

NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
September 21, 2020 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189

In an effort to practice social distancing and in accordance with Governor Whitmer's *Stay Home, Stay Safe, Save Lives* Executive Order, the Northfield Township Planning Commission will hold a virtual meeting on

Monday, September 21, 2020 at 7:00 p.m.

Join the virtual board meeting by visiting <https://zoom.us/j/92354697534>

Or dialing (312) 626-6799

Webinar ID: 923 5469 7534

Public participants will be able to address the board virtually during the public comment periods on the agenda.

Visit

http://www.twp-northfield.org/government/how_to_join_a_virtual_meeting.php

for more information.

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. ADOPT AGENDA

5. CORRESPONDENCE

6. PUBLIC HEARINGS:

- A. Case #JZBA200003 – Recommend to Approve, Approve with Conditions or Deny, the request of James Azar, 587 W Northfield Church Rd., Ann Arbor, MI 48105. The applicant proposes to split the parcel into 3 lots measuring 5 acres, 5 acres and 10 acres, to accommodate 3 single family dwellings. The proposed lot split requires the construction of a private road to provide required street frontage. Due to the parcel shape, the length of the private road will be longer than 1000 feet. The applicant proposes to build a 20' wide Class B Private Road, when the Ordinance requires a Class A Private Road. The parcel number is B-02-31-100-010 and is zoned AR-Agricultural District.

- B. Case #JZBA200002 – Recommend to Approve, Approved with Conditions or Deny, the request of Robert Hobbs-The Equity Build Company, Inc., representing Moms Love, LLC/Susan Morris, 6140 Whitmore Lake Rd., Whitmore Lake, MI 48189. The applicant is proposing to build a new shed and redo existing porches on a non-conforming dwelling. The parcel is zoned AR Agriculture district and has a parcel number B-02-29-200-014. The proposal will require the following variance from the Zoning Ordinance, Article VI, Regulations and Standards, Section 36-158 (4) (a) Front Yard Setback and Section 36-158 (4) (b) Rear Yard Setback.

7. OLD BUSINESS

8. NEW BUSINESS:

- A.** Case #JZBA200003 – Recommend to Approve, Approve with Conditions or Deny, the request of James Azar, 587 W Northfield Church Rd., Ann Arbor, MI 48105. The applicant proposes to split the parcel into 3 lots measuring 5 acres, 5 acres and 10 acres, to accommodate 3 single family dwellings. The proposed lot split requires the construction of a private road to provide required street frontage. Due to the parcel shape, the length of the private road will be longer than 1000 feet. The applicant proposes to build a 20' wide Class B Private Road, when the Ordinance requires a Class A Private Road. The parcel number is B-02-31-100-010 and is zoned AR-Agricultural District.
- B.** Case #JZBA200002 – Recommend to Approve, Approved with Conditions or Deny, the request of Robert Hobbs-The Equity Build Company, Inc., representing Moms Love, LLC/Susan Morris, 6140 Whitmore Lake Rd., Whitmore Lake, MI 48189. The applicant is proposing to build a new shed and redo existing porches on a non-conforming dwelling. The parcel is zoned AR Agriculture district and has a parcel number B-02-29-200-014. The proposal will require the following variance from the Zoning Ordinance, Article VI, Regulations and Standards, Section 36-158 (4) (a) Front Yard Setback and Section 36-158 (4) (b) Rear Yard Setback.
- C.** Zoning Administrator Quarterly Report Apr 1, 2020 – June 31, 2020

9. APPROVAL OF MINUTES: July 20, 2020

10. CALL TO THE PUBLIC

11. ZBA MEMBER COMMENTS

12. ANNOUNCEMENT OF NEXT MEETING: October 19, 2020

13. ADJOURNMENT

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act) MCLA41.72A (2) (3) and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Offices at (734) 449-5000, seven days in advance.

NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The Northfield Township Zoning Board of Appeals will hold a public hearing for 587 W. Northfield Church Road, Ann Arbor, MI 48105. The parcel located in the AR (Agriculture) district. The parcel has an ID number: B-02-31-100-010. The applicant proposes to split the parcel into 3 lots measuring 5 acres, 5 acres and 10 acres, to accommodate 3 single family dwellings.

