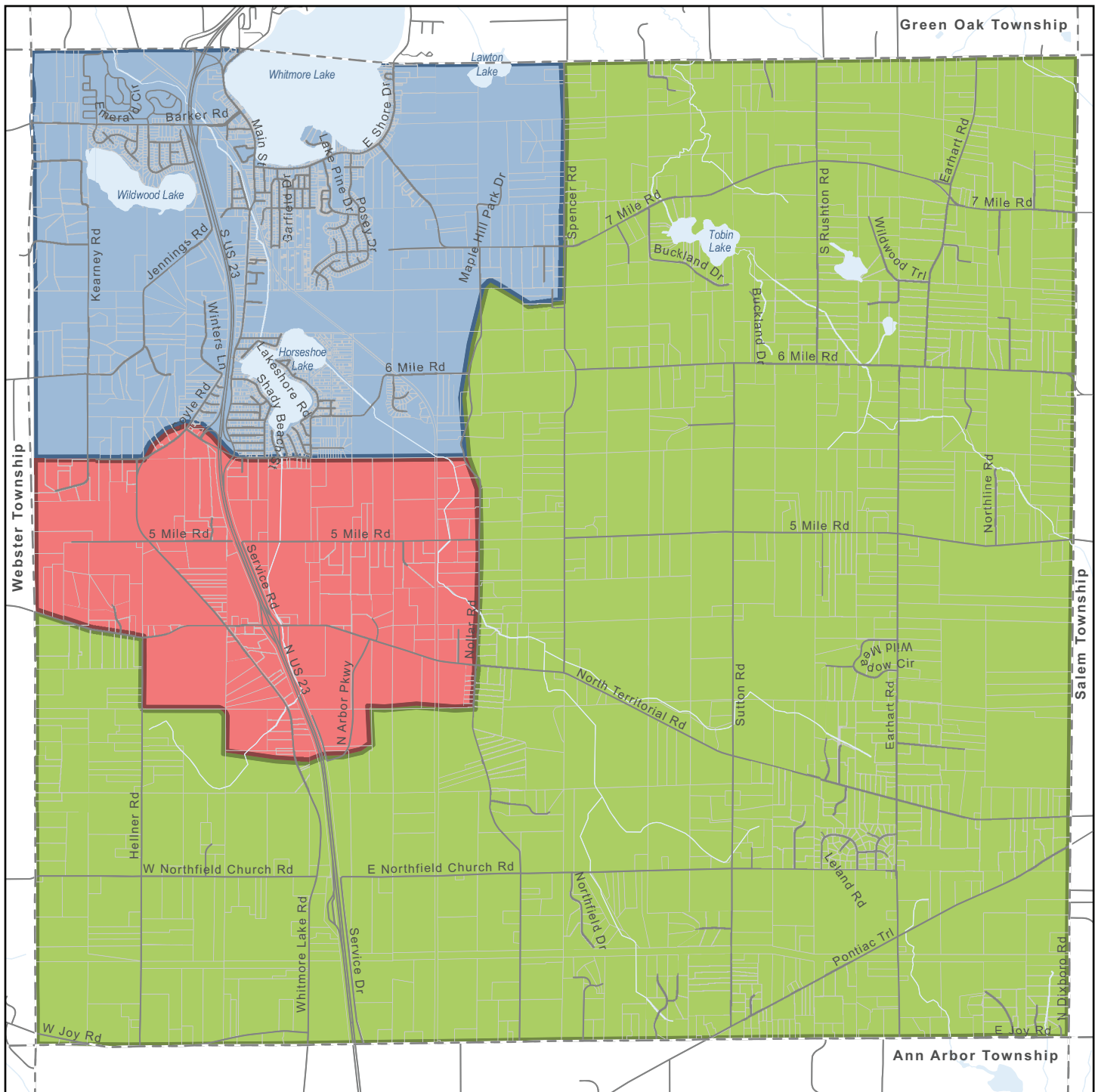
06.

TOWNSHIP SUB-AREA PLANS

In addition to the overall land use plan, the Township was divided into the following three (3) sub-areas: Land Preservation, Central US-23 Interchanges Sub-area, and Lakes Sub-area. The division of the Township into sub-areas was based primarily on each area's physical characteristics. The original sub-areas were evaluated independently during the two (2) planning fairs held to receive public input and in consideration of the future land use for the Township during the last plan update.

After review and careful consideration, the sub-area plans were modified based on each sub-area's characteristics, development strategies, and design guidelines.

The following pages address issues related to land use, land preservation, transportation, and community facilities and services for each sub-area. The preferred land use arrangement, specific development strategies, and site design guidelines for each sub-area are also discussed.



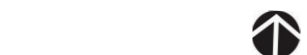
Map 5 Sub-Area Map

Northfield Township,
Washtenaw County, MI

February 14, 2019
DRAFT

Legend

- Lake Sub-Area
- Central US-23 Interchanges
- Land Preservation Sub-Area
- City and Township boundaries
- Roads
- Rivers, streams, and lakes
- Parcels



0 1,250 2,500 5,000
Feet

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

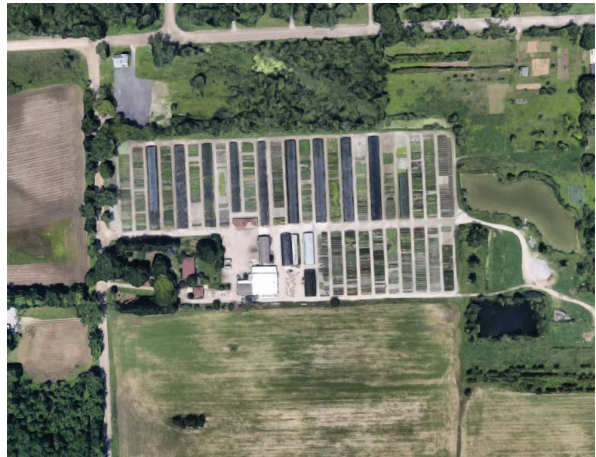


LAND PRESERVATION SUB-AREA

The Land Preservation Sub-area is characterized both by its agricultural and open spaces and residential development. Large tracts of vacant land remain intact throughout this area presenting opportunities for open space preservation. Development Strategies and Design Guidelines for this sub-area are focused on preservation of open spaces and agricultural operations, as well as maintaining scenic views and wildlife corridors. When residential development is permitted, clustered developments are strongly suggested.

Characteristics

- Existing land uses include primarily active agriculture and farmstead; and single-family residential.
- Large tracts of vacant land are intact throughout this sub-area presenting opportunities for open space preservation.
- North Territorial, Pontiac Trail, US-23 and Whitmore Lake Road are the paved primarily roads in this sub-area.
- Major natural features within this sub-area:
 - » Tobin Lake
 - » Maurer, O'Conner, and Willow Marsh Drains
 - » McCarty Drain #2, Groves Drain and Horseshoe Lake Drain; and
 - » Large contiguous areas of woodlands and wetlands.



Development Strategies

1. Preserve open space, woodlots and natural features with conservation easements throughout the Land Preservation Sub-area.
2. Preserve farmlands as active farms or open space.
3. Continue to control and plan for future residential growth by strongly encouraging clustered development and by implementing policies regarding tree preservation and management, subdivision open space requirements, parkland, and trail requirements.
4. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture, such as soils, drainage, etc.
5. Discourage extension of public sewer or water service into areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture.
6. Establish programs that maintain the viability of agricultural products through new and expanding markets for locally grown products such as community supported agriculture, organic food, and agritourism and non-traditional uses that preserve the character of the area.
7. Preserve open space and natural features with a priority on environmentally sensitive areas and the open view-sheds from roadways.
8. Ensure that new residential development is compatible in density and character to existing uses, residences and neighborhoods in the immediate area.
9. Encourage non-motorized paths to connect parks, Township facilities, and adjacent communities through an interconnected system of trails along major roads.
10. Coordinate with the State and Washtenaw County for farmland preservation.
11. Coordinate with Washtenaw County for parkland and open space acquisition and development.

Design Guidelines

1. Maintain and develop greenways and wildlife corridors such as wildlife passages, creek beds, and woodlands to and from natural areas.
2. Require all new residential development to be clustered to allow continued recreational and agricultural use and open space preservation of the remainder of the acreage.
3. Promote Low Impact Development (LID) techniques for storm-water management such as bio-swales or other best management practices.
4. Promote Leadership in Energy and Environment Design (LEED) techniques for architecture and site design.
5. Maintain open views along roadways and enhance with additional plantings of native trees, shrubs, grasses, and perennials.
6. Protect key open vistas along rural roads.
7. Carefully site entrance drives and subdivision entrances.
8. Separate cars from pedestrians and provide pathways connecting subdivisions.

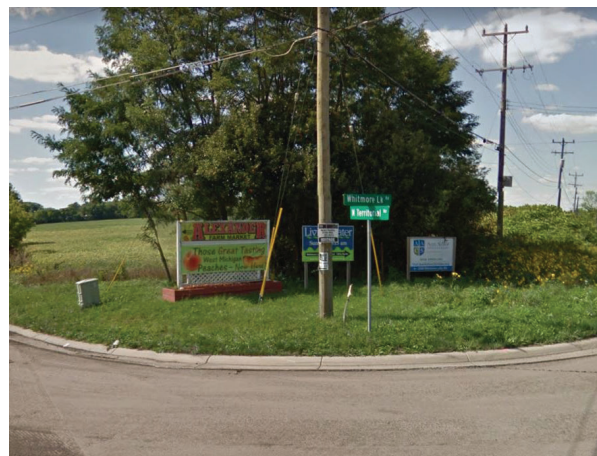
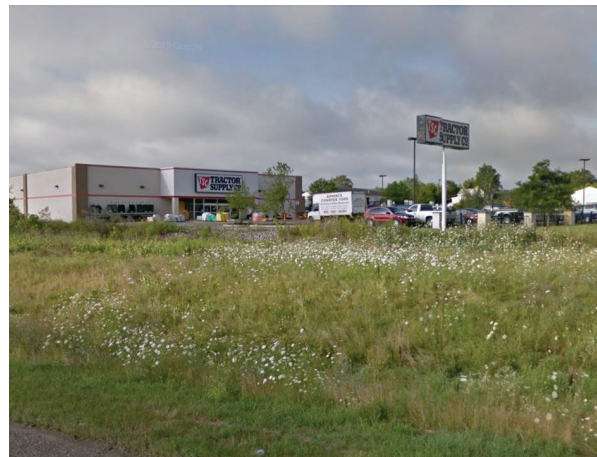


CENTRAL US-23 INTERCHANGES SUB-AREA

The central feature of this sub-area is the US-23 corridor with exits at Six Mile and North Territorial Road. This is where office, industrial, and commercial growth is planned for and expected. The western edge of this sub-area is best suited for low density residential and agricultural land uses, and can be considered a transitional area to the agricultural open spaces to the east.

Characteristics

- Existing land uses include active agriculture and farmstead; single- family residential; commercial and office; industrial; cultural, outdoor recreation and cemetery; grassland and shrub; and woodland and wetland.
- Large tracts of vacant land are intact throughout this sub-area presenting opportunities for residential, commercial and industrial development (in the portion of this sub area where sanitary sewer service is available).
- Large tracts of vacant land are intact throughout this sub-area presenting opportunities for open space preservation (in the portions of this sub area where sanitary sewer service are unavailable).
- Whitmore Lake High School campus resides within this sub-area.
- Two (2) freeway interchanges are within/border this sub-area (US-23 / N. Territorial and US-23 / Six Mile).
- US-23, Whitmore Lake Road and N. Territorial are the primary paved roads in this sub- area.



Development Strategies

1. Maintain the rural character – channel future residential, commercial, office, and industrial uses in the portion of this sub-area nearest the US-23/N. Territorial interchange where sanitary sewer service is available.
2. Preserve open space, woodlands and natural features with conservation easements throughout the Southeast Sub-area.
3. Preserve remaining farmland as active farms or open space.
4. Allow for a mix of service, office and residential uses as it relates to the US-23 / North Territorial Road interchange and the Whitmore Lake Road corridor.
5. Consider design guidelines that promote attractive and planned commercial and industrial facilities along the Whitmore Lake corridor where sanitary sewer service is available.
6. Continue to control and plan for future residential growth by requiring clustered development by implementing policies regarding tree preservation and management, subdivision open space requirements, parkland, and trail requirements.
7. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture.
8. Discourage extension of public sewer service into areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture.
9. Establish programs that maintain the viability of agricultural products through new and expanding markets for locally grown products such as community supported agriculture, organic food and agritourism and non-traditional uses that preserve the character of the area.
10. Preserve open space and natural features with a priority on environmentally sensitive areas to preserve view-sheds along roadways.
11. Ensure that new residential development is compatible in density and character to existing residences and neighborhoods in the immediate area.
12. Maintain the suburban and transitional character of the Central US-23 Interchanges Sub-area by preserving an open space greenbelt separating urban and rural landscapes.
13. Allow for appropriate commercial and industrial uses adjacent to US-23 and along N. Territorial between Whitmore Lake and Nollar Roads.
14. Emphasize development of office, research and industrial uses to generate a corporate, high tech “jobs node”.
15. Encourage the development of business campuses.
16. Actively promote business growth, job creation and tax base development by targeting knowledge industries and other growth industries such as health care and “green technologies. These uses should be close to the US-23 / N. Territorial interchange.
17. Develop non-motorized transportation to connect parks, Township facilities, and adjacent communities through an interconnected system of trails along major roads.
18. Establish parks in proximity to higher density population areas to meet the needs of the residents and include passive uses such as a dog park, playgrounds, etc.
19. Coordinate with Washtenaw County for parkland and open space acquisition and development.
20. Consider vehicular and pedestrian improvements to existing intersections as new developments are proposed.

Design Guidelines

1. Maintain and develop greenways and wildlife corridors to and from nature preserves.
2. Require all new residential development to be clustered to allow continued recreational and agricultural uses and open space preservation of the remainder of the acreage.
3. Promote Low Impact Development (LID) techniques for storm-water management such as bioswales or other best management practices.
4. Require attractive landscape screening and for industrial and commercial use along the US-23 corridor and all public right-of-way.
5. Promote Leadership in Energy and Environment Design (LEED) techniques for architecture and site design.
6. Carefully site entrance drives and subdivision entrances.
7. Promote shared drives and parking areas.
8. Screen parking with knee walls, decorative fences, and landscaping.
9. Encourage the provision of community design features with pedestrian amenities such as plazas or community gathering places.
10. Separate cars from pedestrians and provide pathways connecting subdivisions.



LAKES SUB-AREA

The Lakes Sub-Area is the focal point of Northfield Township. This area is both the most densely developed and populated. The Lakes Sub-Area also serves as the visual identity of the Township. Local business growth and both residential and mixed use development should be encouraged within this sub-area.

The Lakes Sub-area encompasses the Township's Downtown Development Authority (DDA) boundary. The general purpose of the DDA is to promote the economic growth of the district. The Northfield Township DDA and the Downtown Strategic Action Plan and Design Framework has identified the following strategies:

- Establish an identity for the hamlet of Whitmore Lake.
- Improve traffic patterns throughout the District including access to and from US-23.
- Support public improvements necessary to ensure the success of businesses in the District.
- Support business attraction efforts, as appropriate, to help ensure a healthy and successful business community.
- Encourage beautification of Downtown Whitmore Lake through the use of high-quality aesthetics, local identity, and architectural elements.
- Encourage uses in Downtown Whitmore Lake that shall identify the area as a regional entertainment destination.
- Encourage opportunities in Downtown Whitmore Lake for recreation as well celebration to promote quality of life for residents.

In addition to the DDA's identified strategies which are specific to the downtown area, the following development and economic strategies can be undertaken throughout the Lakes Sub-area. They include:

- Improve the safety and attractiveness of Main Street, Barker and other roads to support new and existing private developments.
- Initiate efforts to encourage renovation and expansion of retail businesses.
- Participate in efforts to encourage new private developments in conjunction with public improvements.
- Encourage energy efficiency in all development and redevelopment proposals.
- Encourage pedestrian, non-motorized and public transportation improvements in conjunction with private development projects.
- Encourage public/private partnerships to address infrastructure limitations.
- Encourage the provision of parks and open space in all new private developments.
- Continue to control and plan for future residential growth by requiring clustered development by implementing policies regarding tree preservation and management, subdivision open space requirements, parkland, sidewalk and trail requirements.

It is recognized that there are differences in terms of both land use and potential for future growth within the downtown and surrounding residential areas. To build on these differences and help guide future development that ensures the future success of the Lakes Sub-area. The Township's Planned Unit Development (PUD) zoning district should be utilized to attain the Lake Sub-area objectives described on the following pages.

Characteristics

- Existing land uses include active agriculture and farmstead; single- family residential; multi-family residential; manufactured home; commercial and office; institutional; industrial; cultural, outdoor recreation and cemetery; grassland and shrub; and woodland and wetland.
- Large tracts of vacant land are intact throughout this sub-area presenting opportunities for mixed use residential, commercial.
- Sanitary sewer service is available within this sub-area.
- Three (3) freeway interchanges are within/border this sub-area (US-23 / Six Mile, US-23 / Barker and US-23 / Eight Mile).
- US-23 and Whitmore Lake Road are the primary paved roads in this sub-area.
- Whitmore, Horseshoe, Wildwood and Lewton Lakes are the major natural features in this sub-area.



Development Strategies

VILLAGE CENTER

1. Plan for future commercial and residential growth by implementing policies to encourage mixed retail and residential uses within and adjacent to Downtown Whitmore Lake.
2. Allow commercial and residential uses as part of an overall mixed use project to the extent that they serve the primary uses and contribute to the development of community public spaces. Large scale retail establishments as defined by the Township Zoning Ordinance are not compatible in this sub-area.
3. Encourage infill development in a traditional neighborhood pattern with interconnected streets and walking and bicycle access to Main Street / Barker.
4. Establish a form-based code to provide flexibility in uses, but meet specific form and design guidelines for the Village Center district.
5. Promote high-density residential uses as part of an overall mixed use development.
6. Provide a variety of housing types, sizes, and price ranges.
7. Promote preservation and renovation of historic structures.
8. Actively promote the development of community public spaces such as a beach, pavilion/event area, Township park, farmer's market, community center, or other similar uses.

MIXED USE

1. Allow for a mix of service, office and residential uses.
2. Consider high-density residential uses as part of an overall mixed use development project as a PUD and only if it supports office and service uses.

COMMERCIAL

1. Regional-scale retail service uses may be permitted only where adjacent to the US-23 interchange at Six Mile Road.
2. Emphasize regional-scale commercial uses especially service uses supporting future commercial and industrial development within the Central US-23 Interchanges Sub-area.

GENERAL

1. Develop non-motorized transportation to connect parks, Township facilities, and adjacent communities through an interconnected system of trails along major roads.
2. Establish parks in proximity to higher density population areas to meet the needs of the residents and include passive uses, such as a dog park, playgrounds, etc.
3. Coordinate with Washtenaw County for parkland and open space acquisition and development.
4. Consider vehicular and pedestrian improvements to existing intersections as new developments are proposed.

Design Guidelines

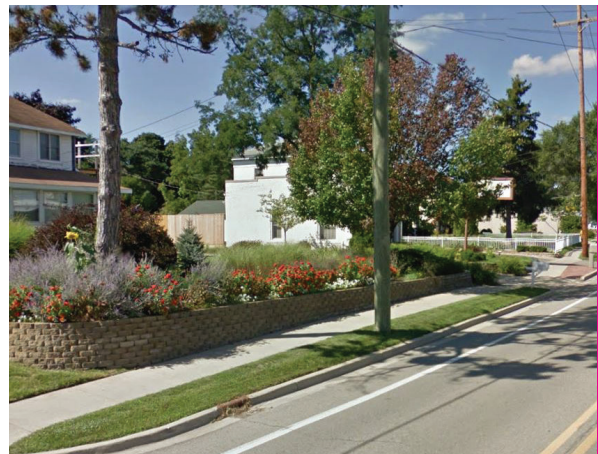
VILLAGE CENTER

1. Encourage an increased building height with residential or office uses on the upper floors and retail on the ground floor along Barker Road and Main Street.
2. Encourage buildings to be built closer to the road right-of-way with reduced front setback.
3. Encourage a variety of housing types including townhomes, duplexes, triplexes, and loft apartments.
4. Implement the North Village Master Plan and the Downtown Strategic Action Plan and Urban Design Framework.
5. Continue to implement the requirements of the WLD zoning districts and update the Districts based on the recommendations of the North Village Master Plan and the Downtown Strategic Action Plan and Urban Design Framework.



GENERAL

1. Maintain and develop greenways and wildlife corridors to and from natural areas.
2. Promote Low Impact Development (LID) techniques for storm-water management such as bioswales or other best management practices.
3. Promote Leadership in Energy and Environment Design (LEED) techniques for architecture and site design.
4. Carefully site entrance drives and subdivision entrances.
5. Promote shared drives and parking areas.
6. Screen parking with knee wall, decorative fence, and landscaping.
7. Encourage the provision of community design features with pedestrian amenities such as plazas or community gathering places.
8. Separate cars from pedestrians and provide pathways connecting subdivisions.





07.

FUTURE LAND USE PLAN

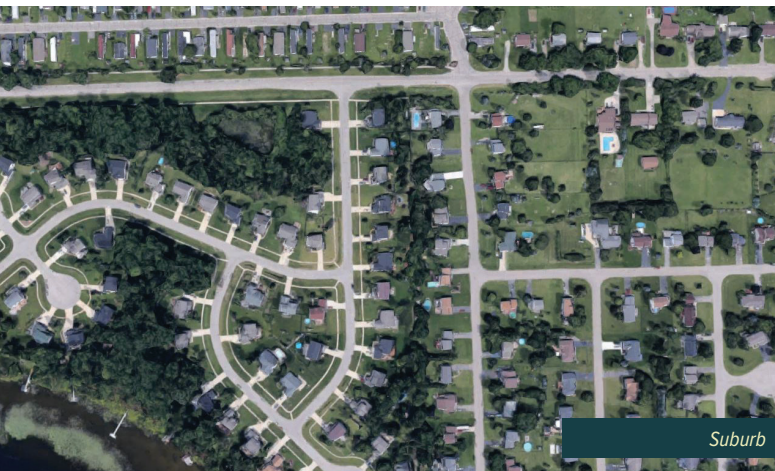
The Future Land Use Plan defines the framework for the future growth of Northfield Township. It begins with a general description of the desired pattern of development for the community and follows with a description of the future land use categories as illustrated on the future land use map.

In addition to the future land use categories, specific development strategies are formulated to achieve community goals for each of the Township's three sub-areas. The sub-areas include: Land Preservation Sub-Area, Central US-23 Interchanges Sub-area, and Lakes Sub-area.

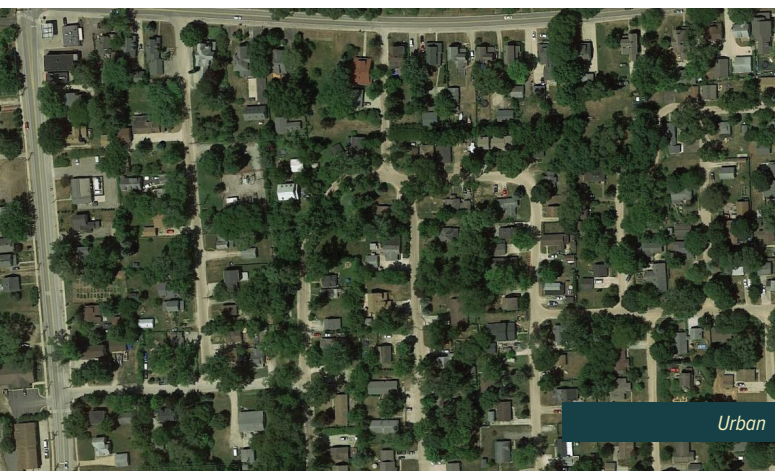


In general, the desired scenario for the Township's master plan includes a gradation of development densities across the rural-urban spectrum, knitted across sub-areas, which considers the agricultural and sensitive natural resources of the Township. The Master Land Use Plan for Northfield Township identifies three patterns of development: village, suburban, and rural.

The village pattern includes areas of the Township that are contiguous to the Whitmore and Horseshoe Lakes. They encompass higher density developments, which are located near Downtown Whitmore Lake. Sewer infrastructure systems are available in this area and could potentially be expanded in the future (See Community Facilities Map). An example of this pattern is found at Downtown Whitmore Lake.



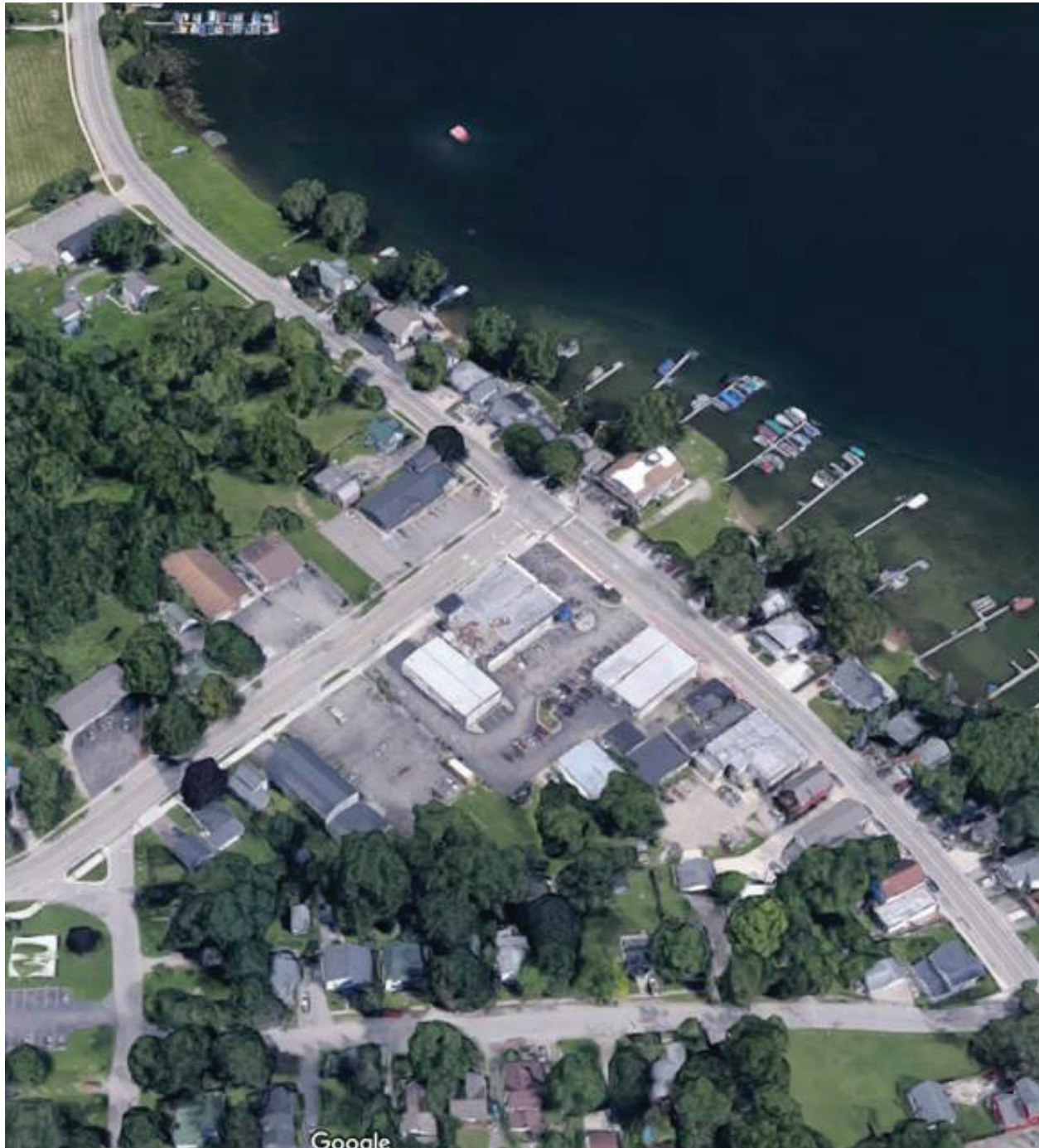
The suburban pattern includes areas where low to medium density residential development currently exists without access to water and sewer infrastructure systems. These areas are where future residential development may be attracted due to the proximity of nearby urban centers and access to open spaces and natural resources. They are, for the most part, located in portions of the Lands Preservation, Lakes and Central Whitmore Lake Road Interchange Sub-areas. New development should be sensitive to open space preservation and to the sensitive land and water resources. The preferred form of residential development is open space or cluster residential development. An example of this pattern is found at the Links of Whitmore Lake.

