

NORTHFIELD TOWNSHIP PLANNING COMMISSION  
NOTICE OF REGULAR MEETING

December 16, 2015 at 7:00 p.m.  
Second Floor, Public Safety Building  
8350 Main Street, Whitmore Lake, MI 48189

**Live**AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. CALL TO THE PUBLIC David Gordon
6. CORRESPONDENCE
7. REPORTS
  - A. Board of Trustees Report
  - B. ZBA
  - C. Staff Report
  - D. Planning Consultant Report
8. PUBLIC HEARINGS
  - A. Case #JPC150006 Washtenaw County Parks and Recreation, 2230 Platt Road, Ann Arbor, MI 48107: Rezone from Local Commercial District and Agriculture District to Recreation Conservation District (Section 36-125). The parcel numbers are B-02-04-100-002, B-02-04-300-001, B-02-04-400-003 and B-02-09-200-001 and are zoned AR, RC, AR and LC, and LC.  
  
Public comments: James Bagley John Flannigan Shawn Green  
  
Motion to close public hearing
  - B. Case #JPC150006 Washtenaw County Parks and Recreation, 2230 Platt Road, Ann Arbor, MI 48107: Site plan review to propose installation of a 4 car, gravel parking lot with a paved apron, a kiosk, entry sign and bike racks (Section 36-864).  
  
Public comments: Debbie Lambert David Perry Karen Bagley Debbie Lambert John Flannigan  
James Bagley  
  
Motion to close public hearing by Dignan, supported by laquinto
9. UNFINISHED BUSINESS (During approval of the Agenda, this was moved. It now follows NEW BUSINESS)
  - A. Bylaws: Final review of proposed language.
  - B. Webster Township Master Plan: Approval of proposed letter of response.
10. NEW BUSINESS
  - A. Case #JPC150006 Washtenaw County Parks and Recreation, 2230 Platt Road, Ann Arbor, MI 48107: Rezone from Local Commercial District and Agriculture District to Recreation Conservation District (Section 36-125). The parcel numbers are B-02-04-100-002, B-02-04-300-001, B-02-04-400-003 and B-02-09-200-001 and are zoned AR, RC, AR and LC, and LC.  
  
Planner DuMouchel's report encompasses both rezoning and site plan.  
  
Engineer Jake Rushlow's report on the site plan

[Commissioner Larry Roman points out that a parking lot is NOT required](#)

[Commissioner Cousino's comments](#) on County vs Township requirements, fees, cost of the land (about \$1,400,000, \$6,000/acre. )

[Commissioner Dignan's comments](#) on great new park

[Motion to approve](#) by laquinto (approved)

- B. Case #JPC150006 Washtenaw County Parks and Recreation, 2230 Platt Road, Ann Arbor, MI 48107: Site plan review to propose installation of a 4 car, gravel parking lot with a paved apron, a kiosk, entry sign and bike racks (Section 36-864).

[Motion to approve](#) by laquinto (approved)

- C. [Case #JPC150007 Nowatzke Truck and Trailer](#) / Damrath Group, LLC, 6900 Whitmore Lake Road, Whitmore Lake, MI 48189: Site plan amendment to retain an existing chain link fence rather than build the 8' cedar screening fence shown on the site plan approved 4-15-2015.

[Planner DuMouchel's review](#)

[Nowatzke's owner and Civil Engineer answer questions](#)

[Motion by Chockley to Deny Application](#), PC concurs

9. **UNFINISHED BUSINESS** (During Agenda approval, this was moved so that it followed NEW BUSINESS)

[A. Bylaws: Final review of proposed language.](#)

Planner DuMouchel: ["I know I've said this before. I just also would like to urge you to reconsider taking as consensus a position as you possibly can on the Master Plan. It is a foundational document. It will be the first thing you have to look at when every other request comes before you so I think you don't want that to be hanging by a thread. That's just my strong professional opinion."](#)

[B. Webster Township Master Plan](#): Approval of proposed letter of response.

11. [MINUTES](#): December 2, 2015 Meeting - None

12. [POLICY REVIEW AND DISCUSSION](#) - None

13. [CALL TO THE PUBLIC](#) - None

14. **COMMENTS FROM THE COMMISSIONERS**

[Dignan](#) [Chick](#) [Chockley](#) [Stanalajczo](#) [laquinto](#) [Cousino](#) [Roman](#)

15. [ANNOUNCEMENT](#): Next Regular Meeting – January 6, 2015 Brief discussion of expiring appointments and steps necessary to replace or reappoint planning commissioners laquinto and Roman

16. [ADJOURNMENT](#)

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