The proposed lot split requires the construction of a private road to provide required street frontage. Due to the parcel shape, the length of the private road will be longer than 1000 feet. The applicant proposes to build a 20' wide Class B Private Road, when the Ordinance requires a Class A Private Road. The proposal will require the following variance:

1. ARTICLE XXIV. SUPPLEMENTARY REGULATIONS Section 36-719 Private Roads and Driveways; sub-section (g) specifications for rights-of-way and roadways (1)(a.)(4) requires a Class A road for any private road that has a length of more than 1000 feet, measured from the roadway centerline of the public road to the centerline of the other intersection road, or the center of the turnaround.

The public hearing will be held on **Monday, September 21, 2020** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

In the event, that the State of Michigan prohibits "virtual" meetings prior to July 20th. The Public Hearing will be held at the same time and on the same day, in person, on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The Township will notice a change of venue on the Township website and post in Township Hall.

This notice is in compliance with PA 267 of 1976 as amended (Open Meetings Act) MCLA 41.7, 2A (2) (3) and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Offices at 734-449-2880, seven days in advance.

Kathy Manley– Northfield Township Clerk

Publish: Sunday, September 6, 2020
Newspaper: Ann Arbor News

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

ZONING BOARD OF APPEALS HEARING APPLICATION

Applicant Information:	Proprietor/Owner Information:
Name: Angela Azar	Name: Same as Applicant
Address: 2852 Barclay Way, Ann Arbor, MI 48105	Address:
Phone: 734-834-6466	Phone:
Email: angelaazar@gmail.com	Email:
If application is made by anyone other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.	
Proof of Ownership Attached: <input checked="" type="checkbox"/>	Non-Owner Affidavit Attached: <input type="checkbox"/>
If applicant is not the owner, describe applicants interest in the property: _____ N/A	
1. PROPERTY DESCRIPTION:	
A.) PROJECT ADDRESS: 587 W. Northfield Church Rd.	
B.) PARCEL ID(S): B-02-31-100-010	IS THIS PROPERTY IN A FLOOD PLAIN: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.) LEGAL DESCRIPTION: See attached Site Plan for Legal Description	
2. PRESENT ZONING CLASSIFICATION:	
<input checked="" type="radio"/> LR <input type="radio"/> MR <input type="radio"/> MHP <input type="radio"/> SR1 <input type="radio"/> SR2 <input type="radio"/> LC <input type="radio"/> HC <input type="radio"/> GC <input type="radio"/> LI <input type="radio"/> GI <input type="radio"/> RTM <input type="radio"/> ES <input type="radio"/> PUD <input type="radio"/> PSC <input type="radio"/> RC <input type="radio"/> RO <input type="radio"/> WLD-____ W.L./N.T. Overlay OTHER: _____	
3. PRESENT USE OF PROPERTY:	
Current Use: Vacant	
Proposed Use: Three (3) Single Family Residential Properties	
4. NON-CONFORMING STATUS:	
A.) Please describe briefly the Non-Conformities which exist for this property (lot, structure or use): _____ N/A	
B.) State year/month Non-Conformity began (to the best of your knowledge): N/A	
5. VARIANCE REQUEST:	
A.) Is a denial letter attached from the Zoning Administrator? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No See attached letters from McKenna, OHM & Township Fire Department	
If no, identify each section of ordinance from which Variance is requested: _____ _____ _____	

Variance request information continued, page 2

B.) Describe reason/need for Variance:

Per Sec.36-719 (Private road and driveway regulations) the proposed private road length is over the maximum 1000' for a 20' wide Class B private road and would require a 32' wide Class A private road. The road will service three (3) proposed parcels (two 5ac. parcels & one 10ac. parcel), with three (3) single family residential homes. The proposed roadway development was designed with the intent to protect/preserve the existing natural features (meeting the Township's goal of Sec. 14-120 Natural Features) to the greatest extent possible while still providing access to all three (3) parcels. The existing 20ac. parcel has been GPS mapped/delineated for both regulated/unregulated wetlands as well as landmark trees. A large regulated wetland was found 700' south of Northfield Church Rd with an approximate size of 3ac. (on-site) and crossing is required to have access to parcel 3 (southern most parcel proposed). As shown now, as a Class B road, the proposed wetland impacts would be 0.35ac. (~15,300sf.). If required to meet the Class A standards, the proposed impacts of the regulated wetland would be 0.45ac. (~19,400sf.), an increase of 60%. A width increase, of 32' wide, would also require the removal of an additional 4-5 landmark trees due to the increased grading limits required for a Class A road. The additional landmark trees needed to be removed would increase the current proposed impacts (estimated at 2 landmark trees to be removed) by 250%.