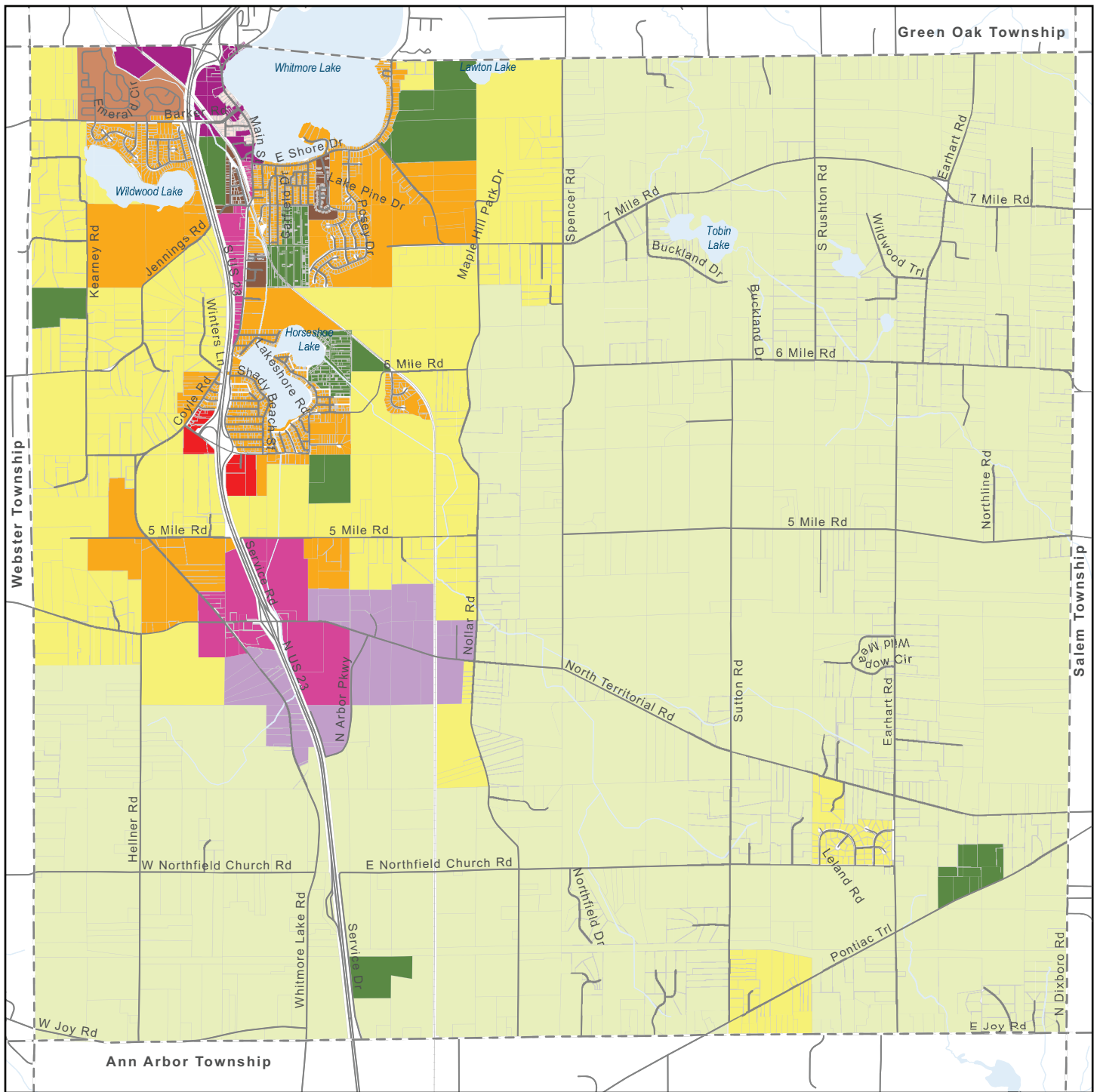


The rural pattern is comprised of low density residential uses, agricultural uses and operations, protected conservation districts, as well as wetlands and other sensitive environmental areas. New residential development should be minimized in order to maintain viable units of agricultural production, rural character, and open spaces. These areas are located primarily in the Land Preservation Sub-areas. Where residential development would occur, the preferred form of development is an open space or cluster residential development. An example of this pattern is found at Sutton and Northfield Church.

FUTURE LAND USE CATEGORIES

Specific land use categories are identified and illustrated on the future land use map. The following identifies the intent of each category, describes the desirable land uses and elements, the land use relationship with physical and natural features, and lists the corresponding zoning districts.





MAP 6 Future Land Use

Northfield Township,
Washtenaw County, MI

February 14, 2019
DRAFT

Legend

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



0 1,250 2,500 5,000
Feet

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

AGRICULTURAL LAND USE



Intent: The intent of this category is to protect existing agricultural land uses, maintain rural character, minimize population density, and preserve open spaces. Accordingly, the Agricultural land use designation is intended to allow low density residential development only when it promotes open space preservation and is compatible with maintaining existing agricultural operations.

Description: Agricultural areas are those lands characterized as primary crop and/or livestock production lands. These lands should not be considered land banks for future development. In this area, the focus shall be on open space preservation and any future residential development shall cluster residential units on the most suitable portions of a site, with remaining areas permanently dedicated as open space. The clusters of residences are intended to be small and integrated into significant amounts (at least 50 percent of the site) of open space.

Relationship to Physical and Natural Features:

The Agricultural land use category is located in areas where public utilities are not present and soil suitability for septic systems may be poor. Thus, these factors put limitations on the potential density of development. Wetlands, woodlots, and environmentally sensitive areas are intended to be preserved. The agricultural designation will help preserve woodlands, wooded road fronts, wetlands, large and small scale agricultural operations, and wildlife habitat. To insure appropriate use of these areas, it is recommended that an Environmental Impact Assessment (or similar environmental land use analysis) be completed to minimize negative development impacts.

Most Compatible Uses: Desirable land uses and elements of the Agricultural designation include:

- Farming operations, and similar uses of land;
- Low density clustered single-family residential development where a minimum of fifty percent (50%) of buildable area is permanently preserved as dedicated open space;
- Single-family dwellings on parcels 5 acres in size or greater;
- Scenic road corridors, defined by tree-lined borders and narrow road widths;
- Landscape features such as orchards, outbuildings such as silos and barns, fences, and sound farm structures; and
- Scenic views consisting of natural and cultural features.

Most Compatible Zoning Districts: Based on the above criteria the zoning district most appropriate for the Agriculture category is the AR, Agricultural District.

RESIDENTIAL LAND USES

Low Density Residential Land Use

Intent: The intent of this designation is to accommodate low density single- family residential housing in areas not intended to be serviced with sanitary sewer and water services. This category is designed to preserve a predominately rural character, including agricultural operations.

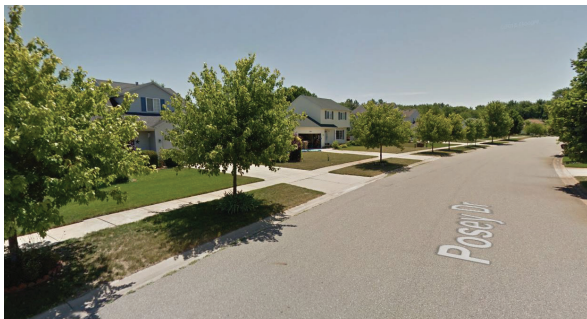
Description: Land designated as Low Density Residential (LDR) include areas where soils are generally suitable for septic field and building construction. Maximum density will be one (1) dwelling unit per two (2) acres.

Relationship to Physical and Natural Features: Significant natural features may still be present within this category. Residential developments shall cluster residential units on the most suitable portions of a site with the remaining area permanently dedicated as open space.

Most Compatible Uses: Desirable land uses and elements of the Low Density Residential designation are:

- Agricultural productions;
- Single-family residences in either clustered or conventional subdivision/site condominium development; and
- Parks, open spaces, and conservation areas.

Most Compatible Zoning Districts: Based on the criteria mentioned above, the zoning district most appropriate for the LDR category is the LR, Low Density Residential District.



Medium Density Residential Land Use

Intent: The intent of this designation is to promote a moderate density single- family category with a predominately suburban character. This is achieved by accommodating medium density single-family residential housing in areas of the Township that may be served with municipal sanitary sewer services or are in close proximity to such services.

Description: Land designated as Medium Density Residential Land Use (MDR) include residential densities ranging from one (1) to four (4) dwelling units per acre, depending on the availability of municipal sewer services. Where municipal sewer facilities are not available, a maximum of one (1) unit per acre shall be permitted.

Where sewer service is not currently available, expansion shall only occur in accordance with the Township's Municipal Service Expansion Policy as described in this Master Plan. Further, it is the policy of this plan that no areas of the Township be brought into the Township sewer service area prior to a formal sewer expansion policy and procedure being developed by the Township Board.

In order to utilize existing capacity of the municipal sewer system and to limit the possibility of higher density residential developments leapfrogging the current sewer service boundary. It is the intention to limit residential density to four (4) dwelling units per acre only to those areas served by municipal sewer service. Property to be served by privately owned community sewage systems shall be limited to one (1) dwelling unit per acre in the MDR category.

Relationship to Physical and Natural Features: Significant natural features may still be present within this category but to a lesser degree than the Agriculture or LDR categories. Land designated as MDR has access to collector roads and internal subdivision paved roads.

Most Compatible Uses: Desirable land uses and elements of the Medium Density Residential designation are:

- Single-family residences in either clustered or conventional subdivision/site condominium development;
- Two-family dwellings; and
- Parks, open spaces, and conservation areas.

Most Compatible Zoning Districts: The MDR land use category coincides with the following residential zoning designation: SR-1, Single-Family Residential District.

High Density Residential Land Use

Intent: The intent of this category is to create areas for higher density residential development in those areas fully serviced by public sanitary sewer facilities.

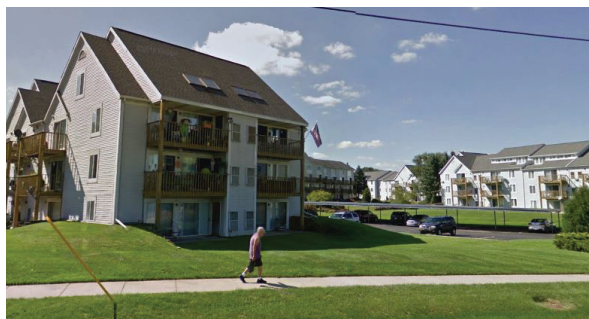
Description: Planned High Density Residential (HDR) land uses are found in the Lakes Sub-area. The Township encourages and supports innovative housing such as attached and cluster developments that preserve open space and protect natural features. Density may range between six (6) to 14 dwelling units per acre. However, greater densities may be allowed in cases showing exceptional design and conservation.

Relationship to Physical and Natural Features: As mentioned above, this area is entirely served by utilities and constitutes the most urbanized portion of the Township.

Most Compatible Uses: Desirable land uses and elements of the HDR designation include:

- Single-family residences, attached and detached;
- Two-family dwellings;
- Apartments;
- Innovative housing projects, including senior and assisted living options;
- Parks, open spaces, and conservation areas; and
- Community support facilities such as churches, schools, and public buildings.

Most Compatible Zoning Districts: The HDR land use category would coincide with all other residential zoning designations that have access to and are serviced by municipal sewer and water services including SR-2, Single Family Residential Two and MR, Multiple-Family Residential.



Mobile Home Park Land Use

Intent: The intent of the MHP category is to allow mobile home park development in suitable areas of the Township adequately serviced by essential public services, such as: public sanitary sewer facilities and police and fire protection.

Description: The Mobile Home Park designation is focused on the Lakes Sub-area where essential services are provided, and the densest residential development currently exists.

Relationship to Physical and Natural Features: As mentioned above, this area is entirely served by utilities and constitutes the most urbanized portion of the Township.

Most Compatible Uses: Desirable land uses and elements of the MHP designation include:

- Mobile home dwellings

Most Compatible Zoning Districts: The MHP land use category would coincide with the following zoning classification: MHP, Mobile Home Park.



VILLAGE CENTER LAND USE

Intent: The intent of the Village Center designation is to encourage and permit mixed uses with a village scale and character within the Whitmore Lake community. Future growth within the area planned for Village Center is intended to be flexible in land uses, but meet specific form and design guidelines that will be required through modifications to the Township Zoning Ordinance.

The Village Center Land Use designation has additional design recommendations in the North Village Master Plan and the Downtown Strategic Action Plan and Urban Design Framework; and it includes two sub-categories: Village Center Mixed Use and Village Center Cottage Retail.:

Description: The Village Center designation is focused on the Whitmore Lake community.

Relationship to Physical and Natural Features:

This area is the most urbanized within the Township; however, it is also environmentally sensitive due to the location of the Township's water bodies and the desire of people to reside near bodies of water.

Most Compatible Uses: Desirable land uses and elements of the Village Center district are:

- Mixed-use development;
- Neighborhood commercial uses;
- Single-family residences;
- Two-family dwellings;
- Multiple-family dwellings;
- Innovative housing projects;
- A farm and artisan market and community center;
- Parks, open spaces and conservation areas; and
- Community support facilities such as churches, schools, and public buildings.

Most Compatible Zoning Districts: The Village Center Land Use designation is most compatible with the WLD-D, Whitmore Lake-Downtown, WLD-NV, Whitmore Lake-North Village, and WLD-W, Whitmore Lake-Waterfront zoning districts.

MIXED USE LAND USE

Intent: The intent of the Mixed Use designation is to provide areas where local commercial, service, office and residential activities can all take place. This designation is intended to allow a flexible approach to development at specific nodes along the US-23 corridor within the Central US-23 Interchanges and Lakes Sub-areas. Uses envisioned are of a general retail / service nature to serve the residents of Northfield Township. The Mixed Use category is intended to provide transitional service area between the US-23 corridor and Whitmore Lake Road.

Description: The Mixed Use designation is focused on the Lakes and Central Whitmore Lake Road Interchange Sub-areas.

Relationship to Physical and Natural Features: Areas planned for the Mixed Use designation shall have direct or indirect (access roads) access to the Eight Mile / US-23 interchange, the North Territorial / US-23 interchange, and the Main Street Area North of Horseshoe Lake.

Most Compatible Uses: Desirable land uses and elements of the Mixed Use designation are:

- Neighborhood commercial;
- Service;
- Office; and
- Multiple-Family Residential.

Any use which requires the need for outdoor storage is not compatible with the Mixed Use designation as described.

Most Compatible Zoning Districts: Based on the criteria mentioned above, the zoning districts most appropriate for the Mixed Use category are the LC, Local Commercial, GC, General Commercial, RO, Residential-Office, and Multiple-Family Districts. Mixed use developments in these Zoning Districts can be accommodated through the Township's Planned Unit Development (PUD) process.

MIXED USE - NORTH (MU-N)

Intent: The intent of the Mixed Use - North designation is to provide areas where local commercial, service, office and residential activities can all take place. This designation is intended allow a flexible approach to development generally on the west side of Main street, south of the Hamlet of Whitmore Lake within the Lakes Sub-areas. Uses envisioned are of a general retail, office, and service nature to serve the residents of Northfield Township. The Mixed Use category is intended to provide transitional service area between the US-23 corridor and Main Street.

Description: The Mixed Use - North designation is focused on the Lakes Sub-area.

Relationship to Physical and Natural Features: Areas planned for the Mixed Use designation shall have direct access to the Main Street Area North of Horseshoe Lake.

Most Compatible Uses: Desirable land uses and elements of the Mixed Use designation are:

- Neighborhood commercial;
- Service;
- Office; and
- Multiple-Family Residential.

Any use which requires the need for outdoor storage is not compatible with the Mixed Use - North designation as described.

Most Compatible Zoning Districts: Based on the criteria mentioned above, the zoning districts most appropriate for the Mixed Use category are the LC, Local Commercial, GC, General Commercial, RO, Residential-Office, and Multiple-Family Districts. Mixed use developments in these Zoning Districts can be accommodated through the Township's Planned Unit Development (PUD) process.



MIXED USE - SOUTH (MU-S)

Intent: The intent of the Mixed Use - South designation is to provide areas where commercial, service, office, research technology, and related residential activities can all take place. This designation is intended to allow a flexible approach to development along the US-23 corridor within the Central US-23 Interchanges Sub-Area.

The Mixed Use - South designation is where more intensive office, research, and commercial growth is planned for and expected. Higher density residential growth is also permitted within the sub area when developed as a part of an overall development scheme. Stand-alone high density residential is not compatible with the MU-S designation.

Description: The Mixed Use designation is found exclusively within the Central US-23 Interchange Sub-Area of the Master Plan and generally centered at the intersection of US-23 and Whitmore Lake Road.

Relationship to Physical and Natural Features: Areas planned for the MU-S designation shall have the following characteristics:

- Planned development within the MU-S designation shall have direct or indirect access (via access road) to either North Territorial Road or to Whitmore Lake Road.



- Planned development within the MU-S designation shall be within or adjacent to the Northfield Township sewer service district.
- Planned development within the MU-S designation shall take into consideration traffic capacity and impacts to the area and specifically to the US-23/ North Territorial interchange. It is intended that new development will occur concurrently with needed improvements to the adjacent road system based on applicable traffic impact studies.

Most Compatible Uses: Desirable land uses and elements of the Mixed Use designation will:

- Emphasize office research and retail land uses in keeping with the “jobs node” concept of the Central sub-area.
- As appropriate consider a limited amount of industrial uses.
- As appropriate promote high density residential uses as part of an overall mixed-use development project and only as a part of an overall PUD.
- Encourage buildings to be built closer to the road right-of-way with reduced front yard setback when developed as a mixed-use PUD.
- Encourage an increased building height with residential and/or office land uses on the upper floors.

Any use which requires the need for outdoor storage is not compatible with the Mixed Use designation as described and as noted above, stand-alone high density residential is also not compatible in this area.

Most Compatible Zoning Districts: There is no compatible zoning district to accommodate the intent and description provided above. The Township should consider the development of a new mixed-use district to address this Master Plan designation. This could be developed either as a stand-alone district or as an overlay district. Prior to the development of new zoning language, mixed use developments in these Zoning Districts can be accommodated through the Township's Planned Unit Development (PUD) process.

Development within the MU-S designation is intended to be completed in a comprehensive approach.

Single site uses may be considered by the Township, but their overall compatibility with the adjacent properties shall be considered by the Township in determining compliance with the Township Master Plan.

COMMERCIAL LAND USE

Intent: The intent of the Commercial designation is to provide locations for specialized commercial uses directly related to the US-23 Freeway within Northfield Township. Uses envisioned are related to automobile travel for both Township residents and those traveling through the Township.

Description: Commercial uses are planned in the area centered on the US-23 / 6 Mile interchange. Proximity to this interchange is a necessary prerequisite to be included in this district.

Relationship to Physical and Natural Features: As noted, this category will have a direct relationship to the freeway interchange. Areas outside this interchange shall not be considered. This category shall not be considered within known groundwater recharge areas or within any designated wellhead protection areas.

Most Compatible Uses: Desirable land uses and elements of the Commercial category area are:

- Gasoline, diesel, and fuel stations,
- Lodging, and
- Restaurants.

Most Compatible Zoning Districts: Based on the criteria mentioned above, the zoning district most appropriate for the Commercial category is the C, Commercial District.



INDUSTRIAL LAND USE

Intent: The intent of the Industrial designation 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.

Description: Due to potentially negative external impacts, the Industrial designation is limited in scope. Any areas planned for this designation that are contiguous with residential uses are encouraged to be planned with less intensive uses and/or buffering bordering such residential uses. Industrial designations are not compatible and shall not be planned for areas of known ground water recharge and near Township wellhead protection zones.

The 2019 update of the Master Plan recognizes an increased demand in the region for light industrial, research and development, and the marihuana cultivation and processing industries. To accommodate these changes to the economy, an area south of the MU-S land use area is now designated as industrial.

Relationship to Physical and Natural Features:

Municipal sewer and water shall be available in the Industrial area. Areas planned for this designation encompass both existing and future industrial uses and vacant land in proximity to US-23. Where parcels about US-23, extensive buffers shall be provided to help provide a more natural appearance along the freeway for passing motorists.

Most Compatible Uses: Desirable land uses and elements of the Industrial category are:

- Manufacturing, processing, packaging or assembling uses; and
- Trucking and cartage facilities.

Most Compatible Zoning Districts: The appropriate zoning classifications for this designation are the LI, Limited Industrial, GI, General Industrial and RTM, Research, Technology, Manufacturing Districts.

RECREATION/CONSERVATION LAND USE

Intent: Land designated as Recreation/Conservation is intended to provide areas for an open space system that preserves and enhances significant natural features including floodplains, woodlands, and wetland areas as well as providing recreational opportunities for Township residents. It is not the intention to prohibit development within areas identified as Recreation/Conservation, but rather to raise the awareness of significant natural features that should be considered in any development proposal.

Description: This category is intended to protect and preserve the unique Township natural resources while broadening recreational opportunities and an appropriate use of the land. Residential land use may be permitted within the Recreation/Conservation designated areas as a conditional use at a density of ten (10) acres and greater per single-family dwelling unit.

Relationship to Physical and Natural Features: Land in this use category generally includes environmentally sensitive areas where natural features need to be protected and other areas that present opportunities for the development of recreation facilities. To insure appropriate use of these areas, it is recommended that an Environmental Impact Assessment (or similar environmental land use analysis) be completed to minimize negative development impacts.

Most Compatible Uses: Desirable land uses and elements of the Recreation/Conservation category are:

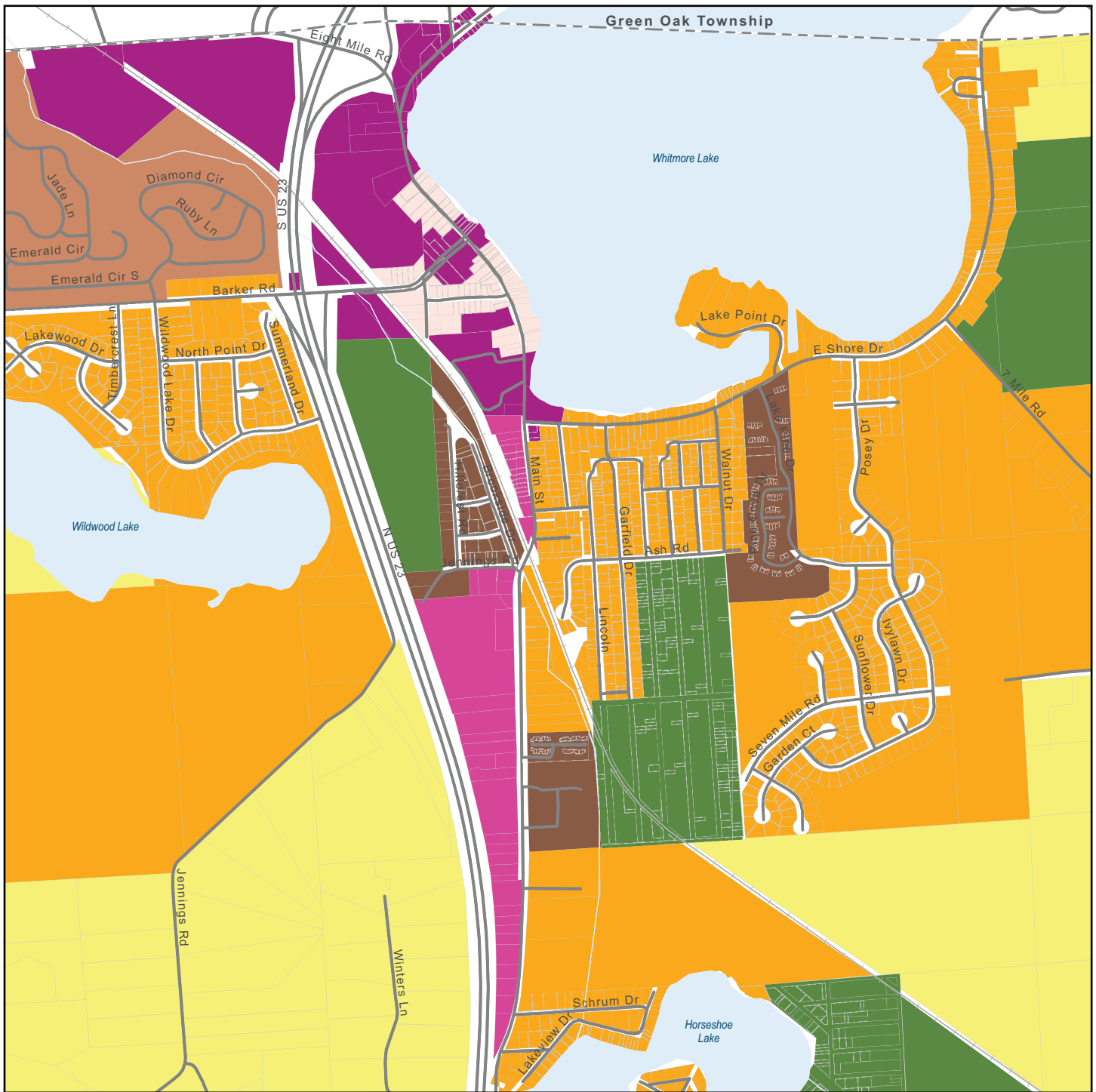
- Public or private conservation area;
- Active and passive recreational facilities; and
- Low density single-family residential land use.

