

April 4, 2017

Township Board of Trustees and Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189

Subject: Zoning Administrator Quarterly Report 1/1/17 – 3/31/17

Dear Trustees and Commissioners:

Section 36-971(6) of the Zoning Ordinance requires the Zoning Administrator to submit to the Township Board and Planning Commission, a quarterly report in which a summary of the activities of the office is presented. Following is a concise summary of the activities of note in the first quarter of 2017 (January 1 through March 31).

Zoning Compliance applications:

1. Approved four (4) new dwellings and additions to one (1) other existing dwelling.
 2. Approved six (6) new accessory structures such as garages and pole barns.
 3. Approved one (1) swimming pool.
 4. Approved one (1) solar panel array.
 5. Approved wireless equipment upgrades at two (2) existing wireless communication facilities with no addition equipment cabinets or changes to site.
 6. Denied two (2) garage requests – one for non-compliance to setbacks, the other for being located on a parcel with no principal structure.
 7. Approved sign permit for one (1) commercial use.
- *Some other requests are pending submission of required and/or adequate information/documentation from applicants.*

Commercial Uses:

1. **6350 Whitmore Lake Road** - provided a zoning verification letter to allow applicant to determine which uses are permitted under the zoning regulations. Letter dated 2/5/17.
2. **8475 Main Street/Bobber Downs** – Approved proposed restaurant expansion subject to site plan approval by Planning Commission. Dated 3/20/17.

Zoning Board of Appeals Cases:

1. **6410 and 6404 Whitmore Lake Road** – Zoning Administrator ruled that a proposed cement contractor use was not permitted on the AG district/Whitmore Lake Overlay district zoned parcels. Applicant appealed against the administrative decision, and asked for the ZBA to rule that a cement paving contractor use is similar to an electrician, plumber or similar trade, and therefore allowable. ZBA upheld the Administrative decision and denied the applicants appeal. The applicant was directed to approach the Planning Commission with a request to rezone the parcel if they should so choose. Letter dated 2/27/17.

Meetings:

1. Conference call meeting with Township Supervisor and Staff re: issues with proposed use of 6404 and 6410 Whitmore Lake Road and to discuss uses allowable on the WLNT overlay zoned parcels on 2/3/17.
2. Met with representative of 8475 Main Street/Bobber Downs to discuss potential expansion plans, requirements and the approval process on 2/17/17.

Other Issues:

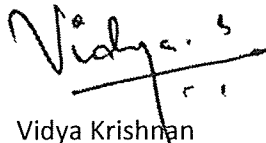
1. Responded to enquiries for installing fruit stands and cultivating hobby beehives.
2. Responded to query regarding validity of a variance.
3. Working with homeowner to determine setbacks required for construction of access steps into basement area.
4. Provided clarification regarding non-conforming single family dwellings and the rights with regard to rebuilding and expanding.

Administrative:

1. Conducted a training session on all aspects of Planning & Zoning for the members of Township Board of Trustees, Planning Commission and Zoning Board of Appeals on 3/30/17.

As the Zoning Administrator, I strive to be prompt and attentive to the needs of the applicants while ensuring that they understand the process and also comply with the rules and regulations set forth in the Zoning Ordinance.

Respectfully submitted,
McKenna Associates

A handwritten signature in black ink, appearing to read "Vidya Krishnan", with a horizontal line drawn across the middle of the signature.

Vidya Krishnan
Senior Planner

To: Larry Roman, Planning Commission Chair

From: Amy Steffens

Date: April 5, 2017

RE: March 20, 2017 Zoning Board of Appeals report

On March 20, 2017, the Zoning Board of Appeals considered an appeal to the Northfield Township's Zoning Administrator's decision to deny a zoning compliance application to permit the operation of a commercial concrete contractor company on a parcel zoned in the AR (agriculture) and the WLNT (Whitmore Lake/North Territorial overlay) districts. The applicant contended that the use is similar to the "contractor wholesale supply" and "open air display" uses which are conditional land uses in the WLNT district. The Zoning Administrator denied the zoning compliance application on the grounds that the proposed outdoor storage is not consistent with the uses in the WLNT district, the use is not similar to the permitted and conditional uses listed in the WLNT district, and the use does not comply with the intent and purpose of the WLNT overlay district.

The applicant was not seeking a variance of use but rather for the ZBA to interpret the zoning ordinance and find that the proposed commercial concrete contractor was a use similar to uses specifically permitted in the WLNT overlay district.

After hearing testimony by the Zoning Administrator and the applicant, and much discussion among the board members, the ZBA voted four to zero to uphold the Zoning Administrator's decision that the proposed commercial concrete contractor would not be a use consistent with the AR or WLNT overlay districts. It was suggested to the applicant that she could apply to have her parcel rezoned to a district that would permit the proposed use.

