

**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 25<sup>th</sup> memo, noting that all ordinance requirements appear to have been met.

Township Engineer Ronald Cavallaro, Jr. referred to his report dated January 31<sup>st</sup> 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

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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.

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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.

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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.

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Larry Roman, Chair

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John Zarzecki, Secretary

Official minutes of all meetings are available on the Township's website at

<http://www.twp-northfield.org/government/>