Most Compatible Zoning Districts: Based on the criteria mentioned above, the zoning district most appropriate for the Recreation/Conservation is the R-C, Recreation Conservation District.

The table below demonstrates the zoning district classifications that coincide with each of the Master Plan Future Land Use designations.

Table 3: Master Plan Land Use Classifications / Zoning District Comparison

Master Plan Land Use Designations		Zoning District Classifications	
RC	Recreation Conservation	RC	Recreation Conservation
AR	Agriculture	AR	Agriculture
LDR	Low Density Residential	LR	Low Density Residential
MDR	Medium Density Residential	SR-1	Single-Family Residential
HDR	High Density Residential	SR-2 MR	Single-Family Residential Two Multiple Family Residential
MHP	Mobile Home Park	MHP	Mobile Home Park
VC	Village Center	WLD-D, WLD-NV, WLD-W	
MU	Mixed Use	LC ES RO MR	Local Commercial Enterprise Service Residential-Office Multiple-Family Residential Districts
C	Commercial	LC GC	Local Commercial General Commercial
I	Industrial	LI GI RTM	Limited Industrial General Industrial Research, Technology, Manufacturing



MAP 7 Downtown Future Land Use

Northfield Township,
Washtenaw County, MI

February 14, 2019
DRAFT

Legend

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

0 250 500 1,000
Feet

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



©2016 Google

EXIT 49

N Territorial
Rd



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08.

TRANSPORTATION PLAN

Northfield Township is linked to the region by highway US-23, which runs north-south with access at N. Territorial, 6 Mile, 8 Mile, and Barker roads. Within Northfield, the most important roads include 7 Mile, Whitmore Lake, N. Territorial, Sutton, Rushton, Dixboro and Pontiac Trail. These roads provide access to the adjacent communities and the surrounding region. The remainder of the road system is composed of county primary roads and local residential roads.

ROADWAY NETWORK

Adequate roads are essential to the conduct of commerce and daily activities. The automobile will continue to be the dominant mode of transportation due to scattered land use patterns, population densities and personal preferences. However, energy availability and cost will make non-motorized transportation more attractive, a factor which must be considered in future planning.

There exists a strong inter-relationship between the road system and land use patterns. The type of pattern of land use will strongly influence traffic volumes along a given road. Likewise, adequacy of a road may determine the type of adjacent land development that occurs. Therefore, the benefit of the Transportation Plan is to assist in establishing priorities for future road improvements based on the function of roadway services.

Roads are classified as follows:

- **Interstate.** Provides major “through traffic” between municipalities and states.
- **Principal Arterial Roads.** Primary function is to carry relatively long distance through travel movements and/or to service important traffic generators, i.e. airports or regional shopping centers.
- **Minor Arterial Roads.** Similar to Principal Arterial Roads with trips carried being shorter distances to lesser traffic generators.
- **Collector Roads.** Funnel traffic from residential or rural areas to arterials. Collector Roads also provide some access to property.
- **Local Roads.** Primary function is to provide access to property, i.e., residential neighborhoods or rural areas.

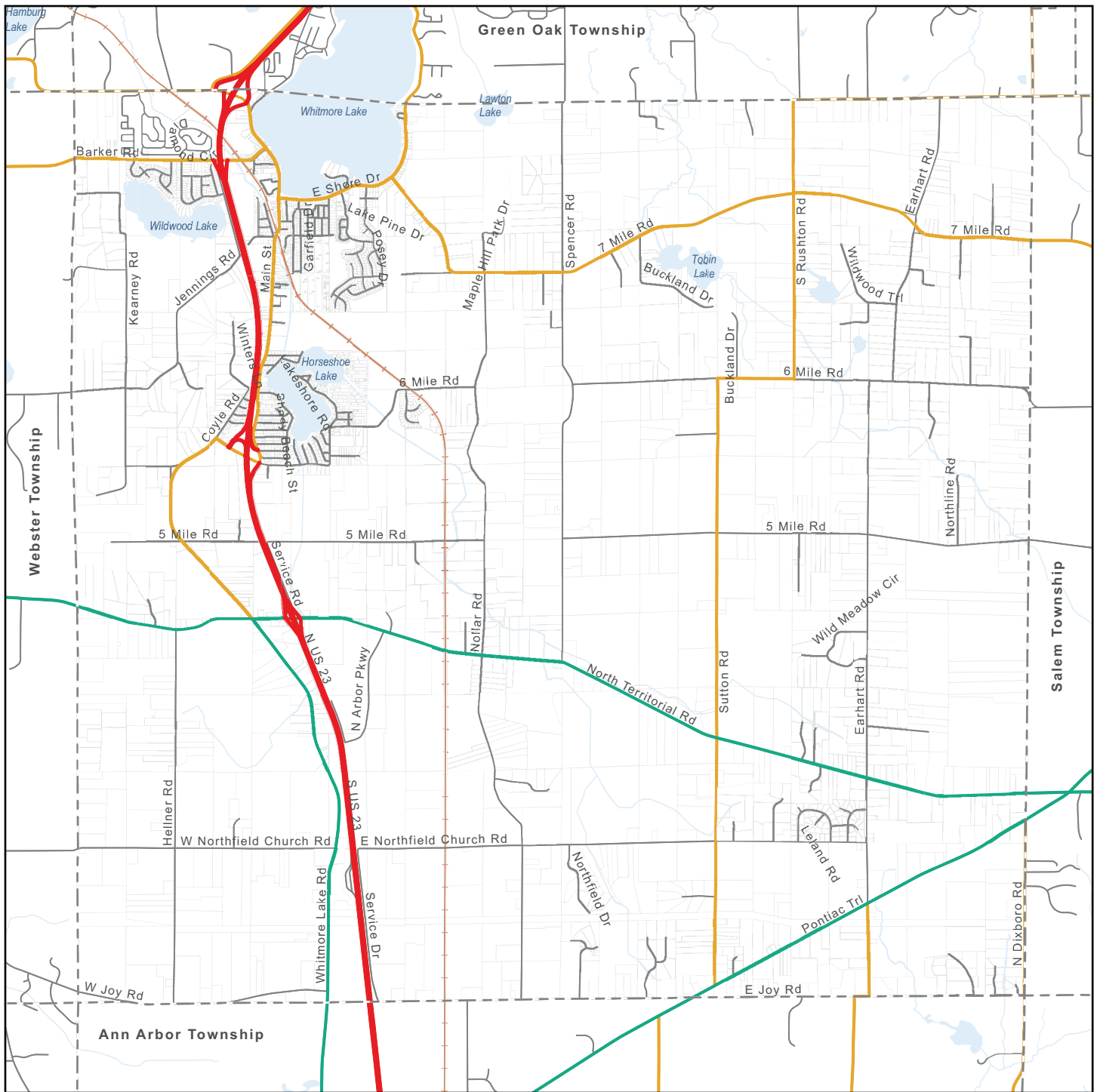
The classifications listed in the Functional Road Classification Map (Map 8) correspond to the National Functional Classification Map for Washtenaw County used by the Michigan Department of Transportation Bureau of Transportation Planning. The road classification determines whether the road is eligible for federal aid. “Federal aid” roads include all principal arterials, all minor arterials, all urban collectors, and all rural major collectors.

The following describes all primary roads within Northfield Township along with their designations:

- **Interstate**
 - » US-23
- **Minor Arterial Roads**
 - » North Territorial Road
 - » Whitmore Lake Road (Township border north to N. Territorial Rd.)
 - » Pontiac Trail
- **Collector Roads**
 - » Barker Road
 - » Main Street
 - » E. Shore Drive
 - » 7 Mile Road
 - » S. Rushton Road
 - » Sutton Road
 - » Whitmore Lake Road (remainder)
 - » 8 Mile Road (S. Rushton to N. Dixboro)
 - » Earhart Road (south boundary to Pontiac Trail)

Northfield Township provides direct access to US-23 via North Territorial, Six Mile, Barker and Eight Mile Roads. The development of these interchanges has the potential to alter the composition of the Township if not carefully considered and planned for.

The Right-of-Way Width map (Map 9) depicts the Washtenaw County Road Commission’s Future Right-of-Way Plan for those County initiated improvements within Northfield Township. Coordination and cooperation of the Township and County agencies regarding transportation improvements can prove beneficial both strategically and financially.



MAP 8 Functional Road Classification

Northfield Township,
Washtenaw County, MI

February 14, 2019
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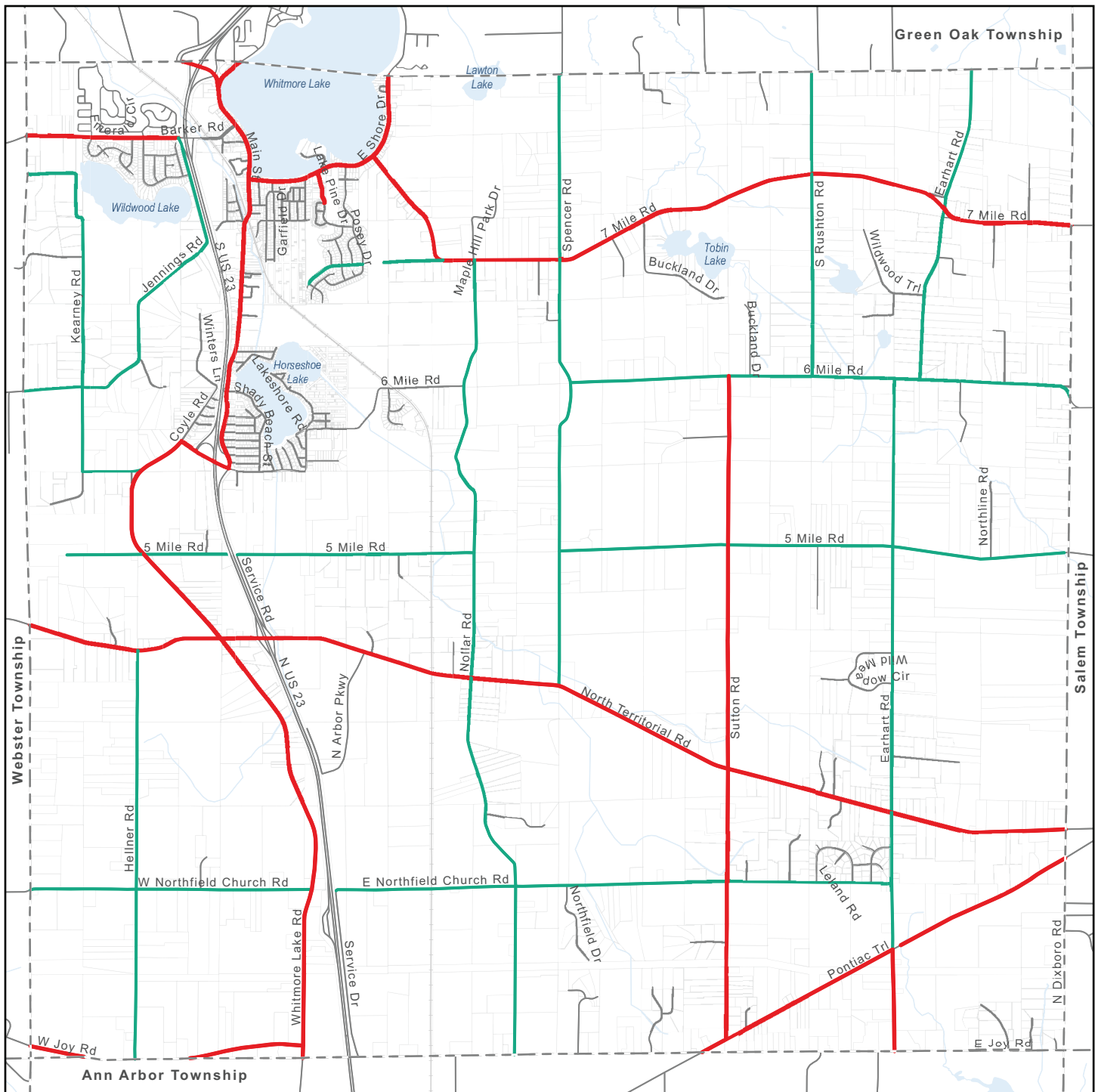
Legend

- Principal Arterials
- Minor Arterials
- Major and Minor Collectors
- Local
- Railroads
- City and Township boundaries
- Rivers, streams, and lakes
- Parcels



0 2,500 5,000
Feet

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



MAP 9

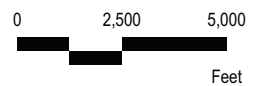
Washtenaw County Future Right-Of-Way

Northfield Township,
Washtenaw County, MI

February 14, 2019
DRAFT

Legend

- 120-Foot Right-of-way
- 86-Foot Right-of-way
- City and Township boundaries
- Roads
- Railroads
- Rivers, streams, and lakes
- Parcels



SOURCES
 Basemap Source: Michigan Geographic
 Framework 2019, SEMCOG 2019
 Data Source: Washtenaw County Road
 Commission 2006

ACCESS MANAGEMENT

Although the roads in Northfield Township are within the jurisdiction of either the Washtenaw County Road Commission or MDOT, Northfield Township has a strong interest in an effective road system. To ensure safe management of traffic, several elements should be considered for new development, such as:

1. Limit the number of driveways and encourage alternative means of access.
2. Permit only one access or shared access per site for smaller residential developments (i.e. less than 50 units).
3. Medians at appropriate location to reduce conflicting movements and direct traffic and improve safety for pedestrians.
4. Spacing of access points is important as it is related to both signalized and un-signalized locations.
5. Locate shared driveways on the property line.
6. Provide service drives at the rear of sites unless prevented by a shallow lot.
7. Consider new traffic signals or roundabouts for higher traffic generating uses.

Design driveways to support efficient and safe traffic operations.

Northfield Township hopes to make it safer and easier for more people to bicycle and walk throughout the Township with the establishment of non- motorized transportation facilities.



NON-MOTORIZED PLAN



The purpose of a Non-Motorized Plan is to articulate a vision for non-motorized transportation in Northfield Township. The plan would provide a vision for a township-wide non-motorized network, a plan for non-motorized facility development, and a clear direction for the implementation of non-motorized facilities throughout the Township.

A Non-Motorized Plan is intended to guide non-motorized facility planning, design, and construction for Northfield Township. The plan is implementation oriented and utilizes community and stakeholder involvement and input. This type of plan is also intended to serve as a foundation for future grant applications and funding requests.

As Northfield Township has become increasingly active in the construction of pedestrian pathways, a Township Non-Motorized Plan becomes more important to ensure coordinated development of non-motorized facilities.

Northfield, along with several other Washtenaw County communities, belongs to and supports the efforts of the Washtenaw Area Transportation Study (WATS), an organization coordinating regional transportation planning. WATS is responsible for monitoring the conditions of county roads, bicycle and pedestrian paths, airports, and public transit systems. WATS has been instrumental in Complete Streets programming and non-motorized plans throughout Washtenaw County.

The 2018 Non-Motorized Plan for Washtenaw County developed by WATS plans for future county-wide non-motorized bike and pedestrian improvements. The Non-Motorize Pathways Map depicts the future improvements outlined by WATS as they relate directly to and adjacent to Northfield Township. The blue represents areas where there is a lack of non-motorized transportation methods in rural areas. These areas are where potential pedestrian facilities could be located.

Additional local non-motorized pathway improvements are also highlighted on the map. They address non-motorized improvements recommended in the downtown plan for Northfield Township. The non-motorized improvements for Northfield are different from other improvements because they were identified by the Township and not the county. The improvements are also more pedestrian friendly and consider the proximity of the park, downtown, and the waterfront. The Township priority improvements are highlighted on the map in green.

ALEXANDER

FARM MARKET
& GREENHOUSES

Providing dedication and quality since 1978



IMPLEMENTATION

The Master Plan is essentially a statement of goals and objectives designed to accommodate future growth and redevelopment. As stated in the introduction of this document, the Master Plan is the only officially adopted document that sets forth an agenda for the achievement of goals and policies. It helps develop a balance of orderly change in a deliberate and controlled manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

The Plan forms the philosophical basis for the more technical and specific implementation measures. It must be recognized that development and change will occur either with or without planning, and that the Plan will have little effect upon future development unless adequate implementation programs are established. This section identifies actions and programs that will be useful if the Plan is to be followed.

A variety of programs or administrative tools are available to allow the Plan to succeed. This is discussed on the following pages.

ZONING REQUIREMENTS

Zoning is the development control that has been most closely associated with planning. Originally, zoning was intended to inhibit nuisances and protect property values. However, zoning should also serve additional purposes that include:

- Promote orderly growth in a manner consistent with land use policies and the Master Plan;
- Promote attractiveness in the Township's physical (built) environment by providing variation in lot sizes, architectural features and appropriate land uses;
- Accommodate special, complex or unique uses through mechanisms such as planned unit developments, overlay districts, or special land use permits—specifically within the Lakes Sub-Area and industrial districts in order to allow complimentary uses;
- Guide development away from conflicting land uses (i.e., industrial uses adjacent to residential areas); and
- Preserve and protect existing land uses and significant natural features in accordance with the Master Plan.

The Zoning Ordinance and Future Land Use map are an essential element of the long-range planning policy of the Township. However; the entire Master Plan is a statement of planning policy, and zoning is a primary tool to implement and enforce the policy.

ZONING ADJUSTMENTS

Zoning Adjustments for Master Plan Implementation:

- Review existing zoning and subdivision ordinances to determine whether districts, permitted uses, and regulatory standards implement the policies of the Master Plan.
- Consider revising the WLD form-based code districts allowing for increased density within the downtown area by allowing residential units and encouraging development of compatible residential and commercial uses in the downtown area.
- Review the Agricultural Zoning Districts in relation to permitted, special, and accessory uses that promote the continued use of the land in an agricultural manner. This may allow accessory commercial land uses within the Agricultural District including tours, bed and breakfast, and seasonal family events. The sale of locally grown products should be encouraged both on and off-site.
- Regularly review open space zoning regulations and revise to reflect the goals and policies of open space preservation within the Township.
- Address the goals and recommendations of the 2015 Parks and Recreation Plan.
- Continue to review Township environmental regulations and ordinances to address the goals remain current on the use of “green” building and development techniques.

POLICY INITIATIVES FOR MASTER PLAN IMPLEMENTATION:

- Continue to work with property owners to preserve farmland, open space and significant natural features in order to maintain the Township's rural character.
- Continue to work with WATS on development of a Township-wide, non-motorized network to provide opportunities for pedestrian activity such as walking, jogging, bicycling and horseback riding.
- Continue to work with residents and business owners to implement the recommendations of the North Village Master Plan and the Downtown Strategic Action Plan and Urban Design Framework.
- Develop local historic preservation policies that are compatible with community values.

AGRICULTURAL TOURISM



In an effort to expand agricultural tourism opportunities to help sustain the profitability of farm operations and preserve farmland and open space within the Township, local zoning ordinances will need to be modified. Specifically, including the intent, goals and purposes of these provisions are:

Intent: Promote and maintain local farming. The following activities have become necessary for the sustainability of farms: storage, retail or wholesale marketing, or processing of agricultural products; cider mills or wineries; on- farm market or roadside stand; seasonal u-pick fruit and vegetable operations; seasonal outdoor mazes; food sales/processing; bakeries; playgrounds; petting farms; hayrides; nature trails; bed and breakfasts; restaurants; etc.

Goals: The goal of the agricultural tourism provisions of the Ordinance should be:

- To maintain and promote agriculture and its related activities, such as agricultural tourism.
- To preserve open space and farmland.
- To maintain both an agricultural heritage and rural character.
- To increase community benefits by having fresh, local produce for sale and working classrooms for school children's and urban residents' education.

- To increase growing businesses that contribute to the general economic conditions and cycle of the local area and State.

Purposes:

- To provide standard definitions related to agricultural tourism operations.
- To provide a list of permitted activities under an agricultural tourism operation.
- To provide a list of activities that need a special land use permit to guide and regulate agricultural tourism businesses on agriculturally zoned land.
- To provide for a clear understanding of the expectations for agricultural tourism businesses for operators, local residents, other businesses and local officials.

In addition to the intent, goals, and purposes, regulations related to parking and signage should be considered for agricultural tourism uses.

CAPITAL IMPROVEMENT PLAN



The Township Planning Act (PA 465 of 2006, as amended) authorizes master plans and the creation of a planning commission. Once a Planning Commission has drafted and adopted a Master Plan, in whole or in part, the act requires that all public works occurring within the municipality be submitted to the Planning Commission for approval of the project. This would include items such as sanitary sewers, water lines, road improvements, bridge improvements, etc. These public works and capital improvement projects must be coordinated and reviewed for consistency with the Master Plan. Currently, the Capital improvement plan is for 2013-2018 the plan should be revised and updated to reflect the capital improvement priorities moving forward.

MUNICIPAL SERVICE EXPANSION



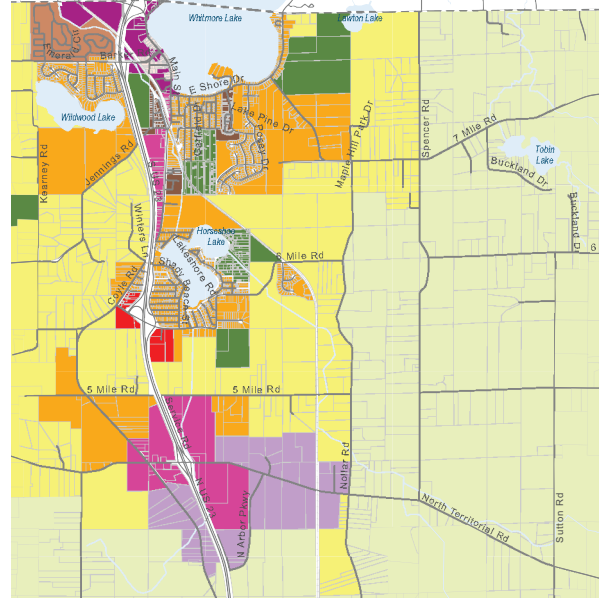
The Township should develop a municipal service expansion policy based in part on the goals of this Plan and the report given by the Tetra Tech regarding the cost of sewer expansions. The development of this policy should occur prior to the rezoning of property requiring sewer service.

PLAN EDUCATION



Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures that make citizens more aware of the planning and zoning process and the day-to-day decision making which affects implementation of the Plan. A continuous program of discussion, education, and participation will be extremely important as the Township moves toward realization of the goals and objectives contained within the Master Plan.

PLAN UPDATES



The Plan should not become a static document. The Township Planning Commission should attempt to re-evaluate and update portions of it on a periodic basis. In accordance with Michigan Public Act 33 of 2008, as amended, the Township is required to review the Plan every five years to determine whether to commence the procedure to amend or adopt a new Plan. However, the Planning Commission should set goals for the review of various sections of this Plan on a yearly basis. The Master Plan should also be coordinated with the Township Parks and Recreation Plan to provide proper long-range planning for parks and recreation improvements. When large shifts in demographic, housing and market forces occur, it is necessary to conduct analysis to update policy and plan recommendations.



10.

BACKGROUND SUMMARY

POPULATION TRENDS AND GROWTH

Population

Northfield Township is the eighth most populated community in Washtenaw County. It includes two percent of the total population living in Washtenaw County.

Community	Rank
City of Ann Arbor	1
Ypsilanti Township	2
Pittsfield Township	3
Scio Township	4
Ypsilanti City	5
Superior Township	6
York Township	7
Northfield Township	8
Augusta Township	9
City of Saline	10

Population Growth and Density

Northfield Township experienced most of its growth between 1980 and 2000. The population declined slightly in 2010, but shows steady growth through 21016 and is predicted to increased substantially through 2045. Table 5 presents the population growth since 1990 in Washtenaw County.

Northfield Township counted:

- 3,975 people in 1970,
- 4,672 people in 1980,
- 6,732 people in 1990,
- 8,252 people in 2000,
- 8,245 people in 2010, and
- 8,483 people in 2016

The 2016 American Community Survey reported the population to be 8,483 people currently living in Northfield, and SEMCOG projects that 12,388 people will live in the Township in 2045 (August 2018). This data indicates a 46% population growth for the Township over the 29-year time period.

Table 4: City, Village and Township Population in Washtenaw County, 1990-2045

Community	1990	2000	2010	2016	2045 Forecast	Change 2010-2045	Percent Change 2010-2045
Ann Arbor City	111,801	114,740	113,934	118,087	132,325	14,238	12%
Ann Arbor Township	3,473	4,385	4,361	4,473	8,625	4,152	93%
Augusta Township	4,415	4,813	6,745	6,939	12,207	5,268	76%
Barton Hills Village	320	335	294	293	385	92	31%
Bridgewater Township	1,304	1,646	1,674	1,544	1,652	108	7%
Chelsea City	3,772	4,398	4,944	5,140	6,913	1,773	34%
Dexter City	1,497	2,338	4,067	4,319	4,641	322	7%
Dexter Township	4,407	5,248	6,042	6,286	7,326	1,040	17%
Freedom Township	1,486	1,562	1,428	1,460	1,220	-240	-16%
Lima Township	2,132	2,517	3,307	3,580	4,869	1,289	36%
Lodi Township	3,902	5,710	6,058	6,320	7,138	818	13%
Lyndon Township	2,228	2,728	2,720	2,744	3,067	323	12%
Manchester Township	1,739	1,942	4,569	4,672	4,721	49	1%
Manchester Village	1,753	2,160	2,091	2,258	3,253	995	44%
Milan City Part	3,060	3,065	3,770	3,893	3,397	-496	-13%
Northfield Township	6,732	8,252	8,245	8,483	12,388	3,905	46%
Pittsfield Township	17,668	30,167	34,663	37,225	55,486	18,261	49%
Salem Township	3,734	5,562	5,627	5,867	8,034	2,167	37%
Saline City	6,660	8,034	8,810	9,082	8,711	-371	-4%
Saline Township	1,276	1,302	1,896	1,954	4,377	2,423	124%
Scio Township	9,580	13,421	20,081	17,041	26,281	9,240	54%
Sharon Township	1,366	1,678	1,737	2,049	1,713	-336	-16%
Superior Township	8,720	10,740	13,058	13,483	19,330	5,847	43%
Sylvan Township	2,508	2,734	2,833	2,907	4,693	1,786	61%
Webster Township	3,235	5,198	6,784	6,561	7,104	543	8%
York Township	6,225	7,392	8,708	8,921	17,334	8,413	94%
Ypsilanti City	24,846	22,237	19,435	20,577	24,480	3,903	19%
Ypsilanti Township	45,307	49,182	53,362	54,475	61,121	6,646	12%
Washtenaw County	282,937	322,770	344,791	358,082	452,791	94,709	26%

Source: U.S. Census Bureau, ACS 2016 5-Year Estimate, and SEMCOG.