We also understand the Township's private road standards are based on fire access requirements set out by the Township's Fire Department. The road has been designed with fire access in mind, with the proposed roadbed not exceeding the horizontal and vertical alignment maximums as well as the 50'R dead end cul-de-sac as required in Sec.36-719 (Private road and driveway regulations). Per the International Fire Code's Section 503 – Fire Apparatus Access Roads, the minimum required width for an access road is 20' in width. As detailed before, a Class B road with a 20' roadbed would meet these international standards. We would also like to note, based on field observations, Northfield Church Rd. only averages ~20' in width near the entry of the proposed private road. Northfield Church Rd is a public road that sees much larger traffic volumes than what is proposed for our private road. If the Township's Fire Department has no issues traversing Northfield Church Rd, we argue they should not have any issues with the proposed private road.

C.) Explain existing special conditions or circumstances that are unique to the land or buildings involved which are not applicable to similar land or building in the same district:

The parcel was split from a larger parent parcel to the west and is approximately 2,664' x 327' (20.01ac.); this land division resulted in a narrow but deep lot. As a result, the allowed land division (per "Article II – Land Divisions" of the Township's zoning ordinance) of the three (3) proposed parcels requires a minimum ~2000' long road to provide the essential access to the permitted southernmost lot. With no potential future connection to a public or private road, the road needs to be designed as a dead-end cul-de-sac or turnaround equivalent.

D.) Did the special conditions or circumstances arise from your actions? ☐ Yes ☒ No

Describe: The current 20ac. parcel was already split from the parent parcel and left vacant before the purchase of the property in 2019.

E.) Explain why interpretation of the ordinance would deprive you of rights commonly enjoyed by other property owners in the same district:

Due to parcel constraints, a minimum ~2,100' private road is required to reach all Township permitted land divisions for the 20ac. site. As a result of the required minimum road length for this property exceeding the 1000' Class B road maximum, the Township's ordinance requires a Class A private road. We argue that a 32' wide road greatly exceeds what is required for the proposed development of three (3) residential homes. Traffic will be minimal as the road will only be servicing the minimal daily vehicle trips of each of the residential homes. Fire access will be available for the entire length of road and access won't be any different than access off Northfield Church Rd (average width of 20'). The increased 12' in road width for a Class A road would also result

in an overall addition of 0.6ac. (~26,400sf.) of impervious surface (Gravel roadbed) and would require the removal of precious natural features as detailed in question B.

F.) Explain why this is the minimum variance necessary to allow for reasonable utilization of the land or structure:

A Class B private road is sufficient in width to support the needs of the users for the three (3) proposed parcels. Daily vehicle trips for the three (3) residential homes will be minimal.

G.) Explain how this variance would be in harmony with the intent of the ordinance and not injurious to the neighborhood or neighbors or otherwise detrimental to the public interest:

A reduction in the road classification would result in a road width that is more aligned with the character of the surrounding neighborhood. Due to topography, wetlands and landmark trees, the private road is required to enter the site from the western property corner, along the neighboring property (611 W. Northfield Church Rd.). Mrs. Margo & Jon Hosford, have addressed the ZBA on behalf of our variance request for this very specific reason, requesting the road be reduced to 20' in width. Neighbors, Deanne and Wayne Everard (600 W. Northfield Church Rd.), have also submitted a letter in support of a variance to protect the character and quality of the neighborhood (see attached affidavit letters).

A reduction from the required 32' would not be setting a precedent that hasn't already been set by the township. Please see attached examples of existing private roads/driveways that exceed 1,000' and narrower than 32' within Northfield Township.

H.) I, the applicant, request the Zoning Board of Appeals grant the following:

Variance from Sec.36-719 (Private road and driveway regulations) for the proposed private road to exceed the 1000' maximum length for a Class B private road and as a result reduce the required width of the road from 32' wide to 20' wide.

6. REQUIRED DOCUMENTS: (10 copies of application & site plans and 1 pdf file for large scale plans)

Attach a scaled and accurate drawing with the legal description and showing:

- All lot dimensions
- Dimensions and locations of all existing and proposed buildings/additions and drives
- Other improvements and easements of record
- Show distances between existing and proposed buildings and/ or additions
- Show locations and distances of wells, septic and/or sewer lines
- Locations, size, and distances of buildings/structures on adjoining lots
- All additional pertinent information as listed on the checklist on page 3

All documents must be submitted at time of application. If further information is needed, the Zoning Board of Appeals reserves the right to postpone the hearing to review new information.

