

Howard Fink

From: Mary Bird [birdm@twp.northfield.mi.us]
Sent: Friday, October 23, 2015 9:41 AM
To: dstollman@me.com
Cc: 'Marlene Chockley'; 'Leah DuMouchel'; Finkh@twp.northfield.mi.us
Subject: Northfield Township Planning Commission
Attachments: Biltmore Land, LLC.pdf; Site Plan Review Application.PDF

Dear Mr. Stollman,
Attached please find a letter from the Northfield Township Planning Commission. If you should have any further questions or concerns, please do not hesitate to contact me.

Mary L. Bird
Assessing/Bldg. Asst.
Northfield Township
734 449-2880 x 17

NORTHFIELD TOWNSHIP MICHIGAN

October 22, 2015

Biltmore Land, LLC
David J. Stollman
555 S. Old Woodward, #1409
Birmingham, Michigan 48009

Dear Mr. Stollman,

This letter is to inform you that the Northfield Township Planning Commission has passed a resolution responding to your inquiry about a residential development within the Township. The Commission welcomes all development proposals which utilize the many tools within our zoning ordinances available for Agricultural (AR) zoned properties previously identified. These tools include, but are not limited to cluster development, open space preservation, and density bonuses. The proposal shall recognize the desire for growth that is envisioned within the Northfield Township Master Plan and must comply with all current zoning.

Enclosed please find a site plan review application. Northfield Township utilizes the Site Plan Process as a tool to ensure the highest quality of site design, engineering efficiency, building architecture and landscape development. In implementing this process, the Township endeavors to protect the interests of all parties involved. If you decide to submit a site plan, a pre-application meeting might be of value.

If you should have any further questions or concerns, please do not hesitate to contact me at 734 449-2880 x 17.

Sincerely,
Mary L. Bird
Assessing/Bldg. Asst.
Northfield Township

Cc: Howard Fink, Twp., Mgr.
Marlene Chockley, PC Chair
Leah DuMouchel, Beckett&Raeder Planner

NORTHFIELD TOWNSHIP

SITE PLAN REVIEW APPLICATION

PROJECT NAME:

PROJECT ADDRESS:

Applicant Information:

Name:

Address:

Phone:

Email:

Owner Information:

Name:

Address:

Phone:

Email:

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

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

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

PROPERTY DESCRIPTION

Legal Description: Attached On Site Plan

Parcel ID(s):

Description of Proposed Use:

Total Acreage of Site:

Total Floor Area:

Existing:

Proposed:

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

Sanitary Facilities: Sewer Septic

Water: Municipal Private Well

Zoning Classification(s):

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

SITE PLAN REVIEW OPTIONS

Administrative Site Plan Review:

- Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area
- Additional parking, loading / unloading spaces and landscape improvements

Site Plan Review:

- New Construction
- Building Addition

Development Plan Review:

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

Amendment to Approved Site Plan or Development Plan:

- Site Plan
- Development Plan

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

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: _____ Date: _____

FOR OFFICE USE ONLY

Application Received Date: _____

Planning Commission Received Date: _____

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

Expiration Date: _____

Fee Received: Cash Check # _____