HOUSEHOLDS

Northfield Township had:

- 2,449 households in 1990,
- 3,154 households in 2000,
- 3,303 households in 2010, and
- 3,337 households in 2016

The 2016 American Community Survey reported Northfield Township currently has 3,337 households, and SEMCOG projects the Township will have 5,283 households by 2045 (August 2018). Population growth and the number of households is projected to rise by substantially by 46% and 58% respectively.

Through 2045, SEMCOG also projects that:

- The number of households with children will increase from 912 to 1,489 from 27 to 28 percent, and
- The number of households without children will increase from 2,425 to 3,794 or from 73 to 72 percent.

In summary, there has been a steady increase in households in the Township between 1990 and 2016. Future projections show that an increase will continue for both households and population, but will take place over the 29-year timeframe. Meanwhile household size dipped below 2.50 in 2010, but picked back up to 2.53 in 2016. However, by 2045 household size is expected to decrease. Decreasing household size reflects many factors including families with fewer children, aging population, and changes in the mix of households.

Table 5: Population and Household, 1990-2045

	1990	2000	2010	2016	2045 Forecast
Population	6,732	8,252	8,245	8,483	12,388
Households	2,449	3,154	3,303	3,337	5,283
Household Size	2.77	2.57	2.49	2.53	2.32
Household Types					
Households with Children	925 (38%)	1,159 (37%)	959 (29%)	912 (27%)	1,489 (28%)
Households without Children	1,524 (62%)	1,995 (63%)	2,344 (71%)	2,425 (73%)	3,794 (72%)

Source: U.S. Census Bureau, ACS 2016 5-Year Estimate, and SEMCOG.

Housing Characteristics and Development Trends

Single-family homes remain the predominant housing type, however, mobile homes and multi-family housing account for 22 percent and 34 percent of the housing stock. However, in Northfield Township, these two were the only categories to decrease in number of units. Overall, there was a 6 percent and 1 percent increase in the number of housing units.

Table 6: Housing Units by Type, 2010-2015

	Northfield Township		Washtenaw County	
	2010	2015	2010	2015
One-Family Detached	2,002 (58%)	2,557 (69%)	83,255 (57%)	84,994 (56%)
One-Family Attached	117 (3%)	170 (5%)	8,337 (6%)	9,645 (6%)
Two-Family / Duplex	111 (3%)	151 (4%)	4,304 (3%)	4,086 (3%)
Multi-Family	359 (10%)	322 (9%)	45,265 (31%)	45,046 (30%)
Mobile Homes	891 (26%)	486 (13%)	6,108 (4%)	5,271 (4%)
Other Units	—	—	—	—
Total Housing Units	3,480	3,686	147,269	149,098

Source: U.S. Census Bureau, ACS 2016 5-Year Estimate, and SEMCOG.

Northfield Township owner occupied units increased 5 percent between 2010 and 2015, while renter occupied units decreased by 17 percent over the same time period.

Table 7: Housing Tenure, 2010-2015

	Northfield Township		Washtenaw County	
	2010	2015	2010	2015
Owner Occupied Units	2,599 (72%)	2,721 (74%)	83,483 (57%)	82,525 (55%)
Median Housing Value	\$183,728	\$162,700	\$237,998	\$208,200
Renter Occupied Units	704 (20%)	582 (16%)	53,710 (36%)	55,542 (37%)
Median Gross Rent (In 2015 dollars)	\$1,057	\$863	\$953	\$953
Vacant Units	298 (8%)	383 (10%)	10,380 (7%)	11,031 (7%)
Total Housing Units	3,601	3,686	147,573	149,098

Source: U.S. Census Bureau, 2010 Census, ACS 2016 5-Year Estimate, and SEMCOG.

The housing stock is relatively new in Northfield Township with over half of the housing stock in the Township constructed since 1970 and a very small percentage constructed prior to 1939.

In addition to the general increase in population, households, and housing units, the Southeast Michigan region has recently experienced a reemergence in residential construction. As shown in Table 8, there has been a general increase in new single-family construction since the recession years. The peak in single-family construction occurred in 2013 with 16 units. There has been no change in the number of new attached and multi-family housing units constructed.

Table 8: Residential Building Permits, 2008-2018

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Annual Average
Single-Family Units	7	3	3	6	8	16	12	11	12	15	9	9.27
Two-Family/ Duplex Units	0	0	0	0	0	0	0	0	0	0	0	0.00
Townhouse/ Attached Condo	0	0	0	0	0	0	0	0	0	0	0	0.00
Multi-Family/ Apartment Units	0	0	0	0	0	0	0	0	0	0	0	0.00
Total New Units	7	3	3	6	8	16	12	11	12	15	9	9.27
Total Units Demolished	3	2	4	0	3	3	1	0	6	3	2	2.45
Net Total	4	1	-1	6	5	13	11	11	6	12	7	6.82

Source: SEMCOG, Northfield Township Building Records.

Age Profile

As noted in Table 9, children (under age 19) make up 23 percent of the total population in Northfield Township, while people 65 years and over represent 14 percent of the population. Projections by SEMCOG indicate that the number of children will increase from 1,973 to 2,551 (an increase of 578) by 2045, and the number of people 65 years and over will nearly triple (an increase of 1,951) affecting the proportion of children and seniors in the Township.

Table 9: Age, 2010-2045

	2010		2016		2045 Forecast	
0-4	508	6%	631	7%	732	6%
5-19	1,576	19%	1,342	16%	1,819*	15%
20-24	455	6%	776	9%	492**	4%
25-54	3,834	47%	3,226	38%	4,787	39%
55-64	1,064	13%	1,367	16%	1,466	12%
65-84	731	9%	1,086	13%	2,234	18%
85+	77	1%	55	1%	858	7%
TOTAL	8,245		8,483		12,388	

* Age group 5-17

** Age group 18-24

Source: U.S. Census Bureau, 2010 Census, ACS 2016 5-Year Estimate, and SEMCOG.

Racial Profile

Northfield Township is predominantly White (92%), while Black, Native American, Asian, and other races make up the balance of the population. Hispanic people of any race comprise three percent of the population.

Table 10: Race and Hispanic Origin, 2016

	2016	
White	7,839	92%
Black	6	0%
American Indian	27	0%
Asian	75	1%
Pacific Islander	0	0%
Other Race	107	1%
Multi-Racial	429	5%
Persons of Hispanic Origin	263	3%
TOTAL	8,483	

Source: U.S. Census Bureau, ACS 2016 5-Year Estimate



11.

SOCIO-ECONOMIC CHARACTERISTICS

EDUCATIONAL ACHIEVEMENT

Northfield Township's educated population is lower than the county and state populations. In 2016, 14.9 percent of the population above age 25 held a bachelor's degree or higher. The State of Michigan average is 16.7 percent, and Washtenaw County's average is 25.3 percent.

INCOME

According to ACS 2016, the median income for a household in Northfield Township was \$56,898. This is between the median household income of the state (\$50,803) and the county (\$62,484). The median income for a family was \$72,788.

Males had a median earning of \$51,469 while females earned \$41,884. The per capita income for the Township was \$33,514. About 5.5 percent of families and 8.2 percent of the population were below the poverty line, including 8.4 percent of those under age 18 and 2.1 percent of those ages 65 or over.



EMPLOYMENT INDUSTRIES

Table 11 provides the employment industries in Northfield Township and projects changes in these sectors over the next 30 years. The largest employment sectors in the Township with the largest growth are expected to be professional, administrative support, and leisure and hospitality.

Table 11: Employment by Industrial Sector, 2015

Industry Sector	2015	2045	Change	Percent Change
Natural Resources and Mining	380	299	-81	-21%
Manufacturing	216	127	-89	-41%
Wholesale Trade	95	50	-45	-47%
Retail Trade	275	229	-46	-17%
Transportation, Warehousing, and Utilities	84	55	-29	-35%
Information and Financial Activities	256	228	-28	-11%
Professional, Technical Services, and Corporate HQ	337	564	227	67%
Administrative Support and Waste Services	249	481	232	93%
Education Services	214	250	36	17%
Health Care Services	236	286	50	21%
Leisure and Hospitality	283	349	66	23%
Other Services	146	100	-46	-32%
Public Administration	78	88	10	13%
Total Employment	2,849	3,106	257	9%

Source: SEMCOG.



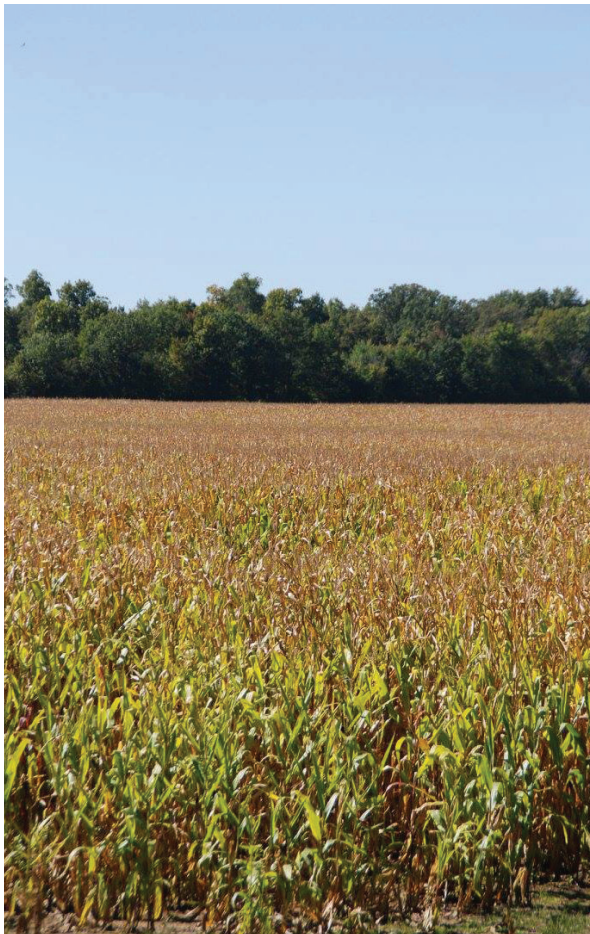


12.

PHYSICAL CHARACTERISTICS

The natural features of Northfield Township have played a major role in influencing growth and development of the area. Like much of Michigan's southern Lower Peninsula, the Township's landscape was formed through glacial action. The glacier's movement shaped the topography and created many different types of soils. Plant communities, in turn, developed in response to soil conditions.

GEOLOGY, TOPOGRAPHY, AND SOILS



Northfield Township is characterized by glacial geology typical of much of southeastern Michigan, consisting of glacial outwash plains, till plains, and moraines. Given the permeability associated with these geological features, many areas of the Township serve valuable groundwater recharge functions. Groundwater recharge areas can be found in several locations throughout the Township including the wetland and floodplain areas associated with the Lakes Area and the various creeks and drains.

The glacial geology of the area has resulted in topography that ranges from nearly level to gently rolling. Fertile agricultural soils are found across much of the Township.

WATER RESOURCES

Whitmore, Horseshoe, Wildwood and Tobin Lakes are the key water features of Northfield Township. In addition to the lakes, both natural waterways and County drains under the jurisdiction of the Washtenaw County Water Resource Commission (WCWRC) flow through the Township to the Huron River. All of Northfield Township is found within the Huron River Watershed.

Of particular importance are drainage issues reported by the residents of Horseshoe Lake for a number of years. In 2001, Orchard, Hiltz & McCliment, Inc. was retained to conduct a Horseshoe Lake Drainage Study. The study found that Horseshoe Lake has only one outlet, located at the north end of the lake. The outlet does not have sufficient capacity to discharge incoming water during a storm event. The study goes on to conclude that “as long as future developments restrict the stormwater runoff such that the capacity is not exceeded, the current flooding problem should not worsen and actually should gradually improve as development occurs based on assumptions found within the report along with enforcement of WCWRC or stricter requirements”.

In additions to restricting water runoff, the study also evaluated stormwater detention and the possibility of lowering the lake level. Alternatives included:

- Adopt/improve stormwater ordinance and strictly enforce WCWRC criteria;
- Adopt/improve stormwater ordinance and enforce more restrictive runoff rates than WCWRC criteria;
- Evaluate existing wetlands for the feasibility for stormwater storage and cost of storage;
- Periodic inspection of Horseshoe Lake outlet drain;
- Modify or eliminate the existing outlet control structure; and/or
- Evaluate detention options and costs based on subdistricts.

The protection of Northfield Township’s water bodies and waterways is of high importance to the overall environmental quality of the Township. Much of the Township’s woodlands and wetlands are associated with these water bodies and waterways.

Flood plains

Generally, floodplains are low lands along river banks, lakes and coastlines subjected to periodic inundation. Floodplain areas within Northfield Township are associated with the Whitmore and Horseshoe Lake areas. They are designated by the Federal Emergency Management Agency (FEMA) with the 100-year floodplain generally recognized as unsuitable for development and fill activities.

Wetlands

Three (3) types of wetlands are found throughout Northfield Township: emergent, scrub-shrub, and forested.

The Emergent Wetland class is characterized by erect, rooted, herbaceous hydrophytes, excluding moss and lichens (an organism consisting of fungus and green algae living in association). This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants. Emergent Wetlands are known by many names including marsh, meadow, fen prairie pothole, and slough.

The Class Scrub-Shrub Wetland includes areas dominated by woody vegetation less than twenty (20) feet tall. The species include true shrubs, young trees, and trees or shrubs that are small or stunted because of environmental conditions. Scrub-Shrub Wetlands may represent a successional stage leading to Forested Wetland or they may be relatively stable communities. They occur only in the Estuarine and Palustrine Systems, but are one of the most widespread classes in the United States.

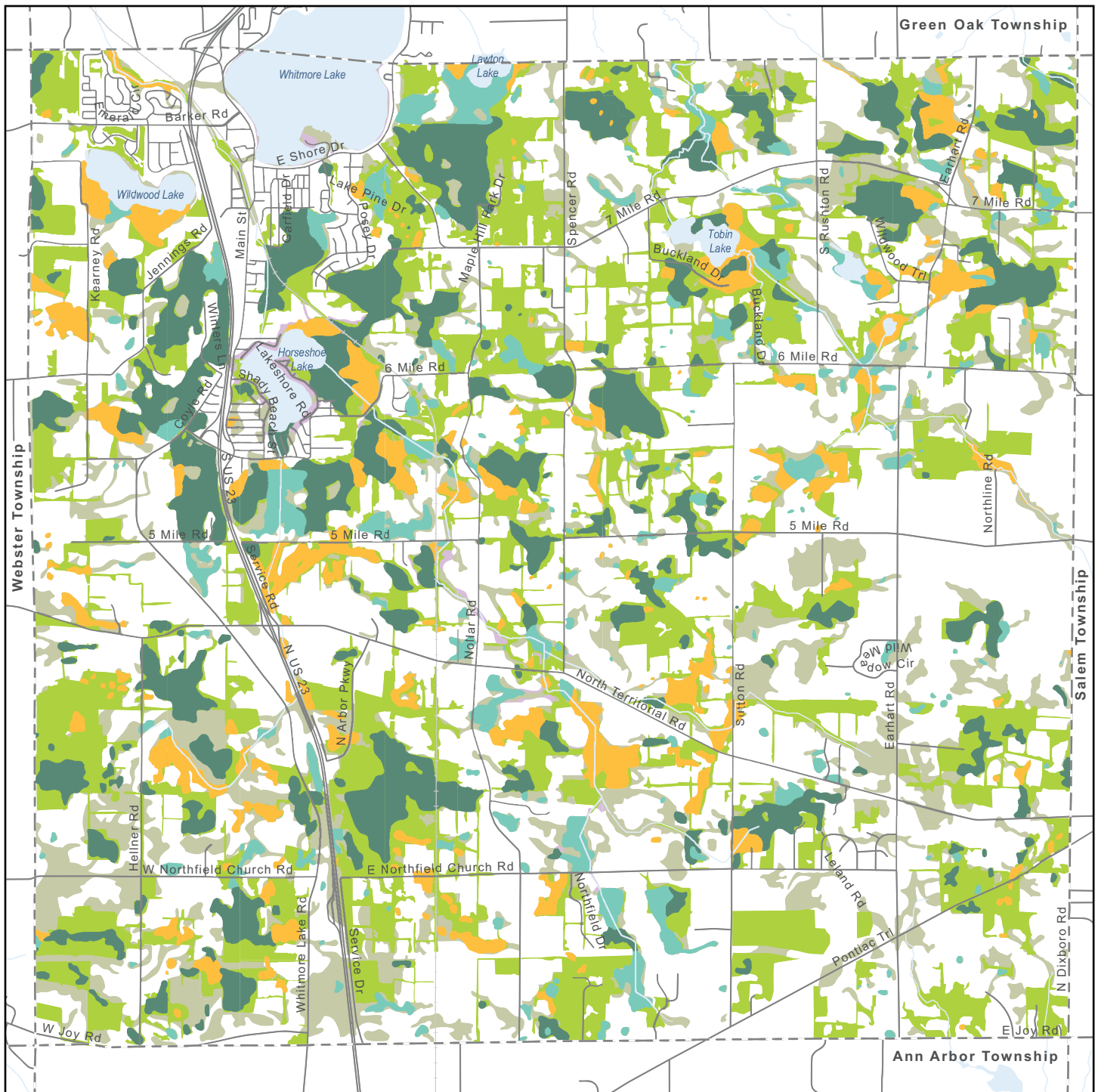
The Forested Wetland class is characterized by woody vegetation that is twenty (20) feet or taller. Forested Wetlands are most common in the Eastern United States and in those sections of the West where moisture is relatively abundant particularly along rivers and in the mountains. They occur only in Estuarine and Palustrine Systems and normally possess an overstory of trees, an understory of young trees or shrubs, and an herbaceous layer.

Woodlands

Woodlands are defined as low-density forest with an open canopy allowing plenty of sunlight and limited shade. Woodlands may support an understory of shrubs and herbaceous plants, including grasses. Woodlands are found scattered throughout the Township. Many of these existing wooded areas exist in association with wetlands that remained intact because those land areas held little agricultural value.

Small networks of interconnected tree rows and woodlots exist in a number of places throughout the Township, and provide habitat, habitat linkages, and scenic features. These linkages (or greenways) should be protected from development, as they provide wildlife corridors within the Township.















MAP 11

Natural Features

Northfield Township,
Washtenaw County, MI

February 14, 2019
DRAFT

Legend

- | | | | |
|---|--------------------|---|------------------------------|
|  | Wetland - Other |  | City and Township boundaries |
|  | Wetland - Emergent |  | Roads |
|  | Wetland - Forested |  | Railroads |
|  | Scrub-Shrub |  | Rivers, streams, and lakes |
|  | Woodlands | | |
|  | Flood Hazard | | |



0 500 1,000
Feet

SOURCES
Basemap Source: Michigan Geographic
Framework 2019, SEMCOG 2019
Data Source: Washtenaw County 2016

Farmland

There are significant concentrations of active farmlands throughout the Township. Northfield Township's farmland can be described in one of three ways: prime farmland, prime farmland if drained, and farmland of local importance.

Prime Farmland—as a designation assigned by U.S. Department of Agriculture —is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time and they either do not flood frequently or are protected from flooding.

Areas considered prime farmland if drained would be considered Prime Farmland if adequate soil drainage were provided.

Farmland of Local Importance is land important to the local economy as defined by each county. Farmland of local importance is either currently producing, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland.

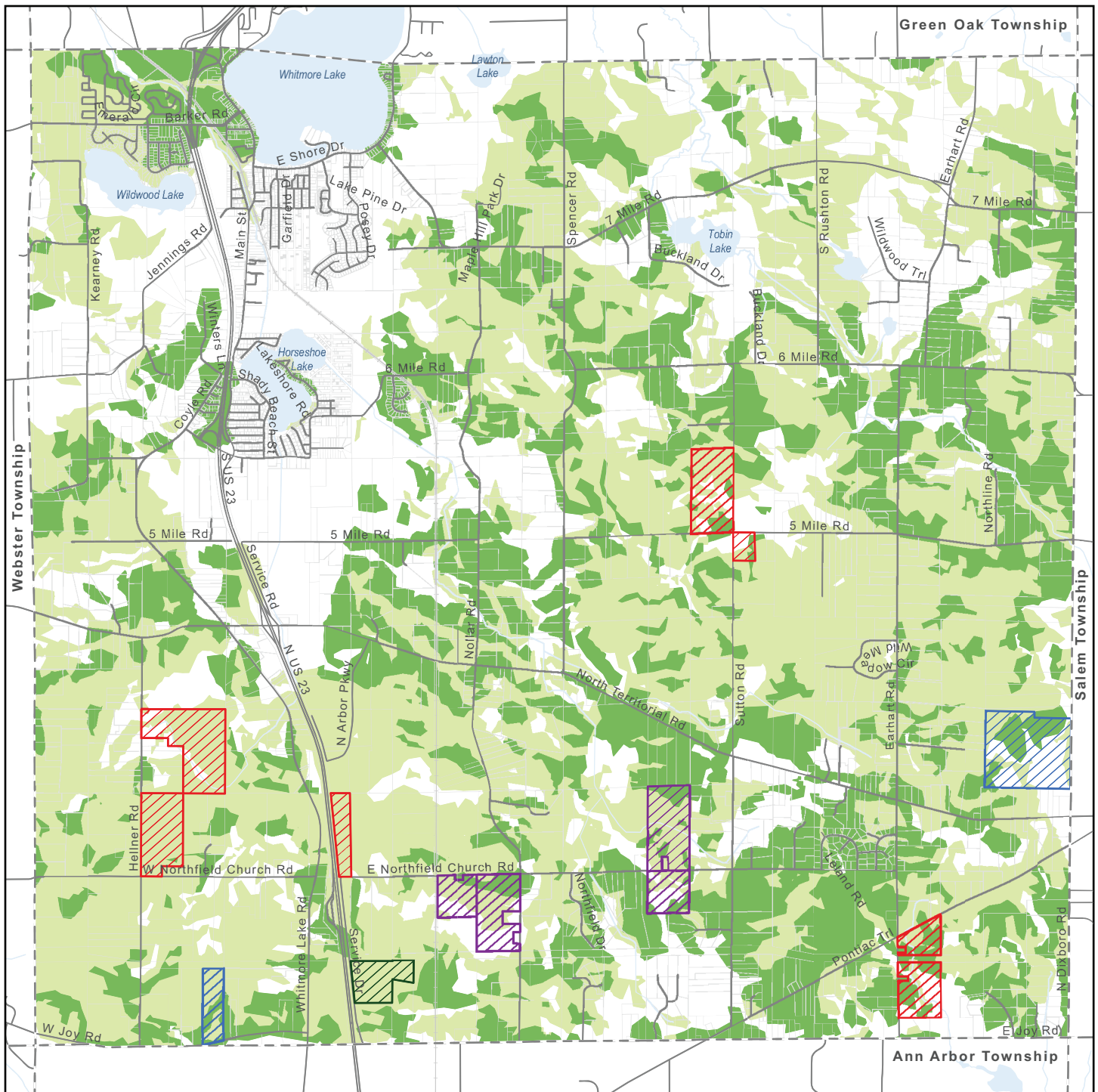
P.A. 116 Properties (Farmland and Open Space Preservation Program) are designed to preserve farmland and open space through agreements that restrict development, and provide tax incentives for program participation. The Act enables a farm owner to enter into a Development Rights Agreement with the State of Michigan. The agreement ensures that the land remains in agricultural use for a minimum of ten (10) years, and is not developed for any non-agricultural use. In return for maintaining the land in agricultural use, the landowner may be entitled to certain income tax benefits, and the land is not subject to special assessments for sanitary sewer, water, lights, or non-farm drain projects.

In addition to the P.A. 116 program, Northfield Township has participated in the Legacy Land Conservancy's Purchase of Development Rights Program (PDR). The PDR program offers several advantages to participating Townships, such as:

- Eligibility points form the Michigan Agricultural Preservation Fund program – specifically intergovernmental cooperation points, which comprises 10% of the total state's points. These points are limited for single township programs.
- Conservancy staffing of the program, including required administrative costs associated with both the application process and the acquisition process.
- Allows land owners who have land that is adjacent but located in two separate Townships to apply for their entire property, provided both Townships are members of the Conservancy program.

Over the years, some of the farmland has been converted to residential and other uses. The remaining active farmland is located in the eastern and southwestern portions of the Township. The Farmland Classification Map illustrates the farmland classifications throughout the Township in addition to the properties enrolled in the P.A. 116 Farmland Preservation Program.
















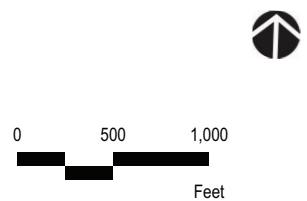
MAP 12 Farmland Classification

Northfield Township,
Washtenaw County, MI

February 14, 2019
DRAFT

Legend

- | | | | |
|---|--|--|------------------------------|
|  | Legacy Land Conservation Conservation Easement |  | Prime farmland if drained |
|  | P.A. 116 Properties |  | City and Township boundaries |
|  | Ann Arbor Greenbelt Conservation Easement |  | Roads |
|  | Natural Area Preservation Program |  | Railroads |
|  | Prime farmland |  | Rivers, streams, and lakes |
| | |  | Parcels |



SOURCES
 Basemap Source: Michigan Geographic Framework 2019, SEMCOG 2019
 Data Source: McKenna 2019, Northfield Township 2019, ESRI 2017



Historic and Scenic Resources

Northfield Township was established in 1832. It is believed its name was derived from either its location in the northern part of the county or after the hometown of the first settlers, Northfield Township, Massachusetts.