7. If applicable, all lot lines and building corners must be staked out a minimum of 10 days before the hearing date.

8. The address of the property must be clearly marked and visible from the road.

9. A fee of dollars as established by the township board is attached to the application. Applicant understands that the fee will not be refunded in whole or in part regardless of the outcome of the decision.

- * \$595.00 - Single unit (excludes subdivisions, site condo plans, commercial or apartment buildings greater than 4 units.)
- \$795 = All others

10. THE APPLICANT:

- A.) Has received and read the attached provisions of the Township Zoning Ordinance in regards to Article XXX "Zoning Board of Appeals" and understands that a public hearing will be established within 45 days of the filing date and
- B.) Has also read the sections of the Township Zoning Ordinance that to pertain to this request and
- C.) Has complied with the above requested information and understands that the Zoning Board of Appeals reserves the right to adjourn a meeting if the above stated information is not provided and to re-schedule it when the information is provided and
- D.) Understands that any approval or denial of this application shall not relieve the applicant of compliance with all other applicable provisions of the Township Zoning Ordinance or Building Code and each variance approved shall be null and void unless authorized activity commences within 180 days after the date of approval.

AUTHORIZED SIGNATURE

All information provided in this application is, in all respects, true and correct to the best of my knowledge, and I understand that incorrect information may be grounds for denying the application or voiding any approval granted hereunder.

Angela Ober
Applicant(s) Signature

8/24/2020
Date

APPLICANT CHECKLIST

The following information must be submitted to the Northfield Township Clerk prior to the application being scheduled for a public hearing:

- X Completed application form
- Statement authorizing variance application if not the owner
- X Proof of ownership property
- X Legal description of property
- X 10 copies of site plan and required information
- X Review Fee

FOR ZONING BOARD OF APPEALS USE ONLY

APPEAL OF DECISION

1.) Name and Office of Official/Commission:

2.) Date of Decision: _____

3.) Describe Decision that is being appealed:

4.) Describe alternate interpretation or reason for the relief requested:

ACTION TAKEN

The Northfield Township Board of Appeals reviewed the above requested variance or appeal and;



Approved: Date _____



Denied: Date _____

Comments: _____

Signature of ZBA Chair

Signature of ZBA Secretary

Public Hearing date and time: _____

Notice sent to Newspapers: _____

for publication on: _____

(Notice shall be given not less than fifteen (15) days nor more than thirty (30) days before the date of public hearing.)

Notice sent to neighboring owners / occupants: _____

(Notice shall be sent to all persons to whom real property is assessed and to the occupants of all structures within 300 feet of the property.)

Notice sent to Zoning Board of Appeals Members: _____

Copies of Minutes sent to: _____

File _____

Applicant: _____

Building Department: _____

Ordinance Enforcement Officer: _____

Received Date: _____	Paid Date: _____	Existing Legal Non-Conformities: <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain below: _____ _____ _____ _____
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ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date _____
 ☐ Approved As Noted: Date _____

☐ Denied: Date _____
 ☐ Conditional Use Required
☐ Site Plan Approval Required

COMMENTS: _____

 Zoning Administrator Signature Date

AREA OF CONCERN			
Landscaping:	Complies	Does Not Comply	N/A
1 Greenbelt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Parking lot islands, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Site Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Foundation Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Dumpster Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Comments:			

Signs:			
	Complies	Does Not Comply	N/A
7 Number of Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Size and area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Comments:			

Comments:

Engineering: _____

Utilities: _____ ☐ Connection fee's paid

Fire Chief: _____ ☐ Inspection Complete

Access: _____

Other Conditions of Approval: _____

Additional Comments: _____

L: 5313 P: 137 6479883 D

07/29/2019 11:52 AM Total Pages: 3
Lawrence Kestenbaum, Washtenaw Co



Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Angela Jean DiDonato, female, of 10419 Lakeview Ct, Whitmore Lake, MI 48189, USA, (the "Grantor"), conveys, as well as quitclaim, unto James D Azar, of 2852 Barclay Way, Ann Arbor, MI 48105, USA, Angela Azar, of 2852 Barclay Way, Ann Arbor, MI 48105, USA, and Angela Jean DiDonato, of 10419 Lakeview Ct, Whitmore Lake, MI 48189, USA, (collectively the "Grantee"), the following described premises situated in the County of Washtenaw and State of Michigan:

