

## NORTHFIELD TOWNSHIP PLANNING COMMISSION

8350 Main Street, Whitmore Lake, MI 48189

To: Northfield Township Board of Trustees

Re: Annual Report to the Board

Date: March 4, 2015

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**2014 Quick Facts:** The Planning Commission held twenty meetings—three of them were joint meetings with the Board of Trustees and one was a workshop on Advanced Site Plan Review. We completed the requests of four applicants (one rezoning, one site plan, and two conditional use permits—including one with site plan). We also revised thirteen articles and numerous sections of the zoning ordinance. We amended the Master Plan to institute a Mixed Use South designation in the US 23 – North Territorial Interchange area and followed that with language for the zoning ordinance—the Whitmore Lake / North Territorial Overlay District (WLNT).

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Early in the year, the Planning Commission considered how to improve business opportunities in the US 23 – North Territorial area. This resulted in selecting a study area at that interchange and considering what might improve the economic climate. The area was designated Mixed Use South. We laid out a vision for greater versatility of business development in that area and an amendment to the Master Plan resulted.

Immediately thereafter, the Whitmore Lake North Territorial Overlay District was developed. It allows the continued underlying zoning, but promotes mixed uses with an emphasis on commercial, service, office and research technology uses, and related high density residential uses consistent with the Township Master Plan.

Throughout the year, the Commission has continued to methodically review the zoning ordinance for consistency and to ensure it is fair and customer-friendly. We have thus amended the following articles:

Recreation Conservation

Single Family Residential 1

Single Family Residential 2

Multiple Family Residential

Manufactured Housing Community – recently approved for BOT action

Local Commercial

General Commercial

Highway Commercial

Research, Technology and Manufacturing

Residential Office – recently recommended for BOT elimination

Limited Industrial

General Industrial

Enterprise Services

We also amended the following sections:

Open Space Development – allowing up to a 150% density bonus in the Agriculture Residential District  
Conditional Use Permit Public Hearing  
Amendment Procedure for Public Hearing  
Public Notice Signage for Public Hearings  
Day Cares  
Adult Foster Care Facilities  
Temporary Outdoor Sales  
Outdoor Seating and/or Service  
Mini-Warehousing  
Drive-In Facilities  
Violations and Penalties

In response to a request in June 2014 to amend the Master Plan for a residential development in the southwest quadrant of the Township, a study area was defined and the Commission is taking a careful look at the impacts of such a development, both positive and negative, for the township in general and that area in particular. Several studies were requested at that time, but none have been completed.

Finally, if you see a need with which the Planning Commission might be able to assist, please feel welcome to bring it to our attention. Thank you.

**The 2015 Planning Commission**

Marlene Chockley, Chair and Representative to the Huron River Watershed Council

Janet Chick, Vice-chair and Board of Trustees Representative

Mark Stanalajczo, Secretary

Brad Cousino, Member

Ken Dignan III, Member and Zoning Board of Appeals Representative

Sam Iaquinto, Member and Representative to the Parks and Recreation Commission

Larry Roman, Member