In 1822, the Michigan Territorial Legislature formed Washtenaw County out of the western portions of Wayne and Oakland Counties. It would be more than one year later before the first small wave of settlers would trickle into Washtenaw.

In the nineteenth century, almost all of Northfield's residents lived on family farms and depended on farming for their living, but the size of the first family farms were quite small, about 20 to 40 acres per owner. By 1874, much larger farms – 80, 120, 160 acres and more were formed.

Historic properties located in Northfield Township are listed on the Washtenaw County historic resources database known as HistWeb.

Scenic vistas are prevalent throughout Northfield Township along many of the local roads. Views of special significance include the vistas along North Territorial Road, Sutton Road, Northfield Church, and the views associated

COMMUNITY FACILITIES AND SERVICES



Government Facilities

Northfield residents are represented by an elected seven-member board consisting of three officers and four trustees – all of which are elected every four years. Limited by law in the amount of taxes that can be levied without voter approval, Township officials must be creative in delivering quality services with the least possible burden to taxpayers. The Northfield Township administrative offices are located in the Public Safety Building located at 8350 Main Street north of Six Mile Road. The Public Safety Building houses the Township's Administrative offices, Police Department and Fire Station #1.

Police and Fire Services

Northfield Township maintains two (2) fire stations. Headquarters are located in the first floor of the Public Safety Building, and Fire Station #2 is located at 2727 E. North Territorial Road. The Fire Department is staffed with a Fire Chief, a Deputy Fire Chief, four (4) Lieutenants, and an administrative assistant.

The Northfield Township Police Department is staffed with a Director of Public Safety, one (1) Lieutenant, two (2) Sergeants, seven (7) full-time officers, four (4) part-time officers, five (5) reserve officers, and two (2) civilian administrative personnel.

Wastewater, Utilities, and Solid Waste

The majority of the Township land area relies on individual on-site wastewater disposal systems. The Northfield provides public wastewater disposal within designated service area, there are no plans for expansion of the service area in the future. The areas currently served by sanitary sewers include the majority of the Whitmore, Wildwood, and Horseshoe Lakes residential areas, and the area surrounding the N. Territorial Road / US-23 interchange. The Township may consider system upgrades and capacity improvements according to the Capital Improvement Plan and as outlined in the 2015 *Northfield Township WWTP Capacity Evaluation Report*.

The Township's Wastewater Treatment Facility is located at 11500 Lemen Road and is a tertiary treatment facility. Flow is pumped to the plant via fifteen (15) pumping stations.



Public Transportation

Northfield Township participates in an on-demand door-to-door transportation service for income qualified people through People's Express, which is operated by Northfield Human Services. People's Express provides specialized transportation services to the U.S.-23 corridor and greater Ann Arbor and Ypsilanti area from the bordering townships of Oakland and Livingston Counties.

People's Express is currently working on new siting near downtown Whitmore Lake



Downtown Development Authority

Northfield Township established a Downtown Development Authority (DDA) in 2002 that generates revenue through tax increment financing (TIF). The DDA includes the Main Street corridor area from the northern Township border to the area immediately north of Northfield Church Road. The DDA has focused their efforts upon undertaking public improvement activities that have the greatest impact on strengthening the business district and attracting new private investments.

To implement the recommendations of the North Village Master Plan and the Downtown Strategic Action Plan and Urban Design Framework, the DDA should consider an update to the TIF plan and contributing property boundaries to include a current of priority projects and strategies for improving the downtown area.



Schools

The Township is currently served by four (4) public school districts: Whitmore Lake Schools, Ann Arbor Public Schools, Dexter Community Schools, and South Lyon Community Schools.

Library

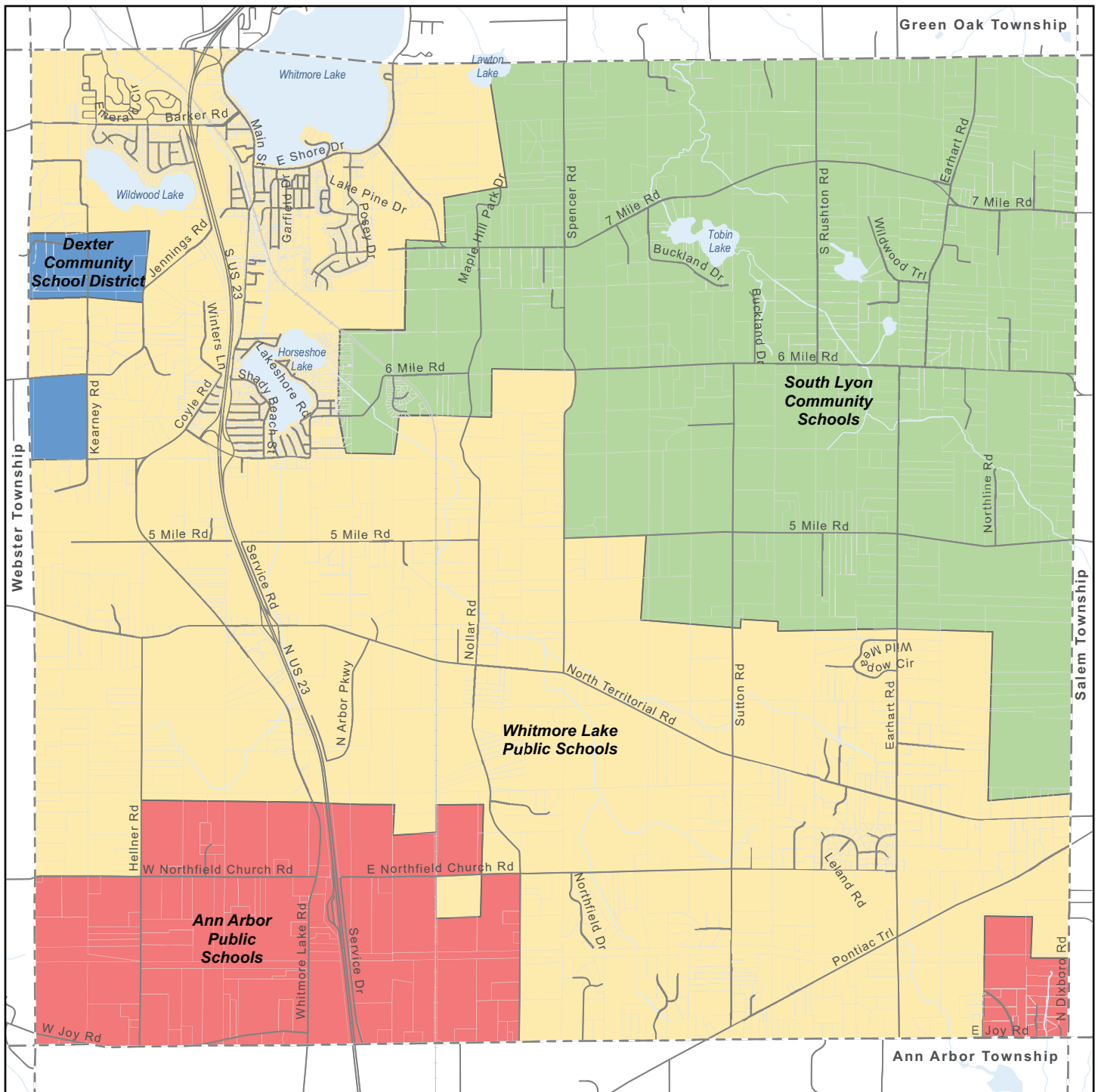
The Northfield Township Area Library is located at 125 Barker Road. The library provides many community oriented programs and events for residents of all ages. Their website allows residents to access research, genealogy, card catalog, and renewal information from home as well.

In 2018, the library built a gazebo space, for community gatherings and enjoyment.



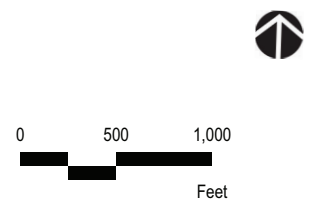
Parks, Open Spaces, and Recreation

Northfield Township has two (2) publicly-owned preserves and open spaces, and private recreational facilities as depicted on the Community Facilities Map. Additionally, the Township invested in the creation of a multi-modal trail on Barker Road as well as the purchase of the North Village Area, a vacant property, that will, when fully developed, serve as a Township gathering space and recreation amenity.

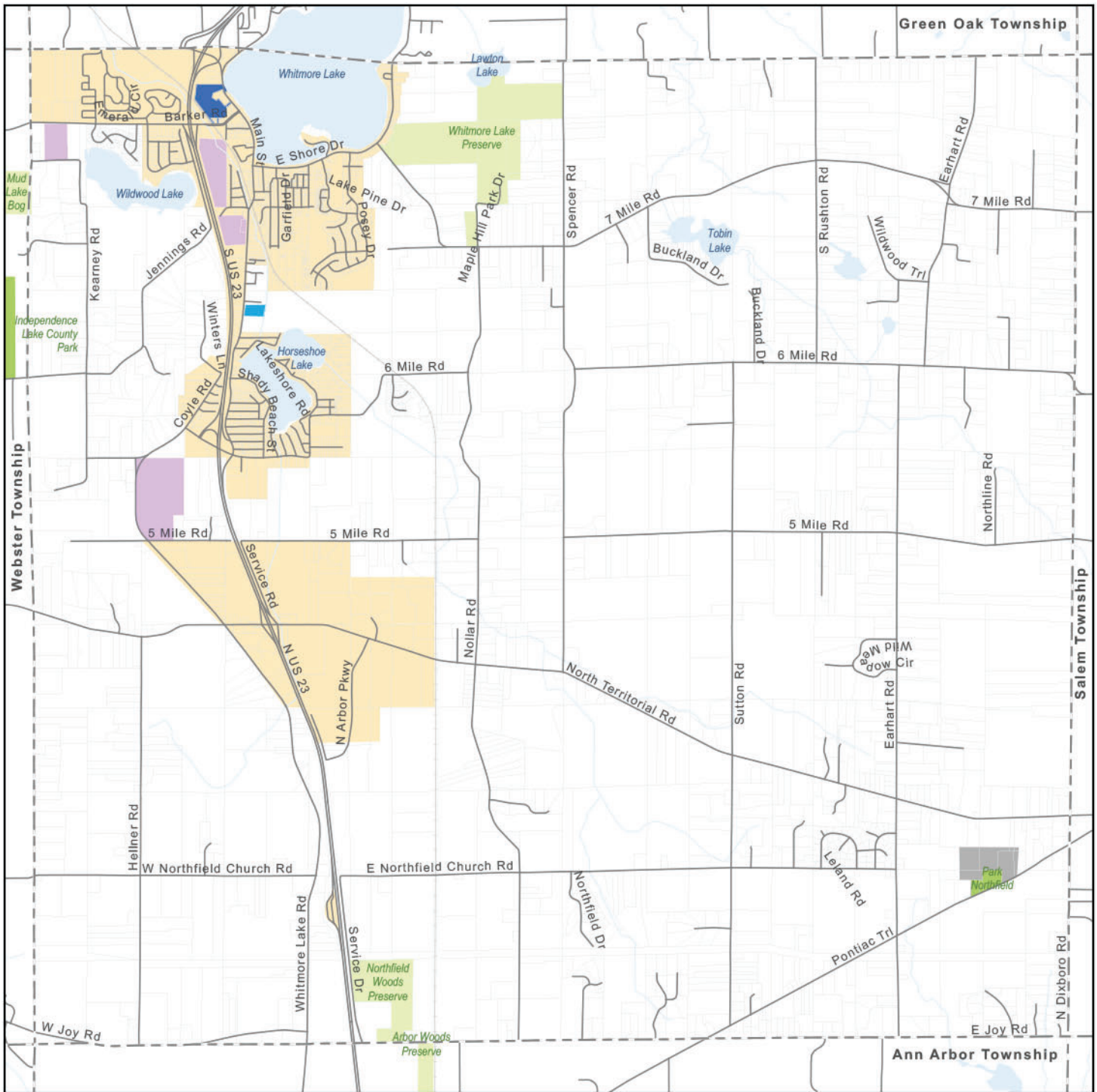


MAP 13 **School Districts** Northfield Township, Washtenaw County, MI

February 14, 2019
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SOURCES
 Basemap Source: Michigan Geographic Framework 2019, SEMCOG 2019
 Data Source: Northfield 2017



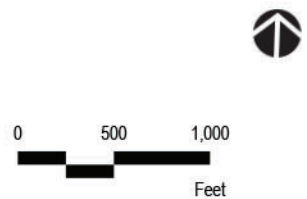
MAP 14 Community Facilities

Northfield Township,
Washtenaw County, MI

February 14, 2019
DRAFT

Legend

- | | |
|--|--|
| Northfield Sewer Service Area | Protected Land |
| Park | City and Township boundaries |
| Preserve | Roads |
| Township Office | Railroads |
| North Village | Rivers, streams, and lakes |
| School Properties | Parcels |



SOURCES
Basemap Source: Michigan Geographic Framework 2019, SEMCOG 2019
Data Source: McKenna 2019, Northfield Township 2017

ATTACHED MEMORANDUMS



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Paul Lippens, AICP Project Manager
Jennifer Neal Project Planner
Alex Novak Project Planner
Irvin Wyche Project Planner
Brian Keesey, AICP GIS Manager
Carrie Leitner Art Director



MCKENNA

February 15, 2019

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189

MEMORANDUM: Marihuana Zoning Regulations

Dear Commission Members,

Per your request, we have prepared the following Zoning Ordinance revisions to accommodate medical and recreational marihuana uses in the Township. These standards are provided for your consideration and comment. If Planning Commission finds these standards to reflect the preferences of recent discussions, a Public Hearing must be scheduled prior to making a recommendation and forwarding the standards to the Township Board for consideration and adoption.

Please refer to the supportive memorandums and packet material from Planning Commission meetings on December 19, 2018, January 2, 2019, and January 16, 2019. This memorandum has been updated per Planning Commission comments provided on February 6, 2019. Text that is struck through shall be deleted and text that is underlined shall be added.

A: RECOMMENDED REVISIONS TO ZONING ORDINANCE:

ARTICLE II. - DEFINITIONS **SEC. 36-29. - DEFINITIONS.**

Marihuana Establishments and Facilities: The term Marihuana Facilities, shall encompass all use classes specifically defined and authorized by the State of Michigan Medical Marihuana Act, MCL 333.26421, et seq; the Marihuana facilities Licensing Act, MCL 333.27101 et seq; and the Marihuana Tracking Act, MCL 333.27901 et seq; and Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951 et seq, and all other applicable rules promulgated by the state of Michigan as may be amended. Marihuana establishments and facilities include the following use classes:

- (1) **Marihuana grower** means a person licensed to cultivate marihuana and sell or otherwise transfer marihuana to marihuana establishments. Growers shall be subdivided into six classes based on State licensing standards.
 - a. Medical Class A – 500 marihuana plants.
 - b. Medical Class B – 1,000 marihuana plants.
 - c. Medical Class C – 1,500 marihuana plants.
 - d. Recreational Class A – 100 marihuana plants.
 - e. Recreational Class B – 500 marihuana plants
 - f. Recreational Class C – 2,000 marihuana plants
- (2) **Marihuana microbusiness** means a person licensed to cultivate not more than 150 marihuana plants; process and package marihuana; and sell or otherwise transfer marihuana to individuals who are 21

years of age or older or to a marihuana safety compliance facility, but not to other marihuana establishments.

- (3) **Marihuana processor** means a person licensed to obtain marihuana from marihuana establishments; process and package marihuana; and sell or otherwise transfer marihuana to marihuana establishments.
- (4) **Marihuana retailer** means a person licensed to obtain marihuana from marihuana establishments and to sell or otherwise transfer marihuana to marihuana establishments and to individuals who are 21 years of age or older.
- (5) **Marihuana secure transporter** means a person licensed to obtain marihuana from marihuana establishments in order to transport marihuana to marihuana establishments.
- (6) **Marihuana safety compliance facility** means a person licensed to test marihuana, including certification for potency and the presence of contaminants.
- (7) **Provisioning center** means a licensee that is a commercial entity located in this state that purchases marihuana from a grower or processor and sells, supplies, or provides marihuana to registered qualifying patients, directly or through the patients' registered primary caregivers. Provisioning center includes any commercial property where marihuana is sold at retail to registered qualifying patients or registered primary caregivers. A noncommercial location used by a primary caregiver to assist a qualifying patient connected to the caregiver through the department's marihuana registration process in accordance with the Michigan medical marihuana act is not a provisioning center for purposes of this act.
- (8) **Registered primary caregiver** means a primary caregiver who has been issued a current registry identification card under the Michigan medical marihuana act

ARTICLE III. - GENERAL PROVISIONS

SEC. 36-64. - HOME OCCUPATION.

- (2) ~~Medical marihuana cultivation, use and distribution~~ **Licensed Caregivers**. In addition to the general standards as specified in subsection (a) of this section, medical marihuana, cultivation, use and distribution shall meet the following specific standards:
 - a. Conformance with section 36-729.
 - b. In recognition of the confidential nature of this use, a ~~medical marihuana cultivation, use and distribution licensed caregiver~~ shall ~~make~~ submit a zoning compliance application pursuant to section 36-729(c) ~~shall be required, rather than a standard~~ to obtain a zoning compliance certificate.

ARTICLE VI. - AR—AGRICULTURE DISTRICT

SEC. 36-157. - CONDITIONAL USES.

- (24) Marihuana Establishments and Facilities, subject to the standards of Section 36-761, including:
 - a. Growers, all licenses.
 - b. Microbusinesses, subject to the additional standards of Section 36-730.



ARTICLE XII. - WLD—WHITMORE LAKE DISTRICT
SEC. 36-340. - USES PERMITTED.

Permitted Uses

Uses which are permitted by right (P); uses subject to conditional use approval (C); not permitted uses (NP); or uses permitted on upper floors only (UP)

	WLD-D	WLD-W	WLD-NV
<u>Retail Marihuana and Provisioning Centers, subject to the standards of Section 36-761</u>	<u>C</u>	<u>C</u>	<u>C</u>

ARTICLE XIII. - LC—LOCAL COMMERCIAL DISTRICT
SEC. 36-364. - CONDITIONAL USES.

- 12) Marihuana Establishments and Facilities, subject to the standards of Section 36-761, including:
- Retail Marihuana and Provisioning Centers

ARTICLE XIV. - GC—GENERAL COMMERCIAL DISTRICT
SEC. 36-391. - CONDITIONAL USES.

- 21) Marihuana Establishments and Facilities, subject to the standards of Section 36-761, including:
- Retail Marihuana and Provisioning Centers
 - Secure Transporters
 - Safety Compliance Facilities

ARTICLE XVIII. - LI—LIMITED INDUSTRIAL DISTRICT
SEC. 36-510. - CONDITIONAL USES.

- 11) Marihuana Establishments and Facilities, subject to the standards of Section 36-761, including:
- Growers, all licenses permitted.
 - Processors
 - Secure Transporters
 - Safety Compliance Facilities
 - Microbusinesses

ARTICLE XIX. - GI—GENERAL INDUSTRIAL DISTRICT
SEC. 36-533. - CONDITIONAL USES.

- 11) Marihuana Establishments and Facilities, subject to the standards of Section 36-761, including:
- Growers, all licenses permitted.
 - Processors
 - Secure Transporters
 - Safety Compliance Facilities
 - Microbusinesses



**ARTICLE XXII. - RTM—RESEARCH/TECHNOLOGY/MANUFACTURING DISTRICT
SEC. 36-638. - CONDITIONAL USES.**

- 2) Marihuana Establishments and Facilities, subject to the standards of Section 36-761, including::
- Processors
 - Safety Compliance Facilities

ARTICLE XXIV. - SUPPLEMENTARY REGULATIONS AND STANDARDS

SEC. 36-729. - MEDICAL MARIHUANA CULTIVATION, USE AND DISTRIBUTION CAREGIVERS.

(a) Intent.

- (1) It is the intent of these regulations to allow medical marihuana ~~cultivation, use and distribution~~ caregivers, as defined by the Michigan Marihuana Act, as a home occupation pursuant to section 36-64, and further to protect the health, safety, and welfare of law enforcement officers and other persons in the community. These regulations are designed to allow the creation and maintenance of a private and confidential patient-caregiver relationship to facilitate the statutory authorization for the limited cultivation, distribution, and use of marihuana for medical purposes; and to regulate around this fundamental intent in a manner that does not conflict with the Act so as to address issues that would otherwise expose the community and its residents to significant adverse conditions and the uninspected installation of unlawful plumbing and electrical facilities that create dangerous health, safety, and fire conditions.
- (2) These regulations allow for activity based on the Act. Nothing in these regulations shall be construed to undermine or provide immunity from federal law as it may be enforced by the federal or state government relative to the cultivation, distribution, or use of marihuana. ~~Thus, the authorization of activity, and the approval of this use, shall not have the effect of superseding or nullifying federal law applicable to the cultivation, use, and possession of marihuana, and all applicants are on notice that they may be subject to prosecution and civil penalty, including forfeiture of property.~~

- (b) **Definitions.** The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Act means Initiated Law 1 of 2008 (MCL 333.26421 et seq.), and Michigan Administrative Rules, R 333.101 et seq.

Department means the ~~s~~State ~~d~~Department of ~~e~~Community ~~h~~Health.

Distribution means the physical transfer of any amount of marihuana in any form by one person to any other persons, whether or not any consideration is paid or received.

Distributor means any person, including, but not limited to, a caregiver, patient or any other person, who engages in any one or more acts of distribution.

Facility or **premises** means one premises having a separate or independent postal address.

Marihuana means the substance or material defined in section 7106 of the public health code, Public Act No. 368 of 1976 (MCL 333.7106).

Primary caregiver or **caregiver** means a person as defined under MCL 333.26423(g) of the Act, and who has been issued and possesses a registry identification card under the Act.



Principal residence means the place where a person resides more than one-half of the calendar year.

Qualifying patient or **patient** means a person as defined under MCL 333.26423(h) of the Act.

Registry identification card means the document defined under MCL 333.26423(i) of the Act.

(c) **Application requirements.**


- (1) In addition to the requirements for home occupation pursuant to section 36-64 - Home Occupation, a medical marihuana ~~cultivation, use, and distribution~~ caregiver shall submit a zoning compliance ~~certification application must be submitted~~. The requirement of these regulations is to permit a location, and not to regulate persons. An application as supplied by the township shall describe each of the following and shall:
 - a. Not require the name, home address, or date of birth of a ~~patient~~ or caregiver.
 - b. Include the address and legal description of the precise premises, ~~other than a patient's principal residence~~, at which there shall be possession, cultivation, distribution or other assistance in the use of marihuana. The fact that a caregiver or other person providing assistance to patients also has an ID card as a patient shall not relieve the obligation to provide this information.
 - c. Specify the address of the place where all unused portions of marihuana plants cultivated in connection with the use of marihuana or caregiver activity at the premises shall be disposed.
 - d. Describe the enclosed, locked facility in which any and all cultivation of marihuana is proposed to occur, or where marihuana is stored, with such description including: location in building; precise measurements, in feet, of the floor dimensions and height; the security device for the facility.
 - e. Describe all locations in the premises where a caregiver or other person authorized under the Act shall render assistance to a qualifying patient.
 - f. Specify the number of patients to be assisted, including the number of patients for whom marihuana is proposed to be cultivated, and the number of patients to be otherwise assisted on the premises, and the maximum number of plants to be grown or cultivated at any one time. If the location at which patients will be assisted is different from the licensed premises, the application shall provide the address of all such other locations (other than the address of a patient being assisted). The maximum number of patients and plants is specified in subsection (c)(2)b of this section.
 - g. For safety and other code inspection purposes, it shall describe and provide detailed specifications of all lights, equipment, and all other electrical, plumbing, and other means proposed to be used to facilitate the cultivation of marihuana plants as such specifications relate to the need for the installation of facilities. As noted in subsection (c)(2)d of this section, all new construction including structural, electrical, and plumbing shall meet current state construction code and shall ~~be inspected for compliance~~ obtain all necessary inspections.

The standards of approval as noted below will be used to review each application. An inspection will be made at each location noted in the application to verify the standards.

(2) **Requirements and standards for approval.**

- a. Locations used for the cultivation and/or use of marihuana by caregivers and any other person permitted under the Act are pursuant to section 36-64 - Home Occupation. As a home occupation this use shall not be permitted under the following circumstances:



- 
1. Within ~~4,000~~ 500 feet from sites where children are regularly present, and specifically a daycare facility, a church, synagogue, mosque, or other religious temple, and from a recreational park and a public community center, a public or private preschool, elementary school, middle school, high school, community college, and all other schools that have different name references but serve students of the same age.
 2. Within ~~4,000~~ 500 feet of an adult use, as defined in this chapter, if applicable (attach appendix if not stated or incorporated).
 3. Within ~~4,000~~ 500 feet from the site at which any other caregiver or any other person cultivates marihuana, or assists in the use of marihuana, not including a patient's principal residence which is not used to cultivate marihuana or assist in the use of medical marihuana for persons other than the patient at such residence.

Measurements for purposes of this subsection a. shall be made from property boundary to property boundary.

- b. The location of the facility at which a caregiver or any other person permitted under the Act cultivates marihuana, or assists a patient in the use of marihuana, shall not be the same facility at which any other caregiver or person cultivates marihuana or assists a patient in the use of marihuana. Accordingly, at a patient's principal residence used by such patient to cultivate marihuana for his personal use as permitted under the Act, there shall be not more than 12 marihuana plants being cultivated at any one time; only at a licensed facility may there be more than 12 marihuana plants being cultivated at any one time; and, at a facility at which a caregiver or any other person permitted under the Act cultivates marihuana for use by patients, there shall not be more than 12 marihuana plants being cultivated at any one time per patient, and in no event more than 60 marihuana plants being cultivated at any one time (which assumes cultivation for five patients), plus an additional 12 plants if the caregiver is also a patient that has not designated a caregiver to assist in providing medical marihuana.
- c. In order to insulate children and other vulnerable individuals from such actions, all medical marihuana cultivation, and all assistance of a patient in the use of medical marihuana by a caregiver, shall occur within the confines of a building licensed under this section, and such activities shall occur only in locations not visible to the public. This subsection shall not prohibit a caregiver from assisting a patient at the patient's principal residence or at a hospital.
- d. All lights, plumbing, equipment, and all other means proposed to be used to facilitate the growth or cultivation of marihuana plants shall be in accordance with all applicable state construction codes.
- e. Considering that the distribution of marihuana is generally unlawful, and that the Act authorizes caregivers, and does not authorize any activity such as a dispensary (authorized by statutes in other states), and reading the Act as a whole, the activities of caregivers are interpreted as being limited to private and confidential endeavors. Moreover, the location and identity of a caregiver is known to patients. Accordingly:
 1. Signage shall be in accordance with the township home occupation standards found in section 36-64(1)i.
 2. Unless conducted as part of a related licensed professional medical or pharmaceutical practice, caregiver activity shall not be advertised as a clinic, hospital, dispensary, or other name customary ascribed to a multi-patient professional practice.