Northfield township

W.D. L2562 P439 **FROM 0231100005 07/16/92 **FROM 0231100008 07/16/92 NO 31-5A BEG AT NE COR SEC 31, TH S 00-19-42 W 2661.86 FT, TH S 89-34-05 W 327.33 FT, TH N 00-19-42 E 2664.33 FT, TH N 90-00-00 E 327.31 FT TO POB. PT OF NE 1/4 SEC 31, T1S-R6E. 20.01 AC.

This deed conveys all the right, title, interest and claim which the Grantor has in and to the described parcel of land, subject to any and all easements and building and use restriction of record, for the sum of \$ Ø, the receipt of which is hereby acknowledged. The Grantor declares the property transfer is exempt from tax pursuant to MCL 207.526(6)(a) and MCL 207.505(5)(a).

Dated this 1st day of July, 2019.

Signed in the presence of *AA*

Angela J DiDonato
Angela Jean DiDonato
J

Time Submitted for Recording
Date 7-29-2019 Time 11:50 AM
Lawrence Kestenbaum
Washtenaw County Clerk/Register

(15)

Grantor Acknowledgement

STATE OF MICHIGAN

COUNTY OF Washtenaw

I Jonathan Carey, a Notary Public in and for said County and State, do hereby certify that on this 1st day of July, 2019, before me appeared Angela Jean DiDonato, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and being by me duly sworn, acknowledged to me that as a free and voluntary act and deed, the Grantor executed said instrument, for the uses and purposes set forth within this Quitclaim Deed.

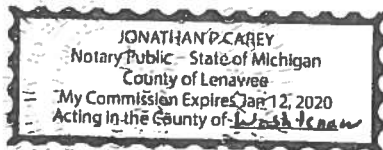

Notary Public, the State of Michigan

Jonathan P. Carey

My commission expires: 01/12/2020

Commissioned in Lenawee

Acting in the County of Washtenaw.



When Recorded Return to: James D Azar, 2852 Barclay Way, Ann Arbor, MI 48105, USA	Send Subsequent Tax Bills to: James D Azar, 2852 Barclay Way, Ann Arbor, MI 48105, USA	Drafted by: James D Azar, 2852 Barclay Way, Ann Arbor, MI 48105, USA ✓
Tax Parcel #: B00231100010	Recording Fee: \$ _____	Transfer Tax: \$ _____



Geographic
Information
System

Washtenaw County Parcel Report

Parcel ID:

B -02-31-100-010

Report generated 6/16/2020 11:55:42 AM

Parcel Information

PIN: B -02-31-100-010
CVT Code: B
CVT Description: TOWNSHIP OF NORTHFIELD
School: 81010 , ANN ARBOR PUBLIC SCHOOLS
Property Class: 602 , DEVELOPMENTAL

