

NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING

November 18, 2015 at 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189

LIVEAGENDA

1. [CALL TO ORDER](#)
2. [PLEDGE OF ALLEGIANCE](#)
3. [ROLL CALL](#)
4. APPROVAL OF AGENDA Dignan: Motion to adopt
5. CALL TO THE PUBLIC [Craig Warburton](#) [David Gordon](#) [Jim Nelson](#)
6. [CORRESPONDENCE](#) Letter to Cobalt re Survey
7. REPORTS
 - A. [Board of Trustees Report](#)
 - B. [ZBA](#)
 - C. [Staff Report](#)
 - D. [Planning Consultant Report](#)
8. PUBLIC HEARINGS - None
9. OLD BUSINESS - None
10. NEW BUSINESS
 - A. Bylaws: [Review of amendments proposed to bylaws by Township Manager](#); review incorporations by Township Planner.
 - [Section 1.1](#)
 - [Section 3.1](#) Purposes of the Commission
 - [Section 4.7](#) Capital Improvement Plan

Dignan: “There’s an awful lot of “shalls” in that paragraph you just read” [Ms. DuMouchel] Dignan is referring to the state law requiring that the Planning Commission deliver an annual Capital Improvements Plan. “How did the Board take hold of this? And how does that affect our responsibilities in the law that say we shall, not that we may, not that we can delegate it to the Township Board, but we shall do this? I'm curious.”
 - [Section 4.8](#)
 - [Section 5.1](#) Number of Commissioners
 - [Section 5.7](#) Employees
 - [Section 5.3](#) Terms of Appointees, staggering of appointments
 - [Article V \(5\)](#) Add a Policy on Absences? [laquinto comment: “Or smelly feces”](#)
 - [Section 5.6](#) P.C. Budget
 - [Section 7.2](#) Succession of the Chair
 - [Section 7.3](#) Role of the Secretary
 - ” [Section 8.1 Time, Place, and Cancellation of Meetings](#)
 - [Section 8.6 Master Plan Voting](#)

Motion by laquinto to change [6 vote requirement to a simple majority vote](#)
 - [Section 8.9 Conflict of Interest](#)

[Article XI Public Notice of Proposed Bylaw Amendments](#)

Stanalajzco: ["the public doesn't have any input on how we're functioning here."](#)

[Article XII Roberts Rules of Order](#)

[Motion by laquinto](#): "I move that we table the RTM zoning distinction [sic] and the policy and review discussions to our next meeting." Vote is tied, so it fails to pass.

[B. RTM zoning designation](#): Memo from Planner reconsidering removal of the 25% floor-area limitation on manufacturing as an accessory use in this zoning classification and the permitted uses in the district; related discussion.

[Fink's background explanation](#):

[Motion by Dignan](#) is approved

11. [MINUTES](#): October 21, 2015 Meeting [Motion to adopt](#)
12. POLICY REVIEW AND DISCUSSION – [Motion by Dignan to postpone 12.A. until next meeting](#)
 - A. Priorities for future work: Commissioner proposals for, and consideration of, items to be placed on the next several agendas.

13. CALL TO THE PUBLIC [David Gordon](#)

14. COMMENTS FROM THE COMMISSIONERS

[Comments from Commissioner Dignan](#)

[Motion by Dignan](#) to suspend all amendments to the Master Plan and notify surrounding communities that we are not amending the Master Plan. Motion fails for lack of seconding.

[Dignan speaks about Commission email conversations](#) out of the public eye. "I don't believe it's within the spirit of the open meetings act. I'm sorry to spring this on Commissioners."

[Comments from Commissioner Chick](#)

[Comments from Commission Chairperson Chockley](#)

[Comments from Commissioner Stanalajzco](#)

[Comments from Manager Fink](#)

[Comments from Commissioner laquinto](#)

[Comments from Commissioner Roman](#)

15. [ANNOUNCEMENT](#): Next Regular Meeting – December 2, 2015
16. [ADJOURNMENT](#)

There are more Meeting notes and [LiveAgendas](#) and [LiveMeetingMinutes](#) at our website:

www.northfieldneighbors.today