- (3) **Use of land in accordance with approved application.** If approved, all use of property shall be in accordance with an approved application, including all information and specifications submitted by the applicant in reliance on which the application shall be deemed to have been approved.

(d) **Restriction on distribution.**

- (1) The restrictions in this section are based on the following findings:

- a. It is reasonable to expect and require that all undertakings of caregivers and other persons in assisting a patient are intended to occur on a confidential and private one-to-one basis.
- b. The Act does not reflect the intent for distributions of marihuana by more than one caregiver or other person to one patient, or by one or more caregivers or other persons to more than one patient at any given time and place.
- c. The confidentiality provisions of the Act reflect the intent for all caregivers and patients to remain anonymous in terms of their name and address, thus further reflecting the private and confidential nature of the activities contemplated between a caregiver and the patient he is assisting.

(2) **Restrictions.**

- a. A caregiver and any other person authorized under the Act to assist patients, if any, shall distribute medical marihuana only on a confidential, one-to-one basis with no other caregiver being present at the same facility at the same time, and no other patient or other person being present at the same facility at the same time; provided that a patient's immediate family members or guardian may be present within the patient's private residence, and one family member or guardian may be present in any facility other than the patient's private residence. For purposes of this subsection, the term "same time" shall mean and include concurrently as well as within a time interval of one hour.
- b. Considering the health issues presented, no food shall be sold from the facility used for the distribution of medical marihuana.

- (e) **Inspection of patient cultivation.** Upon the request of a patient who is cultivating medical marihuana, the ~~medical marihuana officer~~ Public Safety Director of the community shall confidentially coordinate ~~electrical and plumbing any~~ inspectors ~~(and other inspectors within whose expertise an inspection is needed)~~ with regard to site of such cultivation for the purpose of determining whether all lights, plumbing, equipment, and all other means used to facilitate the cultivation of marihuana plants is in accordance with applicable code. In carrying out the provisions of this subsection, community officials shall not require the name and address of the patient. Rather, the intent of this subsection is to focus on the premises, and to ensure ~~fire, electrical, plumbing, and other~~ safety for the benefit of the resident of the premises and others who may be affected by one or more code violations.

~~(f) **Penalty for violation.**~~

- ~~(1) Civil infraction, with penalty of \$1,000.00 (or the maximum permitted by law if less than \$1,000.00 for each violation).~~
- ~~(2) In the event of two or more violations, increased civil penalty (if permitted by law), and grounds for revocation, following hearing.~~

ARTICLE XXIV. - SUPPLEMENTARY REGULATIONS AND STANDARDS
SEC. 36-761. - STANDARDS FOR MARIHUANA ESTABLISHMENTS AND FACILITIES




1. These standards shall apply to all marihuana establishments and facilities, unless otherwise noted, and excepting caregivers, which are regulated by Sec. 36-729. - Medical marihuana caregivers and Sec. 36-64. - Home Occupation.
2. Marihuana related activities shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act, Marihuana facilities Licensing Act, the Marihuana Tracking Act, the Michigan Regulation and Taxation of Marihuana Act and all State of Michigan regulations for the transfer of marihuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time.
3. Site plan approval and conditional use approval shall be required for all marihuana establishments and facilities.
4. The applicant location shall meet all applicable written and duly promulgated standards of the Township and, prior to opening, shall demonstrate to the Township that it meets the rules and regulations promulgated by the Medical/Recreational Marihuana Licensing Board and obtain a Certificate of Occupancy.
5. The establishment or facility location shall conform to all standards of the zoning district in which it is located.
6. Establishments and facilities are not permitted within a 500-foot radius of any primary, intermediate or secondary school, measured by the shortest possible line from the property edges.
7. The minimum distance from other marihuana facilities and establishments is 500 feet. This standard shall not apply in the WLD-NV, WLD-DD, and WLD-LF districts. Colocation of use classes on one site is permitted when consistent with State standards and permitted in the zoning district.
8. In the AR district, the minimum lot size for Medical Class B, Recreational Class B, Medical Class C, and Recreational Class C growers shall be 10 acres. In the AR district the minimum lot size for Medical Class A, and Recreational Class A growers shall be 5 acres.
9. Hours of operation permitted for retail, provisioning centers, and microbusinesses: Monday – Saturday: 9:00 a.m. – 9:00 p.m.; Sunday: 10:00 a.m. – 6:00 p.m.
10. All activity related to the marihuana establishment or facility shall be done indoors.
11. All establishments and facilities must ensure that any water emanating from the establishment or facility meets or exceeds all applicable state and local environmental standards.
 - a. No required water supply and sanitary sewerage facilities shall be erected, altered, or moved upon a lot or premises and used in whole or in part for a marihuana facility unless it shall be provided with a safe, sanitary and potable water supply and with a safe and effective means of collection, treatment, and disposal of human excreta and domestic, commercial, and industrial waste. All such installations and facilities shall conform to the minimum requirements Washtenaw County, and any applicable statutes, ordinances, or regulations.
12. Security cameras shall be installed and maintained. All security cameras shall have at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. A security plan shall be provided and approved by the Public Safety Director.
13. Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance.
14. Marihuana establishments and facilities are not permitted to operate in a manner that results in adverse impacts on adjacent property; including excessive odor, traffic, noise, or loitering. The Township may place reasonable conditions on facilities to ensure operation consistent with community norms. Failure



to comply with Township regulations or conditions of approval shall be cause to revoke a local license. Odor for growers and processors shall be regulated as follows:

- a. The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
 - b. The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
 - c. The filtration system shall be maintained in working order and shall be in use. The filters shall be changed a minimum of once every 365 days.
 - d. Negative air pressure shall be maintained inside the building.
 - e. Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
 - f. An alternative odor control system is permitted if the special use permit applicant submits and the township accepts a report by a mechanical engineer licensed by the state of Michigan demonstrating the alternative system will control odor as well or better than the activated carbon filtration system otherwise required. The Township may hire an outside expert, at the cost of the applicant, to review the alternative system design and advise as to its comparability and whether in the opinion of the expert it should be accepted.
 - g. Secure transporters and safety compliance facilities shall also be required to submit plans for odor control for approval if in the opinion the planning commission such plans are required for the protection of the township and its residents.
15. If the marihuana establishment or facility ceases operation for a length of time of ninety days or greater, the conditional use shall expire.
 16. Marihuana drive-through retail establishments and provisioning centers shall be prohibited.
 17. All marihuana shall be contained within a structure that meets all applicable building code requirements in an enclosed, locked area. A floor plan shall be provided with the site plan application.
 18. Application for a local Marihuana Facilities License shall be made to the Township Clerk upon application forms provided by the Clerk for Marihuana Facilities License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules of the State of Michigan. In addition to information and submittals, the application shall include payment of application fee in an amount set by the Township Board. Applications shall be filed according to licensing regulations, procedures, and fees established by the Township Board, and may be amended.
 19. A State license is required for all Marihuana Establishments and Facilities.
 20. Prior to issuance of a certificate of occupancy for an authorized Marihuana Establishment or Facility shall comply with the following regulations and shall only be operated as long as it remains in compliance with all such ordinances.
 - a. Compliance with State and Township licensing requirements and proof of issuance of a State operating license and compliance with all rules promulgated there under is filed with the Township.
 - b. Compliance with all Township Zoning regulations with written approval of Zoning Compliance issued by the Township Zoning Administrator.



- 
- c. Compliance with all Township construction and building ordinances and applicable police power ordinances.
21. Inspections may be made by the Township Official's designee to confirm the Marihuana Establishment or Facility is operating in accordance with applicable laws including, but not limited to, State Law and Township Ordinances.
22. The premises shall be open for inspection upon request by the Zoning Administrator, Code Enforcement Officer, Building Official, Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.
23. The penalties and fees collected by the Township for Marihuana Establishments and Facilities shall be the maximum permissible by the State of Michigan unless otherwise established by the Township Board.



MMFL APPLICATION DOCUMENT CHECKLISTS

This checklist is not a formal application. Applicants are encouraged to seek legal counsel to ensure their applications for licensure comply with the Medical Marihuana Facilities Licensing Act and associated administrative rules.

The following documentation is required with the application for a medical marihuana facility license. The bureau may also request additional information during application processing.

Step 1: Entity/Individual Prequalification Document Checklist

Review this checklist for the forms and documents required with this completed application form

Entity/Individual Prequalification Documents

- ☐ Completed Application
- ☐ Copy of Applicant's Gov't Issued ID
- ☐ Application Fee
- ☐ Applicant's Passport Quality Photograph

Attestations

- ☐ A - Applicant's Acknowledgment, Agreement, & Consent (notarized)
- ☐ B - Applicant's Authorization to Release Information (notarized)
- ☐ C - Applicant's Verification & Affidavit of Full Disclosure (notarized)
- ☐ D - Attestation & Disclosure of Submitter, if applicable (notarized)
- ☐ E - Temporary Operation Attestation, if applicable (notarized)
- ☐ F - Acknowledgment of Federal Law & Waiver (notarized)

Entity Information

- ☐ DISCLOSURE 1 - Entity Information
- ☐ Official Registration Document (e.g., Articles of Incorporation)
- ☐ Copy of Bylaws or Other Governing Documents
- ☐ Certificate of Good Standing
- ☐ Approval to Conduct Business Transactions in Michigan
- ☐ Trademark/Insignia Documents (if applicable)
- ☐ Copy of Organizational Structure (if applicable)
- ☐ Authorizing Resolution (if applicable)
- ☐ Certificate of Assumed Name (if applicable)

Ownership Interest

- ☐ DISCLOSURE 2A - Ownership Interests
- ☐ DISCLOSURE 2B - Ownership Interests Public Officials
- ☐ DISCLOSURE 2C - True Party of Interest
- ☐ DISCLOSURE 2D - Marihuana Entity Ownership Interests
- ☐ DISCLOSURE 2E - Other Interests

Financial

- ☐ DISCLOSURE 3A - Financial Information
- ☐ DISCLOSURE 3B - Real Property Ownership
- ☐ DISCLOSURE 4 - Debt, Insolvency, or Bankruptcy Actions
- ☐ DISCLOSURE 5 - Tax & Tax Compliance
- ☐ CPA Attested Financial Statement Documenting Capitalization
- ☐ Copy of Financial Institution Statements for Past 3 years
- ☐ Income Tax Returns for Past 3 years
- ☐ W2s and/or 1099s For Past 3 years
- ☐ Copy of Documents Related to Property Ownership or Use
- ☐ Copy of Notice of Tax Liability Due (if applicable)
- ☐ Copy of Debt, Insolvency, Bankruptcy Order (if applicable)

Regulation

- ☐ DISCLOSURE 6 - Governmental Regulation
- ☐ Copy of Any Other Commercial Licenses (if applicable)
- ☐ Copy of Any Comparable License from Other Jurisdictions

Criminal History

- ☐ DISCLOSURE 7 - Criminal History
- ☐ Evidence of Charge/Dismissal/Conviction/Expungement (if applicable)
- ☐ Copy of Parole or Probation Information (if applicable)

Litigation

- ☐ DISCLOSURE 8 - Litigation History

**** Supplemental Applicant checklist on page 2 of this document ****

Step 2: Marihuana Facility License Checklist

Review this checklist for the forms and documents required with this completed application form

Municipality Information

- ☐ Copy of Municipality's Authorizing Ordinance or Resolution
- ☐ Copy of Municipal Approval Notice

Business Specifications

- ☐ Copy of Marihuana Facility Plan Complying with Rule 8
- ☐ Copy of Technology Plan (3rd party integrating software with METRC)
- ☐ Copy of Deed or Lease Agreement
- ☐ Copy of Marketing Plan (advertising, propaganda, etc.)
- ☐ Copy of Inventory & Recordkeeping Plan

Proof of Financial Responsibility

- ☐ Copy of Insurance Policy, Bond, or Securities for Facility

Employees

- ☐ Copy of Staffing Plan

Attestations

- ☐ G - Acknowledgement and Consent to Investigations, Statute & Rule Compliance (notarized)
- ☐ H - Applicant's Interest & Experience Attestation (notarized)
- ☐ I - Confirmation of Sec. 205 Compliance (notarized)

Supplemental Applicant Document Checklist

Review this checklist for the forms and documents required with this completed application form

Supplemental Applicant Prequalification Documents

- ☐ Completed Supplemental Application
- ☐ Copy of Supplemental Applicant's Gov't Issued ID
- ☐ Supplemental Applicant's Passport Quality Photograph

Attestations

- ☐ A-SA – Supplemental Applicant's Acknowledgment, Agreement, & Consent (notarized)
- ☐ B-SA – Supplemental Applicant's Authorization to Release Information (notarized)
- ☐ C-SA – Supplemental Applicant's Verification & Affidavit of Full Disclosure (notarized)
- ☐ D-SA – Supplemental Attestation & Disclosure of Submitter, if applicable (notarized)
- ☐ F-SA – Supplemental Applicant's Acknowledgment of Federal Law & Waiver (notarized)

Entity Information

- ☐ DISCLOSURE 1-SA - Entity Information
- ☐ Official Registration Document (e.g., Articles of Incorporation)
- ☐ Copy of Bylaws or Other Governing Documents
- ☐ Certificate of Good Standing
- ☐ Approval to Conduct Business Transactions in Michigan
- ☐ Trademark/Insignia Documents (if applicable)
- ☐ Copy of Organizational Structure (if applicable)
- ☐ Authorizing Resolution (if applicable)
- ☐ Certificate of Assumed Name (if applicable)

Ownership Interest

- ☐ DISCLOSURE 2A-SA - Ownership Interests
- ☐ DISCLOSURE 2B-SA - Ownership Interests Public Officials
- ☐ DISCLOSURE 2C-SA - True Party of Interest
- ☐ DISCLOSURE 2D-SA - Marihuana Entity Ownership Interests
- ☐ DISCLOSURE 2E-SA – Other Interests

Financial

- ☐ DISCLOSURE 3A-SA - Financial Information
- ☐ DISCLOSURE 3B-SA - Real Property Ownership
- ☐ DISCLOSURE 4-SA - Debt, Insolvency, or Bankruptcy Actions
- ☐ DISCLOSURE 5-SA - Tax & Tax Compliance
- ☐ CPA Attested Financial Statement Documenting Capitalization
- ☐ Copy of Financial Institution Statements for Past 3 years
- ☐ Income Tax Returns for Past 3 years
- ☐ W2s and/or 1099s For Past 3 years
- ☐ Copy of Documents Related to Property Ownership or Use
- ☐ Copy of Notice of Tax Liability Due (if applicable)
- ☐ Copy of Debt, Insolvency, Bankruptcy Order (if applicable)

Regulation

- ☐ DISCLOSURE 6-SA - Governmental Regulation
- ☐ Copy of Any Other Commercial Licenses (if applicable)
- ☐ Copy of Any Comparable License from Other Jurisdictions

Criminal History

- ☐ DISCLOSURE 7-SA - Criminal History
- ☐ Evidence of Charge/Dismissal/Conviction/Expungement (if applicable)
- ☐ Copy of Parole or Probation Information (if applicable)

Litigation

- ☐ DISCLOSURE 8-SA - Litigation History



MCKENNA

January 31, 2019

Board of Trustees and Planning Commission
Northfield Township
8350 Main Street
P.O. Box 576
Whitmore Lake, Michigan 48189

Subject: 2018 Annual Report of Activities by the Planning Commission

As required per the Michigan Planning Enabling Act, Section 125.3819 (2) (Act 33 of 2008, as Amended), the Planning Commission respectfully submits a report of its 2018 activities.

"A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

MEETINGS

1. Wednesday, January 17, 2018
2. Wednesday, February 7, 2018
3. Wednesday, February 21, 2018
4. Wednesday, March 7, 2018
5. Wednesday, March 21, 2018
6. Wednesday, April 4, 2018
7. Wednesday April 18, 2018
8. Wednesday, May 2, 2018
9. Wednesday, May 16, 2018
10. Wednesday, June 6, 2018
11. Wednesday, July 11, 2018
12. Wednesday, July 25, 2018
13. Wednesday, August 1, 2018
14. Wednesday, August 15, 2018
15. Wednesday, September 5, 2018
16. Wednesday, September 19, 2018
17. Wednesday, October 3, 2018
18. Wednesday, November 7, 2018
19. Wednesday, December 5, 2018
20. Wednesday, December 19, 2018

DETROIT
28 West Adams Street
Suite 1000
Detroit, Michigan 48226

○ 313.888.9882
F 248.596.0930
MCKA.COM

Communities for real life.

PLANNING COMMISSIONERS

1. Janet Chick, Trustee
2. Brad Cousino
3. Eamon Dwyer
4. Sam Iaquinto
5. Cecilia Infante
6. Larry Roman, Chair
7. John Zarzcki, Secretary

CONDITIONAL USE

1. **Smoky Acres Cat Sanctuary**, (Parcel 02-14-100-006) approved with conditions. – September 5, 2018.
2. **Spiritus Sanctus Resubmittal**, (Parcel 02-36-3000-005) initially looked at on January 17, 2018 and later approved to remove existing house and build office building September 5, 2018.
3. **People's Express**, (Parcel 02-06-400-001) people express recommended approval to Township Board. -September 19, 2018

SITE PLANS

1. **Northfield Township Library**, approved with condition for plans to show removal of the west side walk and conditions be met by OHMs. – June 6, 2018
2. **Little Fish**, (Parcel #09-100-024-200-030-00), Approved with conditions from Washtenaw County Road Commission. - December 5, 2018
3. Peoples Express (02-06-400-01) Commissioners Commented that the surface made of asphalt millings would be adequate for the proposed use.


PRIVATE ROAD REVIEW

1. **Jomar; James W. Kugler**, approved with conditions that the replacement of landmark trees be met -January 17, 2018
2. **Speedway**, approved with conditions that the paved surface must be centered in the right of way August 15, 2018

ZONING ORDINANCE AMENDMENTS

1. **Revised Language for Setbacks and Yards on Waterfront lots**. Recommended that the setbacks be measured from the high waterline and a definition be provided. – March 7, 2018
2. **Accessory Set Back Clarification**. Referred to proposal to clarify accessory setbacks based on the Commissions' discussion. – May 2, 2018
3. **Bark Park**. Recommended that separate ordinance be made to make sure rules are followed at Bark Park. – July 11, 2018
4. **Overhang Clarification**. Recommended that a over hang of two feet is allowed in the setback. – May 2, 2018



- 
5. **Sign Regulation.** Recommended that the reviewed sign ordinance be referred to the Township Board for approval or denial. – December 19, 2018

OTHER ITEMS


1. **Northfield Preserve Site Plan Extension.** Granted 180-day extension without filing – February 21, 2018.

Proposed 2019 Work Plan

As 2019 begins, we would like to recommend the following work plan for the Township Planner and Planning Commission.

1. **Master Plan and Zoning ordinance:** Continue work with Planning Commission to finish update to Master Plan and Zoning Ordinance.
2. **Code Enforcement.** Continue to support Township efforts to formalize code enforcement procedures and support the implementation of the Master Plan and Zoning Ordinance.
3. **Revise Development Packet and Procedures.** Continue work to update Township Development procedures and services. Develop a monthly log of inquiring and report procedure for Township Boards and Planning Commission.
4. **North Village Site Development.** Continue for work with potential developers to achieve the Township's vision for North Village. Consider parks acquisitions grants, for acquiring additional lake frontage, and DNR grants for developing park amenities.
5. **Downtown Parking Study.** Develop a parking plan for downtown that includes provisions for encouraging shared parking and providing a payment in lieu of parking for developing Township parking lots.
6. **Continue Support on Growth Management and Policy Evaluation.** Provide support to Planning Commission and Township Board on sustainable growth management practices; including evaluating funding sources, financing options, and impacts of development. Assist as needed with evaluation of the proposed equalization basin. Provide assistance in developing fact sheets, presentations, and facilitating discussions.
7. **Parks & Recreation Master Plan Update.** The Parks & Recreation Master Plan was adopted in 2015, so it will not expire until 2020. However, in order to remain eligible for many State and Federal grants, the Plan must stay up-to-date as grant opportunities arise. To implement the North Village Plan, we recommend incorporating it into the Parks & Recreation Master Plan so that the Township is able to take advantage of any grant opportunities for recreation, water access, and trail connections.



- 
8. **DDA Meetings Ongoing Assistance and update to the DDA Plan.** Continue to work with the DDA to foster more activities and development in the downtown area by implementing the goals and objectives of the Whitmore Lake Downtown Strategic Action Plan and Design Framework. The DDA is in need of an updated plan that includes redefining the DDA district boundaries and contributing parcels.

A proactive work program can help build a quality community, and we look forward to working with the Township as it actively seeks to preserve its rural character and sense of place.

Respectfully submitted,

MCKENNA



Paul Lippens, AICP
Director of Transportation and Urban Design



Irvin Wyche,
Assistant Planner



NORTHFIELD TOWNSHIP PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

The Northfield Township Planning Commission will hold a public hearing at the request of Case #JPC190001 Mary Czech-Aldrin, 9615 Main Street, Whitmore Lake, MI 48189. The applicant is requesting to amend Section 36-340. Uses Permitted in the WLD-D (Whitmore Lake Downtown District) and the WLD-NV (Whitmore Lake Downton – North Village District) to include residential uses on the first-floor subject to conditional use approval. The parcel number is B-02- 05-253-005 and the property is zoned WLD-D (Whitmore Lake Downtown District).

The public hearing will be held on **February 20, 2019** at 7:00 p.m. on the second floor of the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

This notice is 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 Offices at 743- 449-2880 seven days in advance.

Kathy Manley- Northfield Township Clerk

Publish: Sunday, February 3, 2019

Newspaper: Ann Arbor News

NORTHFIELD TOWNSHIP

ZONING AMENDMENT APPLICATION

NAME: Mary Ruth Czech-AldrinPROPERTY ADDRESS: 9615 Main Street

Applicant Information:

Owner Information:

Name: Mary Ruth Czech-AldrinName: Mary Ruth Czech-AldrinAddress: 480 EAST SHORE DRIVEAddress: 480 EAST SHORE DR WHITMORE LK MI 48189Phone: 810 588-9206Phone: 810 588-9206Email: Mary.Czech702@gmail.comEmail: Mary.Czech702@gmail.comIf 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

N-A

PROPERTY DESCRIPTION

Legal Description: ☒ Attached ☐ On Site PlanParcel ID(s): B-02-05-253-005Reason for Proposed Zoning Amendment: Owner wishes to CONVERT LOWER Space back to Residential from Retail. Owner wishes to live in home at 9615 MAIN.

Total Acreage of Site:

0.425Sanitary Facilities: ☒ Sewer ☒ SepticWater: ☒ Municipal ☐ Private Well

Current Zoning Classification(s):

☐ RC ☐ AR ☐ LR ☐ SR1 ☐ SR2 ☐ MR ☐ VC ☐ LC ☐ GC ☐ ES ☐ HC ☐ GI ☐ LI ☒ Other WLD-D

Proposed Zoning Classification(s):

☐ RC ☐ AR ☐ LR ☐ SR1 ☐ SR2 ☐ MR ☐ VC ☐ LC ☐ GC ☐ ES ☐ HC ☐ GI ☐ LI ☒ OtherTEXT AMENDMENT
CONDITIONAL USE 1ST FLOOR

General Description of Natural Resources on the Site (e.g. wetlands, woodlands, etc.)

Application # _____

AUTHORIZED SIGNATURE

I hereby state that all of the above statements and all of the accompanying information are true and correct.

Applicant's Signature: Mary Ruth Gosh-Alden Date: 1-16-19

FOR OFFICE USE ONLY

Application Received Date: _____

Planning Commission Received Date: _____

Planning Commission Action: ☐ Approved Date: _____ ☐ Denied Date: _____

Expiration Date: _____

Township Board Action: ☐ Approved Date: _____ ☐ Denied Date: _____

Fee Received: ☐ Cash ☐ Check # _____

RECEIVED

JAN 16 2019

NORTHFIELD TOWNSHIP

PAID

JAN 16 2019

NORTHFIELD TOWNSHIP
TREASURER

9615 MAIN ST WHITMORE LAKE, MI 48189 (Property Address)

Parcel Number: B -02-05-253-005 Location ID: MAIN-009615-0000-00



Item 2 of 2 2 Images / 0 Sketches

Property Owner: CZECH-ALDRIN, MARY RUTH REV TR**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: N/A
 - # of Buildings: 2
 - Total Sq Ft: 4,745
- > Property Tax information found
- > Assessed Value: \$147,900 | Taxable Value: \$127,340
- > Utility Billing information found

Owner and Taxpayer Information

Owner	CZECH-ALDRIN, MARY RUTH REV TR 10675 NINE MILE RD WHITMORE LAKE, MI 48189	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2018

Property Class	COMMERCIAL IMPROVED	Unit	B -02 NORTHFIELD TOWNSHIP
School District	WHITMORE LAKE (81140)	Assessed Value	\$147,900
MAP #	No Data to Display	Taxable Value	\$127,340
USER NUM IDX	0	State Equalized Value	\$147,900
YEAR TO DELETE	Not Available	Date of Last Name Change	01/25/2017
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
RE-INVINTOY YR.	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	
2019	0.0000 %	
2018	0.0000 %	0

Previous Year Information

Year	MBOR Assessed	Final SEV	Final
2017	\$139,300	\$139,300	\$
2016	\$130,000	\$130,000	\$
2015	\$128,300	\$128,300	\$

Land Information

Zoning Code	WLD-DD	Total Acres	0.425
Land Value	\$113,000	Land Improvements	\$973
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	COMMERCIAL-UNDER 2.0 ACRES	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage
Lot 1	132.00 ft
Total Frontage: 132.00 ft	
Average Depth: 1	

Legal Description

*OLD SID - B 02-005-070-00 NO 5-62 COM AT W 1/4 POST OF SEC. THN 2 DEG 30' W 1 63 CHNS IN THE W LINE OF SEC. TH N 47 DEG 45' E 5.205 CHNS PL OF BEG. TH N 47 DEG 45' E 2.125 CHNS, TH N 42 DEG 15' W 2 CHNS, TH S 47 DEG 45' W 2.125 CHNS, TH S 42 DEG 15' E 2 CHNS TO THE PL OF BEG. B PART OF NW FRL 1/4 SEC. 5 T1S R6E.