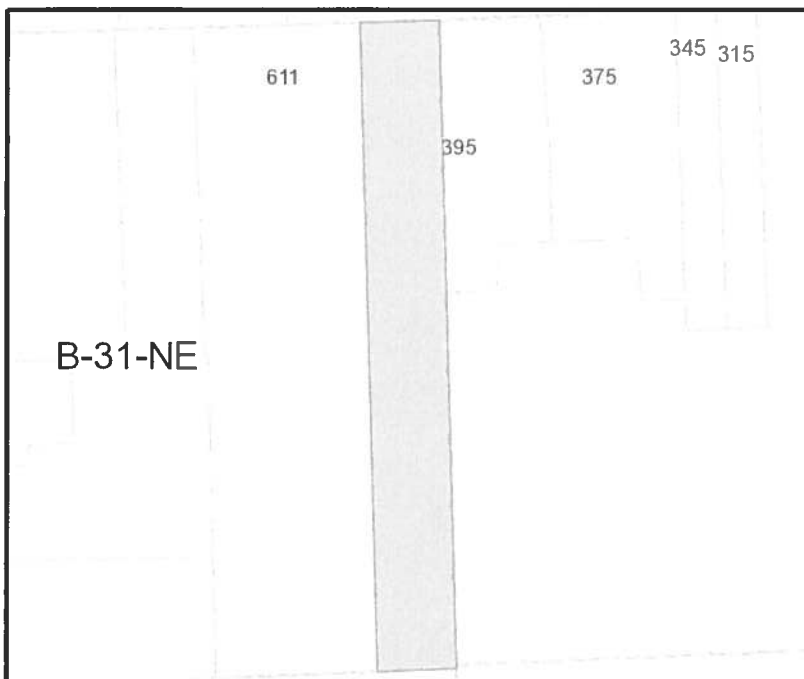
Property Information

Address: 587 W NORTHFIELD CHURCH RD
ANN ARBOR , MI 48105

Owner Information

Owner: AZAR, JAMES

Address: 2652 BARCLAY WAY
ANN ARBOR , MI 48105



Parcel highlighted in blue

Homestead Information

Homestead Percent: 0%

Values

Assessed Value: \$ 133900 **SEV:** \$ 133900
Capped Value: \$ 61253 **Taxable Value:** \$ 133900

Drain Assessment (not incl. drain debts)

Year	Drain Name	Amount
------	------------	--------

Sales (last 3 max)

Date	Sale Price	Type
07/29/2019	0	QUIT CLAIM DEED
06/05/2019	210000	WARRANTY DEED
10/27/2016	1	QUIT CLAIM DEED

Tax Description

W.D. L2562 P439 **FROM 0231100005 07/16/92 **FROM 0231100008 07/16/92 NO 31-5A BEG AT NE COR SEC 31, TH S 00-19-42 W 2661.86 FT, TH S 89-34-05 W 327.33 FT, TH N 00-19-42 E 2664.33 FT, TH N 90-00-00 E 327.31 FT TO POB. PT OF NE 1/4 SEC 31, T1S-R6E. 20.01 AC



March 27, 2020

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, Michigan 48189

Subject: Sherwood Valley Dr – Private Road Application Review #1
Applicants: Angela J. Spelman-DiDonato
Location: Northfield Church Rd and Whitmore lake

Dear Planning Commissioners:

We have reviewed the private road application for Sherwood Valley Dr submitted by Angela J. Spelman-DiDonato. The proposed private road is a Class B private road. The nearest intersection is Northfield Church Rd, and Whitmore lake and the private road is approximately 2000 ft long. The road will be 20 ft wide with a 66 ft right of way. The Township Engineer also reviewed the private road application. The Township engineer has noted that the maximum length for a class B road is 1000 ft, and the proposed road extends past that. The road is required to meet the standards of a Class A road. We have reviewed the private road against the standards of the Zoning Ordinance and offer the following comments:

Private Road Comments

Section 36-719(f) requires the Planning Commission to review and decide on all private road applications. The standards for private roads are listed in Section 36-719(g) (2) of the Zoning Ordinance as follows:

- 1. The roadway surface and turnaround area shall be centered in the right-of-way.**
The site plan shows that the road will be centered in a 66 ft right-of-way easement. The turn around is T shaped where a 75-foot radius right-of-way turn around is required. We find this to be acceptable. However, approval of the turn around is required from the Fire Department.
- 2. The connection between the right-of-way and the public road shall conform to the standards and specifications of the county road commission. The applicant shall obtain a road permit issued by the road commission prior to the approval of any right-of-way by the township planning commission.**
The connection to the road will be a new connection, and a permit is required from the Washtenaw County Road Commission. We will defer to the Washtenaw County Road Commission regarding the issuance of its permit. The applicant has signed the application stating that they will get the permit before the right-of-way is approved.
- 3. Underground crossroad drainage shall be provided where the proposed right-of-way crosses a stream or other drainage course. Necessary culverts and treatments shall be provided in accordance with the specifications of the county road commission.**
We defer to the Township Engineer regarding any issues with drainage, which was addressed in a letter under separate cover. Approval by the Washtenaw County Water Resource Commission is required.

4. **The right-of-way and roadway shall be adequately drained so as to prevent flooding or erosion of the roadway. Ditches shall be located within the right-of-way. Roadway drainage shall be constructed so that the runoff water shall be conveyed to existing watercourses or water bodies. The discharged water shall not be cast upon the land of another property owner unless the water is following an established watercourse. Connection to county drains shall be approved by the county drain commissioner prior to the issuance of a permit. Connection to roadside ditches within public road right-of-way shall be approved by the county road commission prior to the issuance of a permit.**

We defer to the Township Engineer regarding any issues with drainage, which was addressed in a letter under separate cover.

