

NORTHFIELD TOWNSHIP
PLANNING COMMISSION MINUTES
8350 MAIN STREET
WHITMORE LAKE, MI 48189
JULY 15, 2015

[Link](#)

CALL TO ORDER

The meeting was called to order at 7:00 pm

[Link](#)

ROLL CALL

Commissioners Present:

Sam Iaquinto, Ken Dignan, Janet Chick, Marlene Chockley, Brad Cousino,
Mark Stanalajczo, Larry Roman

[Link](#)

Approval of Agenda

Motion: Iaquinto moved, Chick supported that the agenda be approved as presented with the addition of item 10(c), Recommend Township Planner to the Township Board.

Motion passed 7-0 on a voice vote

Call to the Public

[Link](#)

~~One member of the public~~ Craig Warburton made comments

[Link](#)

Public Hearing

[Link](#)

Motion: Dignan moved, Iaquinto supported that the public hearing for case JPC #15005-
GYOA Leasing, Inc, also known as Steele Trucking, requesting Conditional Use Permit approval for a
trucking facility, maintenance shop, and retail use on a 10.01 acre site zoned General Industrial (GI),
parcel number B-02-21-300-015 at 1451 North Territorial Road be opened.

Motion passed 7-0 on a voice vote

No one from the public spoke for or against

[Link](#)

Motion: Iaquinto moved, Chick supported that the public hearing for case JPC #150005- GYOA Leasing , Inc, also known as Steele Trucking, requesting Conditional Use Permit approval for a trucking facility, maintenance shop, and retail use on a 10.01 acre site zoned General Industrial (GI), parcel number B-02-21-300-015 at 1451 North Territorial Road be closed.

Motion passed 7-0 on a voice vote

[Link](#)

New Business

[Link](#)

Motion: Iaquinto moved, Chick supported that the Planning Commission recommend to the Township Board approval of the Conditional Use Permit for case JPC #150005- GYOA Leasing , Inc, also known as Steele Trucking, requesting Conditional Use Permit approval for a trucking facility, maintenance shop, and retail use on a 10.01 acre site zoned General Industrial (GI), parcel number B-02-21-300-015 at 1451 North Territorial Road, with the conditions noted in the planning consultant’s report and the Township Engineer’s report provided in the packet.

[Link](#)

Discussion ~~eschewed between~~ ensued among Planning Commissioners, the applicant and the Township Engineer.

[Link](#)

Motion: Chockley moved, Chick supported that the motion on the table be amended as follows: As a condition for approval, that the materials to be stored on site will be disclosed to ensure that they will not be hazardous to surrounding uses.

Motion passed 4-3 on Roll Call Vote

Chockley, Chick, Causino, Roman in favor

Iaquinto, Dignan, Stanalajczo opposed

[Link](#)

Primary Motion Passed 7-0 on Roll Call Vote

[Link to 22 Minute Discussion](#) of Al Dente Pasta’s Plans – This preceded Iaquinto’s motion

[Link](#)

Motion: Iaquinto moved, Dignan supported to approve the site plan for JPC #150004 Al Dente Pasta, 9815 Main Street to construct additions to two (2) existing commercial building in two phases with the conditions needing to be met as listed in OHM’s letter dated July 7, 2015 and that the accessory building be added to the plans. The first phase will encompass a 1175 square foot addition to the front (east), as well as a rain garden to be started within 360 days of approval. The second phase will include construction of a 4800 square foot addition to the back of the building (west) to be used for additional warehouse space for Al Dente Pasta to be started within 730 days of approval.

[Link](#)

Discussion ~~eschewed between~~ ensued among the Planning Commissioners, the applicant, and the Township Engineers.

[Link](#)

Motion passed 7-0 on Roll Call Vote

[Link to Discussion](#) of Planner proposals and July 14th interviews

[Link](#)

Motion: Dignan moved, Chick supported that the Planning Commission forward to the Board of Trustees the recommendation to consider McKenna and Associates be selected as planning consultant for Northfield Township upon verification of references by the township staff.

Motion passed on Roll Call Vote 7-0

[Link](#)

Motion: Cousino moved, Iaquinto supported that the Planning Commission recommend to the Board of Trustees the firm of Beckett and Raeder as ~~a second~~ an alternate choice should McKenna and Associates not be selected as planning consultant by the Board of Trustees.

Motion passed 7-0 on Roll Call Vote

Approval of Minutes

[Link to Discussion of July 1st Minutes](#) preceding motion to approve

[Link](#)

Motion: Chockley moved, Chick supported that the minutes of July 1, 2015 be approved as amended.

Motion passed 7-0 on a voice vote

[Comments from the Commissioners](#)

Adjournment

[Announcements from Chairperson Chockley](#)

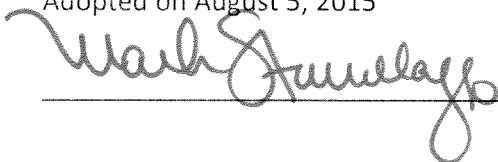
[Link](#)

Motion: Iaquinto moved, Dignan supported to adjourn.

Motion passed 7-0 on voice vote.

Minutes prepared by Mark Stanalajczo.

Adopted on August 5, 2015



Mark Stanalajczo, Secretary