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Pag
12/14/2016	\$1.00	QC	CZECH-ALDRIN, MARY RUTH REV LIV TR	CZECH-ALDRIN, MARY RUTH REV TR	NON-MARKET TRANSFER	L5183/P
06/27/2015	\$225,000.00	WD	SMITH, MARCELLA- CANDACE/BANEY, LORI	PALMER-WHITMORE LAKE, LLC	NON-MARKET TRANSFER	L5111/P
12/12/2014	\$1.00	QC	PALMER-WHITMORE LAKE LLC	CZECH-ALDRIN MARY R TRUST	NON-MARKET TRANSFER	L5086/P
06/14/2013	\$225,000.00	PTA	SMITH MARCELLA & SMITH CANDACE	PALMER-WHITMORE LAKE LLC	ARMS-LENGTH	L4994/P
05/01/2013	\$26,500.00	WD	KOERNKE JACK J AND JEAN E KOERNKE T	SMITH CANDACE ANN	NON-MARKET TRANSFER	4982 23
10/24/2010	\$1.00	QC	SMITH JAMES D ESTATE OF	SMITH CANDACE ANN & BANEY LORI LYNN	NON-MARKET TRANSFER	L4829 P
05/30/1984	\$0.00	LC	SPIEGELBERG JAMES H & MARY	SMITH JAMES D	NON-MARKET TRANSFER	L1940 P
06/18/1981	\$0.00	LC	GANZORN III CONRAD G & PAMELA B	SPIEGELBERG JAMES H	NON-MARKET TRANSFER	

Building Information - 1655.00 sq ft Shopping Centers - Mixed w/Residential Units (Commercial)

Floor Area	1,655 sq ft	Estimated TCV	Not Available
Occupancy	Shopping Centers - Mixed w/Residential Units	Class	D,Frame
Stories Above Ground	2	Average Story Height	8 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	Not Available	Year Remodeled	1976
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	60%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	20 yrs

Building Information - 3090.00 sq ft Stores - Retail (Commercial)

Floor Area	3,090 sq ft	Estimated TCV	Not Available
Occupancy	Stores - Retail	Class	D,Frame
Stories Above Ground	1	Average Story Height	8 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	Not Available	Year Remodeled	1976
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	60%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	20 yrs

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

LEGAL DESCRIPTION:

Property situated in the Township of Northfield, Washtenaw County, Michigan.

Commencing at the West $\frac{1}{4}$ corner of Section 5, Town 1 South, Range 6 East Northfield Township Washtenaw County, Michigan; thence along the West line of said Section 5 North 01 degrees 34 minutes 00 seconds West 107.58 feet thence along the centerline of Barker Road, North 48 degrees 30 minutes 00 seconds East 355.34 feet for a Point of Beginning: Thence North 41 degrees 16 minutes 15 seconds West 127.46 feet; thence North 47 degrees 37 minutes 15 seconds East 132.89 feet thence along the Southwesterly line of Main Street (Whitmore Lake Road—as monumented) South 41 degrees 41 minutes 30 seconds East 129.50 feet; thence along the centerline of Barker road South 48 degrees 30 minutes 00 seconds West 133.81 feet to the point of beginning being part of the Northwest $\frac{1}{4}$ of said Section 5 and being subject to easements and restrictions of record, if any.



Historically described as the following:

Township of Northfield, County of Washtenaw and State of Michigan:

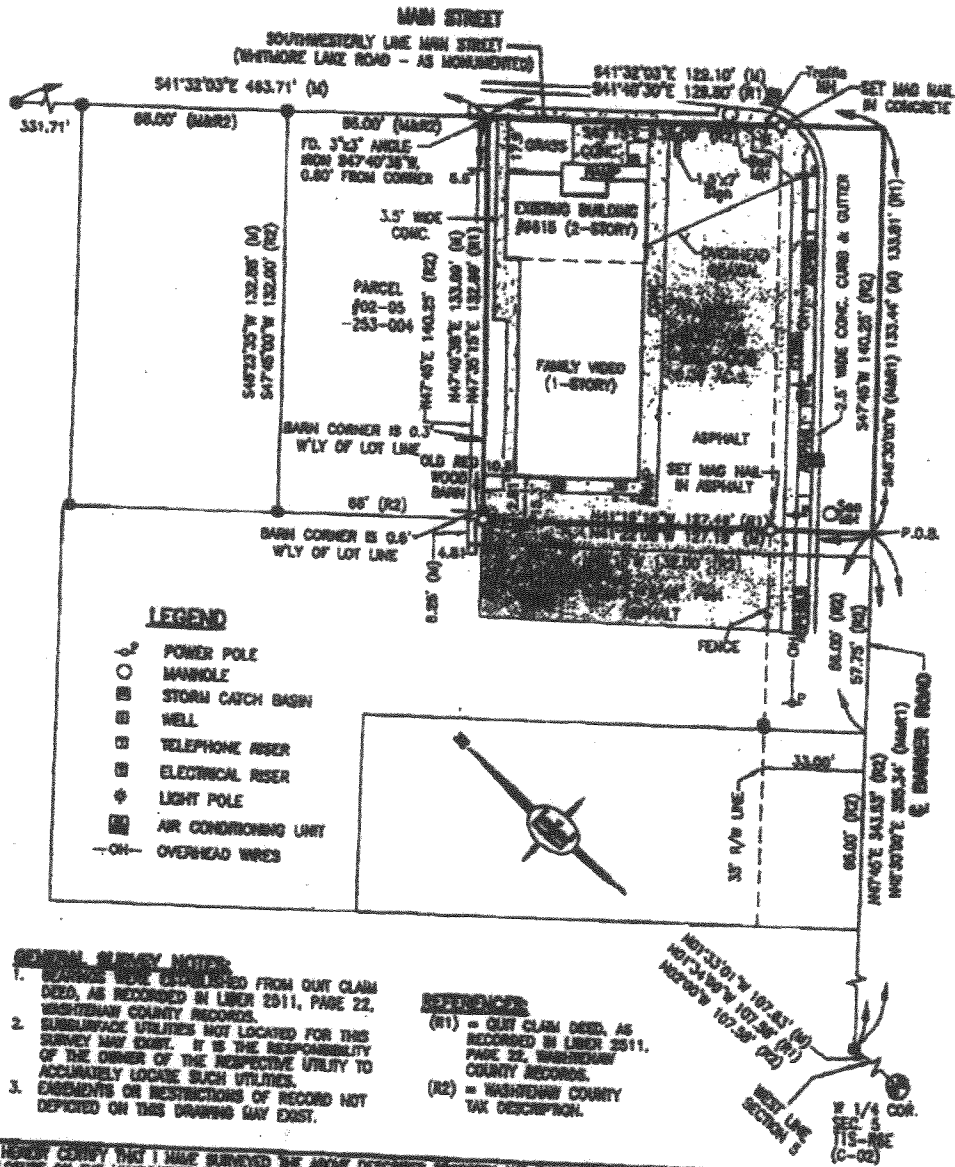
Commencing on the intersection of the highway running North and South along the West side of Whitmore Lake and a Highway running West from the said highway, and being on the North side of the hotel known as the Lake house; thence within the center of said highway about seven rods to land owned by Walter Spiegelberg; thence West about nine (9) rods along the South line of said Spiegelberg land to land formally owned by Michael Tobin (now owned by Mr. W. Stilson); thence South along the East line of said Tobin or Stilson land about 7 rods to the center of the highway; thence East along the center of the highway about 9 rods to the Place of Beginning, above land being in Section 5, Town 1 South, Range 6 East, Township of Northfield, County of Washtenaw, State of Michigan. Subject to easements and right of ways of record.

Commonly Known As : 9615 Main/22 Barker

Tax Number: B 02-05-253-005

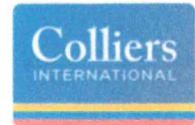
LEGAL DESCRIPTION

SURVEY



Downtown Whitmore Lake Retail

22 Barker Rd, Whitmore Lake, MI 48189



Listing ID: 30187637
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Convenience Store, Restaurant
Contiguous Space: 2,811 SF
Total Available: 2,811 SF
Lease Rate: \$7.50 PSF (Annual)
Base Monthly Rent: \$1,756
Lease Type: NNN
Ceiling: 8 ft.

Overview/Comments

Exciting retail space that has just become available! Located in the beautiful town of Whitmore Lake this building sits right on the corner of Main street and Barker Road. Easy access to and from as it is located right off US-23. Great visibility of Lake, which is right across Main Street. There is plenty of parking in the parking lot located right in front of the building. This building would be perfect for a coffee shop, restaurant, or merchandising operation.



More Information Online

<http://www.cpix.net/listing/30187637>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority: Northfield Township
Tax ID/APN: B-02-05-253-005
Retail-Commercial Type: Convenience Store, Restaurant, Street Retail
Zoning: WLD-DD - WHITMORE LAKE DOWNTOWN

Building Name: Family Video
Gross Building Area: 4,745 SF
Land Area: 0.42 Acres

Available Space

Suite/Unit Number: 1
Suite Floor/Level: 1st
Space Available: 2,811 SF
Minimum Divisible: 2,811 SF
Maximum Contiguous: 2,811 SF
Space Type: Retail

Date Available: 02/01/2018
Lease Term (Months): 60 Months
Lease Rate: \$7.50 PSF (Annual)
Lease Type: NNN
Parking Spaces: 0

Space Description NNN's are as follows: Winter taxes - \$4,371.32, Summer taxes - \$964.43, Insurance - \$1,311.81. Water is billed quarterly @ \$84.00 every three months.

Area & Location

Retail Clientele: General, Family, Business, Traveler, Tourist, Recreation
Property Located Between: NE Corner Barker & Main Street
Property Visibility: Excellent

Largest Nearby Street: Main St
Feet of Frontage: 132
Highway Access: Easy access to US-23 north via Main Street, and US-23 south via Barker Rd.

Area Description Whitmore Lake is located at the northernmost edge of Washtenaw County and is home to a beautiful all seasons lake, farms, woodlands. Come and explore what we have to offer! Whitmore Lake is conveniently located off US-23 and are the first three exits north of Ann Arbor and just south of Brighton, Michigan. Beautiful four seasons lake in the midst of downtown and plenty of charm.

Building Related

Tenancy:	Single Tenant	Total Parking Spaces:	12
Total Number of Buildings:	1	Parking Ratio:	4.2 (per 1000 SF)
Number of Stories:	1	Parking Type:	Surface
Property Condition:	Average	Parking Description:	Ample on-site parking at the front door.
Year Renovated:	1973	Ceiling Height:	8
Roof Type:	Gable	Passenger Elevators:	0
Construction/Siding:	Brick	Freight Elevators:	0

Land Related

Lot Frontage:	132	Water Service:	Municipal
Lot Depth:	140	Sewer Type:	Municipal

Zoning Description The master plan places greater emphasis on regulating form and character of development as well as use and intensity of use in the lakes subdistrict. The Whitmore Lake District (WLD) uses form-based provisions to accomplish the goals of the master plan with a special sensitivity to the contextual relevance of three unique subdistricts within the overall WLD. This unique zoning district allows the township to regulate land use in a more flexible format for this specific area to encourage a viable, dynamic mix of uses while implementing a set of design regulations aimed at creating a walkable, compact destination. Specifically, the WLD will do the following: (1) Ensure that development is of human scale, primarily pedestrian-oriented, and designed to create attractive streetscapes and pedestrian spaces. (2) Promote mixed-use development in both a horizontal and vertical form. (3) Ensure reasonable transition between higher intensity development and adjacent neighborhoods. (4) Provide economic development opportunities by allowing a wider range of potential uses and creative redevelopment techniques that will expand the employment base and value of land. (5) Provide a simple, predictable, efficient way to allow complex, innovative development that would otherwise require special planning procedures.

Legal Description *OLD SID - B 02-005-070-00 NO 5-62 COM AT W 1/4 POST OF SEC, THN 2 DEG 30' W 1.63 CHNS IN THE W LINE OF SEC, TH N 47 DEG 45' E 5.205 CHNS FOR A PL OF BEG, TH N 47 DEG 45' E 2.125 CHNS, TH N 42 DEG 15' W 2 CHNS, TH S 47 DEG 45' W 2.125 CHNS, TH S 42 DEG 15' E 2 CHNS TO THE PL OF BEG, BEING A PART OF NW FRL 1/4 SEC. 5 T1S R6E.

Location

Address:	22 Barker Rd, Whitmore Lake, MI 48189	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



Property Images



22 Barker Rd Exterior 3



22 Barker Rd Interior 2



22 Barker Rd Interior 1

Property Contacts



James H. Chaconas

Colliers International
734-769-5005 [O]
jim.chaconas@colliers.com



MCKENNA

January 31, 2019

Mary Bird
Zoning Coordinator
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189-0576

Subject: Rezoning Request – Family Video (Mary Czech); 9615 Main Street; Application Dated January 31, 2019

Dear Ms. Bird:

Mary Czech, the owner of the parcel at 9615 Main Street (Parcel ID#: B-02-05-253-005), requests to amend the text of the current zoning classification of WLD-D (Whitmore Lake Downtown - Downtown) District to include first floor residential. The applicants parcel is approximately 0.425 acres and is located on the west side of Main Street, just north of the Barker intersection. The site was formerly occupied by Family Video and the commercial space is currently vacant. The applicant wishes to convert a part of the first-floor space to residential. There is an existing occupied second floor residential space. As we understand it a portion of the first floor would remain a leasable commercial space. We have reviewed the request and offer the following comments:

Site Photo: 9230 N. Main Road (Source: Google Maps 2019)



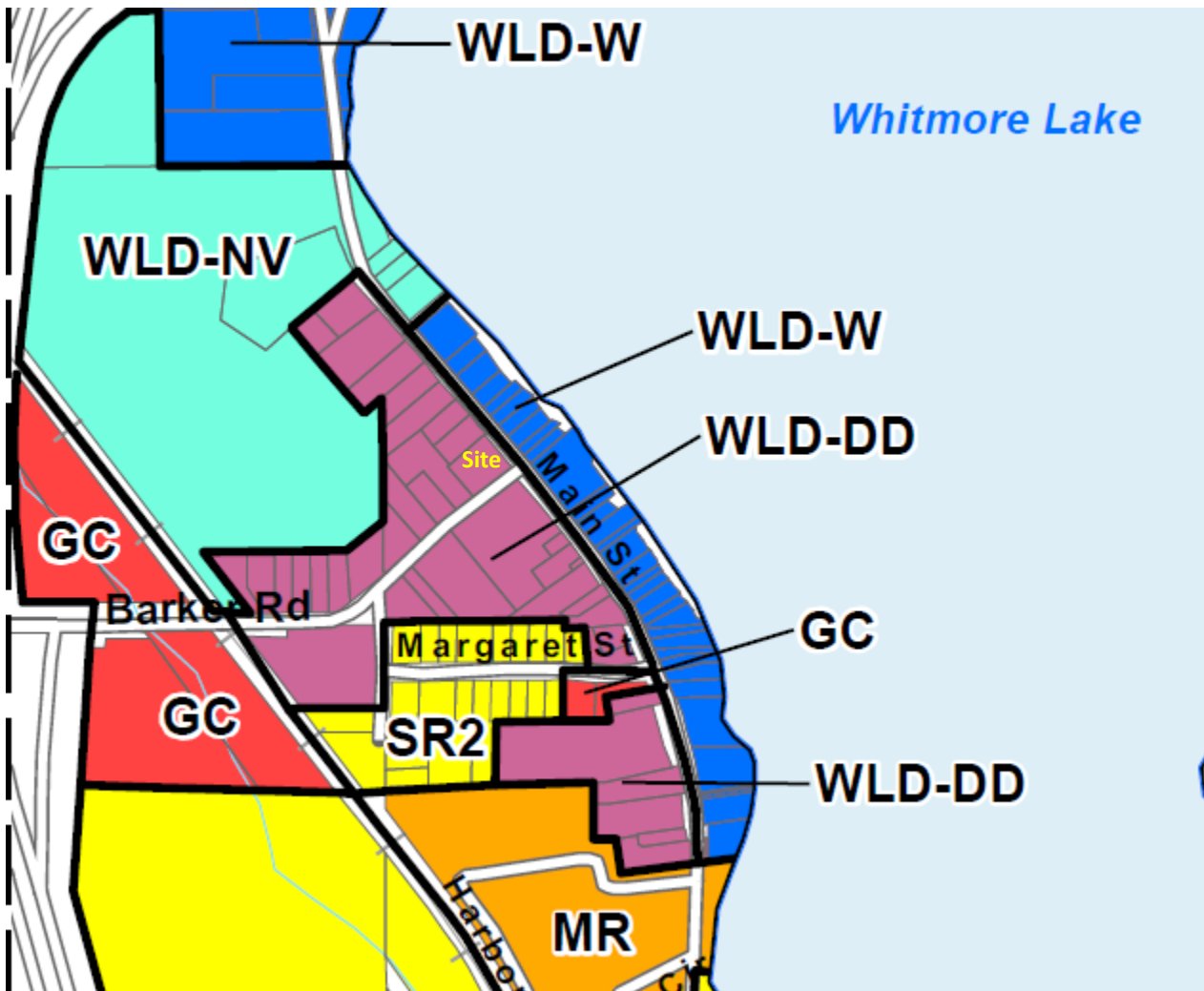
HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



Zoning: 9230 N. Main Road



A. REVIEW COMMENTS

1. **Existing Conditions.** The application is made by a site that occupied by an existing retro-fitted residential structure with a commercial space to house a Family-video that is now vacant. The house has an existing residential tenant on the second floor. The site has a small parking area along the south side of the property.



The current land use, future land use, and existing zoning classifications of the site and surrounding parcels are summarized in the table below:

Location	Existing Land Use	Future Land Use	Existing Zoning
Site	Vacant commercial, occupied residential	VC- Village Center – Mixed Use	WLD-DD Whitmore Lake Downtown
North	Single Family Residential use	VC- Village Center – Mixed Use	WLD-DD Whitmore Lake Downtown
West	Commercial Use	VC- Village Center – Mixed Use	WLD-DD Whitmore Lake Downtown
South	Commercial Use	VC- Village Center – Mixed Use	WLD-DD Whitmore Lake Downtown
East	Single Family Residential use	VC- Village Center – Mixed Use	WLD-W Whitmore Lake Waterfront

2. **Required Information.** Section 36-1005 of the Zoning Ordinance describes information required for any petition involving an amendment to the official Zoning Map. The information required to enable a review of the request has been obtained from the applicant.
3. **Master Plan.** The Future Land Use designation of the property is VC, Village Center - Mixed Use. The Township is currently updating its Master Plan; however, a fair amount of planning has been conducted in the Downtown and North Village areas that support a more flexible approach to residential uses in the downtown area. The Downtown Strategic Action Plan and Design Framework specifically supports first floor retail in Townhomes, mixed use buildings, and senior housing. The framework also creates a new Future Land Use designation of Village Center – Cottage Retail, which supports single family and duplex housing in the downtown area. Downtown Strategic Action Plan and Design Framework has been approved by the Planning Commission and the Township Board with the stated intent of adopting it as part of the current Master Plan update. The proposed text amendment is consistent with the Planning policy of the Township.
4. **Zoning.** The existing zoning district is WLD-D, a text amendment to the WLD-D is proposed to permit first-floor residential.:

Permitted Uses in the WLD-D District

- a. Single family residential (Upper Floors Only)
- b. Two-family dwellings (Upper Floors Only)
- c. Multiple Family dwellings (Upper Floors Only)



- d. Home occupations (Upper Floors Only)
- e. Business and professional offices.
- f. Medical and dental offices.
- g. Retail uses including food services retail and general retail.
- h. Motels and hotels.
- i. Restaurants without drive-through.
- j. Personal service establishments like tailor, laundry, dress maker etc.
- k. Essential Services.
- l. Bed and Breakfast Inns.
- m. Financial services without a drive-through.
- n. Family child care homes, adult foster care family homes, foster family homes and foster family group homes.

Conditional Uses in the WLD-D District

- a. Printing, lithographic and blueprinting services.
- b. Light industrial and research-oriented uses.
- c. Places of worship, cemetery or public building.
- d. Funeral homes.
- e. Animal hospitals or clinics.
- f. temporary outdoor sales when done in conjunction with business on site.
- g. A few other uses that would not fit in or be feasible on the subject site such as vehicle dealership etc.

- 5. Zoning Ordinance Findings of Fact Required.** Section 36-1006(a) of the Zoning Ordinance provides the following findings of fact that must be evaluated and stated by the Planning Commission when it makes a recommendation on a Zoning Ordinance amendment:

- a. Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted, or by an error in the original ordinance.**

The requested rezoning is justified to allow for a use that had existed in the downtown area and particularly the homes on the west side of main street north of Barker Road. While past Master Plans supported the future development of residential in the Downtown and North Village areas as being exclusively on the upper floors. The 2016 North Village Plan and the 2017 Downtown Strategic Action Plan and Design Framework support first-floor residential in appropriate design contexts, recognizing a change in economic conditions of both the retail and housing markets in the Township. The proposed text amendment is compatible with the existing/prior use of the district.



- b. **The precedents, and the possible effects of such precedents, which might result from approval or denial of the petition.** In this case, a text amendment to permit first-floor residential as a conditional use in the WLD-D and WLD-NV district is preferable to rezoning the site to WLD-W because it will not set a precedent for rezoning WLD-D properties to accommodate first-floor residential uses.
- c. **The capacity of the township or any other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.** The existing and proposed uses in the WLD-D district are not likely to exceed the capacity of the Township to provide services to the site/area. The proposed rezoning is being requested to change the zoning on the site to accurately reflect the proposed and prior use of the property.
- d. **Effect of approval of the petition on the condition and/or value of property in the Township or in adjacent municipalities.** The adjacent zoning classifications of the sites to the north, south and west is WLD-D and the east is WLD-W. We are not aware of any impacts to the values of the adjacent properties expected from the text modification. We note that residential properties to the north, which have first-floor residential are currently legal non-conforming uses. The proposed change will bring these properties more into compliance with the Ordinance.
- e. **Relation of the petition to the adopted land use development plan of the township, and of other government units where applicable.** As previously stated, the Future Land Use designation of the site in the Master Plan is Village Center Mixed Use. The 2017 Downtown Strategic Action Plan and Design Framework supports first floor residential through mixed use buildings and townhomes.

B. PROPOSED TEXT AMENDMENT TO ACCOMMODATE FIRST-FLOOR RESIDENTIAL IN THE WLD ZONING DISTRICTS

The recommended text amendment follows. New Text is underlined. Removed text is ~~struck through~~.

Sec. 36-340. - Uses permitted.

(a) Authorized uses are identified in the table below. The uses permitted in the WLD are arranged in a unique manner, referring to the uses permitted in other districts.

(b) If a use is not listed but is similar to other uses within a category, the zoning administrator may make the interpretation that the use is similar to other uses, and is permitted to the same extent and under the same conditions as the similar use



Permitted Uses

Uses which are permitted by right (P); uses subject to conditional use approval (C); not permitted uses (NP); or uses permitted on upper floors ~~only~~ and subject to conditional use approval on the first floor (UP/C)

	WLD-D	WLD-W	WLD-NV
Single-family dwellings and any use, building, or structure accessory thereto	UP/C	P	UP/C
Two-family dwellings and any use, building, or structure accessory thereto	UP/C	C	UP/C
Multiple-family dwelling and any use, building, or structure accessory thereto	UP/C	C	UP/C
Home occupations	UP/C	P	UP/C

C. RECOMMENDATION

We recommend that the Planning Commission recommend that the Township Board of Trustees approve the applicant's request to amend the text of the WLD-D District and the WLD-NV District in include first-floor residential subject to conditional use approval for the following reasons:

1. The proposed WLD-D and WLD-NV zoning would be consistent with recommendations for change in the current Master Plan update for the area.
2. The proposed WLD-D and WLD-NV zoning recognizes the existing land use pattern in the area which includes legal non-conforming first floor residential in the WLD-D Zoning District.
3. The uses permitted in WLD-D and WLD-NV zoning amendment would be compatible with existing conditions, zoning classifications, and permitted uses on neighboring sites.
4. The proposed WLD-D and WLD-NV zoning amendment is consistent with the pattern of development in the area.
5. The proposed WLD-D and WLD-NV zoning amendment does not take away from a community need in the downtown area in the area.
6. The proposed WLD-D and WLD-NV zoning amendment zoning fulfills all of the Findings of Fact of Section 36-1006(a)(1) through (5) of the Zoning Ordinance.

Respectfully submitted,

MCKENNA



Paul Lippens, AICP, NCI
Director of Urban Design and Mobility

NORTHFIELD TOWNSHIP PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

The Northfield Township Planning Commission will hold a public hearing at the request of Case #JPC190002 Karen Alexa, 9230 Main Street, Whitmore Lake, MI 48189. Under the provisions of Article XXXII. Amendments, Section 36-1002, the applicant is requesting to rezone a property from SR-2 (Single Family Residential-2) District zoning designation to WLD-W (Whitmore Lake Downtown - Waterfront) District zoning designation. The parcel is occupied by the former Mickey's Pizza building, and has a tax ID number B-02- 05-368-006.

The public hearing will be held on **February 20, 2019** at 7:00 p.m. on the second floor of the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

This notice is 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 Offices at 743- 449-2880 seven days in advance.

Kathy Manley- Northfield Township Clerk

Publish: Sunday, February 3, 2019

Newspaper: Ann Arbor News

NORTHFIELD TOWNSHIP

ZONING AMENDMENT APPLICATION

NAME: Karen Alexa

PROPERTY ADDRESS: 9230 Main Street, Whitmore Lake, MI 48189

Applicant Information:

Owner Information:

Name: Karen Alexa

Name: Karen Alexa

Address: 7210 Whitmore Lake Rd

Address: 7210 Whitmore Lake Rd

Phone: 734-657-5184

Phone: 734-657-5184

Email: kalexa@umich.edu

Email: kalexa@umich.edu

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.

Quit Claim Deed

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-02-05-368-006

Reason for Proposed Zoning Amendment: "request rezoning to WLD-W designation or any other commercial designation deemed appropriate by the Township, that would facilitate the use of the property".

Total Acreage of Site:

,08 Acres

Sanitary Facilities: ☒ Sewer ☐ SepticWater: ☐ Municipal ☒ Private Well

Current Zoning Classification(s):

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

Proposed Zoning Classification(s):

☐ RC ☐ AR ☐ LR ☐ SR1 ☐ SR2 ☐ MR ☐ VC ☐ LC ☐ GC ☐ ES ☐ HC ☐ GI ☐ LI ☒ Other WLD-W

General Description of Natural Resources on the Site (e.g. wetlands, woodlands, etc.)