5. **Road signs shall be erected and maintained in accordance with the Michigan Manual of Uniform Traffic Control Devices (MMUTCD).**

No road signs are proposed on the site plan. If any future signs are used on this road, they shall conform to the MMUTCD.

6. **The right-of-way shall provide for ingress, egress, drainage, and installation and maintenance of public and private utilities.**

We will defer to the Township Engineer regarding any specific engineering issues. However, there is nothing specific on the site plan indicating any difficulty in complying with this standard.

7. **Natural Features.**

The application does not include a tree survey or a natural features impact statement to assess the quality or impacts of the proposed development on natural features. A tree survey is required. The applicant has indicated that a piece of the wetland will be removed or mitigated. To remove any part of a wetland, an EGLE Joint Permit Application is required. This approval is required to be submitted to the Township. Review and approval of the Washtenaw County Water Resources Commission is also required.

In addition, all minimum requirements for Class A roads in Section 36-719(g) (3) shall also be met. The proposed width of the right-of-way is 66 feet, which meets the minimum requirements. The proposed turnaround area at the end of the road is a T turn around and requires approval from the Fire Department. We defer to the Township Engineer on the remaining requirements of this section.

Conclusion

Although the private road meets the zoning-related standards of Section 36-719(f), we defer to the Township Engineer on items with respect to drainage, grading, permits, and other engineering features. We recommend that the application is revised to address the following issues.

1. Approval of the T turn around the area from the Fire Department is required.
2. A tree survey and natural features impact statement.
3. EGLE Joint Permit Application is submitted to the Township before construction of the private road.
4. An application is submitted meeting the standards of a Class A road.
5. All the engineer's comments are addressed.

If you have any questions about this report, please contact us.





Respectfully submitted,

MCKENNA



Paul Lippens, AICP
Director of Transportation and Urban Design

cc: Steve Aynes, Township Manager
Ron Cavallaro, P.E., Township Engineer, OHM



March 19, 2020

Northfield Township
8350 Main Street, Suite A
Whitmore Lake, Michigan 48189

Attention: Mary Bird, Building and Zoning Department

**Regarding: Sherwood Valley Drive Private Road
Northwest ¼, Section 31, Northfield Township
Private Road Review #1
OHM Job Number 0151-20-1010**

Dear Ms. Bird,

We have reviewed the plans, dated March 5, 2020 and prepared by Nederveld for compliance with section 60.22 – Private Road and Driveway Regulations of the Northfield Township Zoning Ordinance. A brief description of the project has been provided below, followed by our comments and recommendation.

The applicant proposes a Class B private road approximately 2,000-feet long. The proposed private road is located on the south side of Northfield Church Road east of Hellner Road.

1. The maximum length of a Class B private road is 1,000 feet. The proposed road greatly exceeds that limit. The road shall therefore be constructed to Class A standards. This will significantly impact the design as the cross section, road width, and dimensional requirements all require revision.
2. The application states three residences are to be served by the private road. The proposed location of these residences shall be identified on the plans.
3. The standards call for a turnaround area with a 75' radius. The proposed plans call for an emergency 'T' turnaround area. The dimensions of this proposed configuration shall be provided on the Road Layout and Grading Plan. Approval of this in lieu of the circle turn-around area are subject to review and approval by the Fire Department.
4. Approval from Consumers Energy will be required for work within the gas easement. Cut/Fill restrictions in this area are likely.
5. The proposed road shall be stationed.
6. A profile of the proposed road is required.
7. Radii for horizontal curves shall be provided.
8. It appears a culvert may be necessary to accommodate drainage approximately 350 feet south of Northfield Church Road.
9. The plans identify regulated wetland that will be eliminated/impacted by the road construction. We anticipate EGLE will require mitigation of the impacted wetlands. These requirements could impact the proposed layout of the private road.
10. The removal limits of the trees/brush shall be identified on the plan.
11. The private road easement description has been reviewed and is complete and accurate.
12. The design of the private road connection to Northfield Church Road shall adhere to the requirements described in Section 3 of the most recent version of Washtenaw County Road Commission's (WCRC) Procedures & Regulations for Permit Activities.