None

RECEIVED

JAN 23 2019

PAID

JAN 23 2019

NORTHFIELD TOWNSHIP

NORTHFIELD TOWNSHIP
TREASURER

AUTHORIZED SIGNATURE

I hereby state that all of the above statements and all of the accompanying information are true and correct.

Applicant's Signature: Karen Alexa Date: 1/23/19**FOR OFFICE USE ONLY**

Application Received Date: _____

Planning Commission Received Date: _____

Planning Commission Action: ☐ Approved Date: _____ ☐ Denied Date: _____

Expiration Date: _____

Township Board Action: ☐ Approved Date: : _____ ☐ Denied Date: _____Fee Received: ☐ Cash ☐ Check # _____

**QUIT CLAIM DEED**

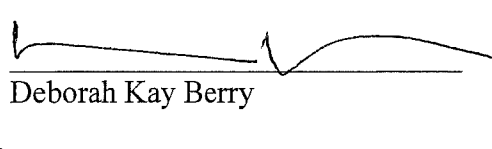
Deborah Kay Berry, whose address is 966 Park Place, Brooklyn, New York 11213 Quit Claims to Karen Candace Alexa, whose address is 7210 Whitmore Lake Road, Whitmore Lake, MI 48189, her entire interest in the property located in Northfield Township, Washtenaw County, Michigan described as:

A strip of land two rods in width off of and across the South end of Lots 1 and 2, Pray's Addition to the Village of Whitmore Lake, according to the plat thereof as recorded in Liber 2 of Plats, Page 3, Washtenaw County Records.

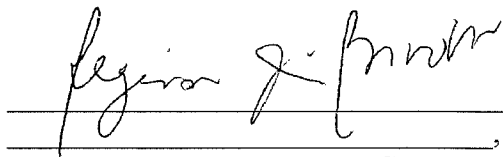
Commonly known as: 9230 Main Street, Whitmore Lake, Michigan 48189
Tax ID Number: B -02-05-368-006

for the full consideration of less than one hundred dollars. This transfer is exempt from transfer tax under MCL 207.505(5)(a) and MCL 207.526(6)(a).

December 8, 2018
Dated: ~~November~~ ____, 2018


Deborah Kay Berry

Acknowledged before me in Kings County, New York, on Dec. 8, 2018 by Deborah Kay Berry.



Regina J. Brooks
Notary Public, State of New York
No. 01BR6310577 Kings County
Commission Expires 08/25/2022

_____, Notary Public, _____
County, New York

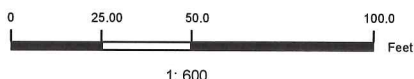
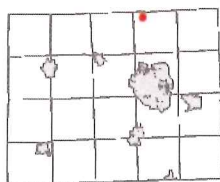
My commission expires: _____

Drafted by: David M. Steingold, 455 East Eisenhower Parkway, Suite 40, Ann Arbor, MI 48108

When recorded, return to: Grantee, Karen Candace Alexa, 7210 Whitmore Lake Road, Whitmore Lake, MI 48189 ✓

Time Submitted for Recording
Date 12-10-2018 Time 12:11 pm
Lawrence Kestenbaum
Washtenaw County Clerk/Register





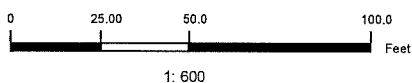
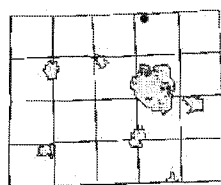
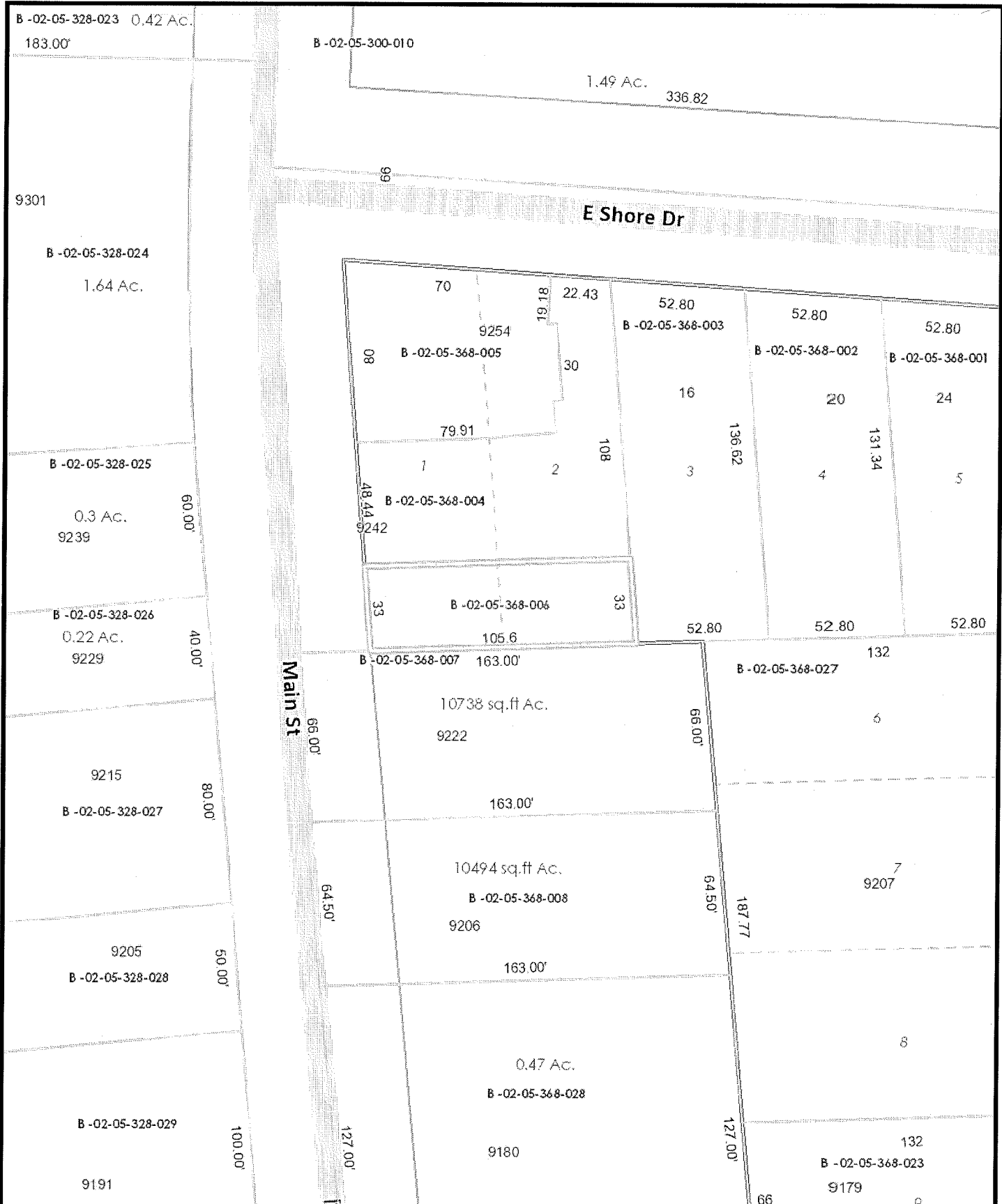
1/23/2019

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.



1/23/2019

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6862.



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MCKENNA

February 15, 2019

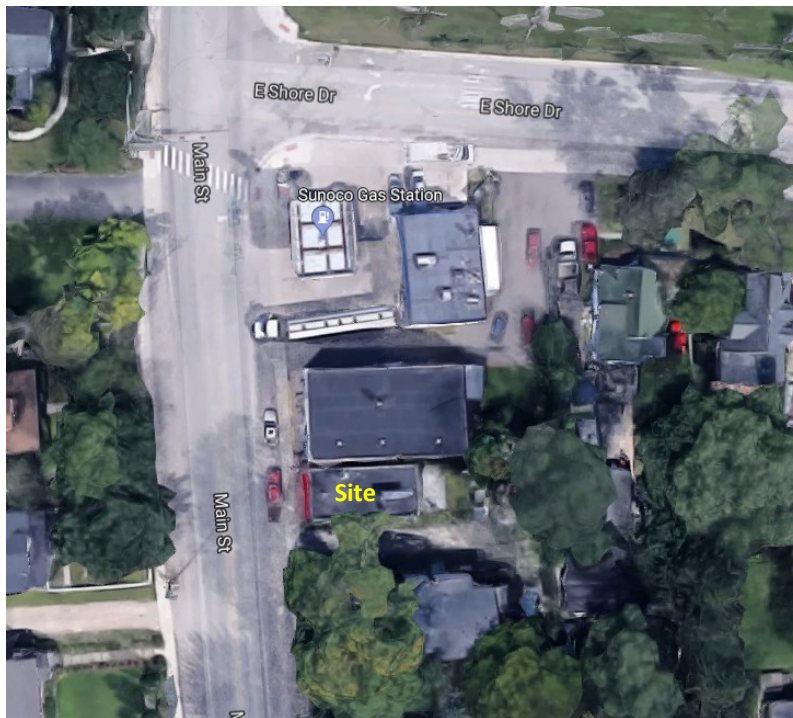
Mary Bird
Zoning Coordinator
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189-0576

Subject: Rezoning Request – Mickey’s Pizza (Karen Alexa)/9230 Main Street; Application Dated January 23, 2019

Dear Ms. Bird:

Karen Alexa, the owner of the parcel at 9230 Main Street (Parcel ID#: B-02-05-368-006), requests to rezone the parcel from its current zoning classification of SR-2 (Single Family Residential) District to WLD-W (Whitmore Lake Downtown - Waterfront) District. This parcel is approximately 0.08 acres and is located on the east side of N. Main Street, just south of East Shore Drive intersection. The site was formerly occupied by Mickey’s Pizza restaurant which has remained vacant since 2016 and has been out of business since 2015 per Assessor’s records. The applicant proposes to sell the property to allow for a re-establishment of the retail/service/commercial use. We have reviewed the request and offer the following comments:

Site Photo: 9230 N. Main Road (Source: Google Maps 2019)



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
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COMMENTS

- 1. Existing Conditions.** The site is a small parcel occupied by an existing single story building. The site has a small parking area and a few trees along the rear (east) property line. The property was occupied by Mickey's Pizza restaurant since the 1960's (per the applicant), and the restaurant use was discontinued in 2015, per Assessor's records.

The current land use, future land use, and existing zoning classifications of the site and surrounding parcels are summarized in the table below:

Location	Existing Land Use	Future Land Use	Existing Zoning
Site	Vacant – Mickey's Pizza building	MDR - Medium Density Residential	SR-2 Single Family Residential
North	Mixed use building – vacant first story, apartment second story	MDR - Medium Density Residential	SR-2 Single Family Residential
West	Single Family Residential use	MDR - Medium Density Residential	MR – Multiple Family Residential
South	Single Family Residential use	MDR - Medium Density Residential	SR-2 Single Family Residential
East	Single Family Residential use	MDR - Medium Density Residential	SR-2 Single Family Residential

- 2. Required Information.** Section 36-1005 of the Zoning Ordinance describes information required for any petition involving an amendment to the official Zoning Map. The information required to enable a review of the request has been obtained from the applicant.
- 3. Master Plan.** The Future Land Use designation of the property is MDR Medium Density Residential (1/4 ac to 1 acre lots). The intent of this designation is to allow for 1 to 4 dwelling units per acre depending upon the availability of sewer. The Master Plan also describes the future development in terms of five subareas of the Township. The site is in the Central Subarea (#5) where a mix of single family residential, multiple family residential, commercial, office and other uses were planned for and expected. The existing land use survey conducted in 2014 at the time of the last Master Plan update incorrectly identified the use of this parcel and its neighbors to the north as residential uses. As a result, at the time of designation of the future land use categories, it appears that the plan assigned a residential designation to the subject property and its neighbors.

Based on the Township history and commonly known information, the site has been occupied by a commercial use for decades. A retracing of the zoning on the property indicates that the parcel and



its neighbors were always zoned single family residential and the designation was not changed anytime in the past several years. Mickey's Pizza was operating as a legal non-conforming use in the SR-2 district, just like the gas station located at the corner of N. Main and East Shore. Upon discontinuance of the use in 2015, the applicant had 365 days under the provisions of Section 36-902 (2) Zoning Ordinance, to re-commence the use. After the expiration of this period, the parcel no longer was protected as a legal non-conforming use and is required to now be used in conformance with the underlying zoning.

The use or conversion of the subject site and the 2 parcels to its north for exclusively single family residential uses is unrealistic due to challenges in compliance with current residential codes and possible contamination in the soil from the gas station. The subject site and the properties to its north are more suited to a neighborhood commercial type designation, rather than a single family designation. The Master Plan is currently in the process of being reviewed by the Planning Commission and the change in the zoning of the subject site and its neighbors to the WLD-W district would be part of our recommendation. Such a rezoning would allow for the creation of continuous zoning district extending along the east side of Main Street southwards from the existing Harbor Club beach area, to include the Church, gas station, mixed use building and subject site.

- 4. Zoning.** The existing zoning district is SR-2 and the proposed district is WLD-W. Permitted and conditional uses in the SR-2 district are as follows:

Permitted Uses in the SR-2 District:

- a. Single-family dwelling and any use, building or structure accessory thereto.
- b. Family child care homes, adult foster care family homes, foster family homes and foster family group homes.
- c. Home occupations.
- d. An open space development where a minimum of 50 percent of the total buildable area is permanently preserved as dedicated open space.

Conditional Uses in the SR-2 District

- a. Two-family dwelling and any use, building or structure accessory thereto.
- b. Public utility structure located on the surface of the ground including but not limited to transformer substations, pumping stations, communications relay stations, gas and steam regulation valves and stations; provided that storage of materials, inoperative equipment, vehicles, or supplies shall be located in a building, that no personnel shall be quartered or employed on the premises, and that structure shall be designed, erected, and landscaped in such a manner as to conform as much as possible with the character of this district.
- c. Commercial communications apparatus, if located on existing commercial communications or electrical towers, or other existing appropriate structure.



- d. An open space development where less than 50 percent of the total buildable area is permanently preserved as dedicated open space.
- e. Bed and breakfast operations.
- f. Child care and group child care homes.
- g. A church, synagogue, cathedral mosque, temple or other building used for public worship.
- h. A cemetery.

Permitted Uses in the WLD-W District

- a. Single family residential.
- b. Home occupations.
- c. Business and professional offices.
- d. Medical and dental offices.
- e. Essential Services.
- f. Bed and Breakfast Inns.
- g. Financial services without a drive-through.
- h. Family child care homes, adult foster care family homes, foster family homes and foster family group homes.

Conditional Uses in the WLD-W District

- a. Two-family dwellings.
- b. Multiple Family dwellings.
- c. Personal service establishments like tailor, laundry, dress maker etc.
- d. Restaurants without drive-through.
- e. Retail uses including food services retail and general retail.
- f. Printing, lithographic and blueprinting services.
- g. Motels and hotels.
- h. Light industrial and research-oriented uses.
- i. Places of worship, cemetery or public building.
- j. Funeral homes.
- k. Animal hospitals or clinics.
- l. temporary outdoor sales when done in conjunction with business on site.
- m. A few other uses that would not fit in or be feasible on the subject site such as boat sales, marina, vehicle dealership etc.

- 5. Zoning Ordinance Findings of Fact Required.** Section 36-1006(a) of the Zoning Ordinance provides the following findings of fact that must be evaluated and stated by the Planning Commission when it makes a recommendation on a Zoning Ordinance amendment:

- a. Whether or not the requested zoning change is justified by a change in conditions**



since the original ordinance was adopted, or by an error in the original ordinance.

The requested rezoning is justified to allow for a use that had existed on the site for decades and was not accurately represented on the existing land use survey of the Master Plan. The proposed use of the site is a continuation of a use that has previously existed. However, due to the expiration of the non-conforming use protections offered by the Ordinance, rezoning is the only viable option for the applicant to make the use possible. The proposed use is compatible with the existing/prior use of the site.

- b. The precedents, and the possible effects of such precedents, which might result from approval or denial of the petition.** Any precedents or effects of such precedents of rezoning the site from SR-2 to WLD-W might be future rezoning petitions of the parcels to the north of the subject site on the east side of Main Street. Such rezoning will be recommended in the current rewrite of the Master Plan. The rezoning of the subject site to WLD-W and possibly the parcels to its north in the future will help create a continuous zoning district on the east side of Main Street and avoid the creation of a spot zone.
- c. The capacity of the township or any other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.** The existing and proposed uses in the WLD-W district are not likely to exceed the capacity of the Township to provide services to the site/area. The proposed rezoning is being requested to change the zoning on the site to accurately reflect the proposed and prior use of the property.
- d. Effect of approval of the petition on the condition and/or value of property in the Township or in adjacent municipalities.** The adjacent zoning classifications of the sites to the north, south and east is SR-2, while it is zoned MR multiple family residential to the west. As noted above, the current rewrite of the Master Plan envisions a similar WLD-W zoning for the parcels to the north. The rezoning will enable the non-conforming use of the property to become a legal approved use. We are not aware of any impacts to the values of the adjacent properties that would occur if the site is rezoned from SR-2 to WLD-W.
- e. Relation of the petition to the adopted land use development plan of the township, and of other government units where applicable.** As previously stated, the Future Land Use designation of the site in the Master Plan is medium density residential which appears to be inaccurate and is proposed for change.



RECOMMENDATION

We recommend that the Planning Commission recommend that the Township Board of Trustees approve the applicant's request to rezone the subject site from SR-2 to WLD-W for the following reasons:

1. The proposed WLD-W zoning would be consistent with recommendations for change in the current Master Plan rewrite for the area.
2. The proposed WLD-W zoning recognizes the existing land use pattern in the area which is incorrectly documented in the survey of the current Master Plan.
3. The uses permitted in WLD-W zoning are compatible with existing conditions, zoning classifications, and permitted uses on neighboring sites.
4. The proposed WLD-W zoning is consistent with the pattern of development in the area.
5. The proposed WLD-W zoning does not take away from a community need for SR-2 zoning in the area.
6. The proposed WLD-W zoning fulfills all of the Findings of Fact of Section 36-1006(a)(1) through (5) of the Zoning Ordinance.

Respectfully submitted,

McKENNA ASSOCIATES, INCORPORATED

Paul Lippens, AICP, NCI
Director of Urban Design and Mobility

Vidya Krishnan
Senior Planner

NORTHFIELD TOWNSHIP PLANNING COMMISSION

Minutes of Regular Meeting February 6, 2019

1. CALL TO ORDER

The meeting was called to order by Chair Roman 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
Brad Cousino	Present
Eamonn Dwyer	Absent with notice
Sam Iaquinto	Present
Cecilia Infante	Present
Larry Roman	Present
John Zarzecki	Absent with notice

Also present:
Building/Planning/Zoning Coordinator Mary Bird
Planning Consultant Paul Lippens, McKenna Associates
Township Engineer Ronald Cavallaro, Jr., OHM
Recording Secretary Lisa Lemble
Members of the Community

4. ADOPTION OF AGENDA

- **Motion:** Roman moved, Iaquinto supported, that the agenda be adopted, moving item 11A to precede item 10A.
Motion carried 5—0 on a voice vote.

5. FIRST CALL TO THE PUBLIC

Thaddeous Setla, 46390 Pinehurst Circle, Northville, said he was present for the discussion on Recreational and Medical Marihuana because he intends to open a facility somewhere.

6. CLARIFICATIONS FROM THE COMMISSION

None.

7. CORRESPONDENCE

Washtenaw County Road Commission (WCRC)—Littlefish Design. Lippens noted the WCRC denied the request from Littlefish to use part of the road right-of-way for parking; therefore, Littlefish will have to

submit a revised site plan for consideration by the Planning Commission.

8. PUBLIC HEARINGS

None.

9. REPORTS

9A. Board of Trustees

Has not met since the last Planning Commission meeting.

9B. ZBA

Has not met since the last Planning Commission meeting.

9C. Staff Report

Nothing to report.

9D. Planning Consultant

Nothing to report.

9E. Parks and Recreation

Iaquinto reported Parks and Recreation continues to work on plans for the community park, and expects to be able to report to the Township Board in May.

9F. Downtown Planning Group

Has not met since the last Planning Commission meeting.

11. NEW BUSINESS

11A. Case #JPC190003; Private Road;

Applicant: Paul VanBuhler; 985 Seven Mile Road and Vacant Seven Mile Road Parcel; Parcels 02-04-300-005 and 02-04-300-009; Zoned SR-1, Single Family Residential

Paul VanBuhler said he is continuing the plan started by the previous owner to develop these parcels into seven lots, all of them served by a private road.

Planning consultant Lippens referred to his January 25th memo, noting that all ordinance requirements appear to have been met.

Township Engineer Ronald Cavallaro, Jr. referred to his report dated January 31st and noted the private road ordinance requirements have been met. He also referred to a letter from the Washtenaw County Water Resources Commissioner. Iaquinto questioned the need

for a pre-construction meeting if all requirements have been met, expressing concern that the costs associated with such requirements may be part of what is keeping developers from coming to the Township.

Roman noted that the Fire Department had provided a letter noting that no fire code issues were identified.

In answer to a question from Roman, VanBuhler and Scott Schumacher of GLA Surveyors, said no landmark trees were identified within the road location, and the goal is preserving the wooded character of the property. In answer to a question from Chick, Van Buhler said this property abuts the nature preserve, and the land between this development and the preserve is regulated wetlands.

In answer to other questions VanBuhler said he has no plans to do anything with the property on the east side of the lake, he is open to adding land to the nature preserve, and he will build some of the homes, all of which will be connected to the available sewer.

- **Motion:** Roman moved, Iaquinto supported, to recommend approval of the request in Case #JPC190003 based on the reports provided by McKenna dated January 25, 2018, and OHM dated January 31, 2018, with the contingencies noted.
Motion carried 5—0 on a roll call vote.

10. UNFINISHED BUSINESS

10A. Further Discussion on Master Plan.

Lippens said a full draft of the Plan will be available for the next meeting.

Regarding the Future Land Use Map, he recommended two changes:

1. Including some agricultural areas in the mixed use area along Whitmore Lake Road where Commissioners indicated the industrial should be extended. He said he asked the Zoning Administrator to prepare a memo about that which is not yet available, so it should be discussed at the next meeting.
2. Changing the residential designation of several properties in the area of Lakeshore Drive and Main Street to mixed use based on the businesses located there.

Regarding the issue of where the border should be between industrial and agricultural designations on a parcel in the south area of the Township east of US-23 (previously discussed by the Commission), Lippens said a review of the natural features supports splitting the land use designations for that parcel.

Roman asked for more detailed maps of the Whitmore Lake Road light industrial area and the mixed use area Lippens referenced at Lakeshore and Main, preferably showing property lines. Chick asked that maps show the existing and proposed designations for comparison.

10B. Further Discussion on Recreational and Medical Marihuana.

Lippens said he made the changes as discussed at the last meeting. He said he also prepared licensing regulations which he recommends be reviewed by the Township attorney. He said while that is being done, the public hearing process on the ordinance can proceed.

He said he reviewed licensing regulations for the City of Ann Arbor and for other communities, including the City of Albion, and said the key is the cap on the number of permits allowed for different types of facilities. He said the Township can decide whether to set a cap and for how many facilities.

Commissioners noted several changes to the zoning ordinance discussed at the last meeting that still need to be incorporated into the update draft. In answer to questions, Lippens said:

- The home occupation language is unchanged from the existing language in the ordinance.
- The site plan review requirements may seem onerous for a small business, but those are the requirements for site plan review for conditional uses.
- He included the requirement for limiting of odors at Commissioners' request and included a mitigation standard to for clarity.

Commissioners continued their review with *Marihuana Facility Licensing Requirements*. Comments included:

- The requirement for a business plan is not required for any other type of business and the value of requiring it is questionable, so it should be removed.
- The distance requirements and allocation of licenses should be similar to those for sale of alcohol. The number of permits allowed can be adjusted up or down in the future. These are expensive businesses to start, so the number will probably be self-limiting. The Township can issue a total of 50 liquor licenses, so 10 licenses for each of the five classes of marijuana businesses would be similar; however, the 500 foot separate requirement may limit the number to fewer than 50.

**Northfield Township Planning Commission
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
February 6, 2019**

There was discussion about whether the Township Board and Public Safety Department should be provided with an opportunity to comment on a draft of the proposed ordinance for comment prior to the Planning Commission holding a public hearing. It was agreed to proceed with a public hearing.

11. NEW BUSINESS

**11A. Case #JPC190003; Private Road;
Applicant: Paul Van Buhler; 985 Seven Mile
Road and Vacant Seven Mile Road Parcel;
Parcels 02-04-300-005 and 02-04-300-009;
zoned SR-1, Single Family Residential**

Heard earlier in the meeting.

11B. 2018 Annual Report.

Lippens reviewed the report he prepared dated January 31, 2019. Commissioners asked Lippens to remove the reference to the preparation of the Capital Improvements Program (CIP) since the Township Board has taken on the responsibility for preparing it.

- **Motion:** Iaquinto moved, Cousino supported, to approve the 2018 Annual Report with deletion of item 9, *Capital Improvement Program*, and to forward it to the Township Board.
Motion carried 5—0 on a roll call vote.

12. MINUTES

January 16, 2019, Regular Meeting

Two corrections were made.

- **Motion:** Roman moved, Iaquinto supported, that the minutes of January 16, 2019, regular meeting be approved as corrected, and to dispense with the reading. **Motion carried 5—0 on a voice vote.**

13. SECOND CALL TO THE PUBLIC

Thaddeous Setla, 46390 Pinehurst Circle, Northville, said it was helpful to hear the review of the Marihuana ordinance, he is interested in working with the community, and is willing to provide assistance if desired by Commissioners.

14. COMMENTS FROM THE COMMISSIONERS

Commissioners noted:

- The 2019 Pond Hockey Classic has been canceled due to unfavorable weather conditions.
- Several Township officials (Township Board members, Planning Commissioners, etc.) held a productive meeting with local business owners who recommended streamlining Township permitting processes, and the Township Board will be making action on the issues identified a priority.
- Roman will be attending an upcoming planning workshop, and other Commissioners may register for that or for future trainings.

15. ANNOUNCEMENT OF NEXT MEETING

February 20, 2019, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

- **Motion:** Roman moved, Iaquinto supported, that the meeting be adjourned.
Motion carried 5—0 on a voice vote.

The meeting was adjourned at 9:09 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 _____, 2019.

Larry Roman, Chair

John Zarzecki, Secretary

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