Permits and Other Agency Approvals

It should be noted that copies of all permits and permit applications shall be forwarded to this office. Before final construction plan approval can be issued, the applicant must submit all necessary permits/approvals, including, but not limited to, the following agencies:

- Northfield Township Fire Department approval for fire code compliance
- Northfield Township Building Department
- Washtenaw County Water Resources Commission for soil erosion and sedimentation control
- Washtenaw County Road Commission

Based on our review of the information submitted and our comments above, we do not recommend construction plan approval at this time. We recommend that these comments be addressed prior to re-submitting a revised construction plan. Please note that additional comments may be generated on future reviews based upon the material presented.

Please feel free to contact me at (734) 368-5746 if you have any questions or concerns regarding this review.

Sincerely,
OHM ADVISORS

Marcus J McNamara

cc: Paul Lippens, McKenna
File

P:\0126_0165\SITE_NorthfieldTwp\2020\0151201010_SherwoodValley\Sherwood_Private_Rd_Rev1.docx

Northfield Township Fire Department

8350 Main Street
Phone (734) 449-2385

Whitmore Lake, MI 48189
Fax (734) 449-2521

Fire Chief
William E. Wagner, Jr.

To: Mary Bird
From: Lieutenant Rennells
Date: 04-01-2020
Subject: Site Plan Review for proposed Sherwood Valley Drive

Upon review of the site plan for the proposed Sherwood Valley Drive, the following concern was identified conflicting with fire safety per the *International Fire Code 2012*.

- The roadway being over 1,000 feet in length does not meet the width requirement for drives longer than 500 feet in length.
- Please see table D103.4 from the *International Fire Code 2012* for emergency access turnaround requirements as well.

TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

No other issues have been identified at this time.

This approval is subject to field inspection. This approval does not exempt the project from complying with all applicable codes. Additional submittals and approvals may be required.

DATE: June 09, 2020
TO: Zoning Board of Appeals
FROM: Margo & Jon Hosford
611 W Northfield Church Rd
Ann Arbor, MI 48105
RE: Road Width Variance of Next Door Neighbors

Dear ZBA,

In 1986 we bought the 111 acre Meier Farm. Jon was raised in the country in Ann Arbor Township and wanted to move back to a rural setting after 5 years of living in the Old West Side of Ann Arbor. The final straw for him was when our new neighbors knocked on our door to introduce themselves and said, "We couldn't help noticing from our kitchen window that you guys are playing Trivial Pursuit, and we're playing the same game right now. Would you like to come over and join us?" That night Jon said, "We're selling the house and moving to the country as soon as possible!" ...and 1 year later, here we are, and here is where we plan to stay - we love our home and property!!!

When we sold the 20 acres (immediately east of us) to our friends - the Raupaghs of Hellner Rd - they promised to build their retirement home there. We knew who would be living next to us. Well, they didn't build and instead sold the property. This is how Angela and James ended up with the east section of our farm.

We strongly urge the ZBA to grant the driveway/road reduction variance next door from Class A to Class B because:

- the proposed driveway will be right on our property line.
- this driveway will now lead to 3 homes and ~~a commercial business~~, and we hope to minimize the impact on our beautiful and quiet farm!
- across the road is Linton's Way which is huge and extremely DUSTY! The people who live there fly down that road leaving a lingering cloud behind them. We really would rather not have that same set up next to us!

Again, we strongly urge you to help us preserve the peacefulness of our farm by reducing the size of the proposed driveway next door. If you have questions, or would like to speak to us, please contact us on our cell phones at:

Margo Hosford 734-395-9869
Jon Hosford 734-395-9818.

Most Sincerely!
Margo & Jon Hosford

DATE: June 12, 2020

TO: Zoning Board of Appeals

FROM: Deanne and Wayne Everard

600 W Northfield Church Rd

Ann Arbor, MI 48105

RE: Road Width Variance off of Northfield Church Road

Dear ZBA,

We strongly urge the ZBA to grant the driveway/road reduction variance from Class A to Class B for the property next to 611 Northfield Church because:

- This driveway will now lead to three homes ~~and a commercial business~~ which will impact our natural features.
- A similar road, Linton's Way, is nearby and causes lots of dust every time a vehicle does down the road. Many times a day a cloud of dust floats up as we enjoy eating and playing outside. We would prefer a smaller, more natural looking, and less dusty road option.
- The proposed driveway will be right on someone's property line putting a large entrance near a home.
- There are several bus stops near this proposed road and a slower speed should be supported in the area.

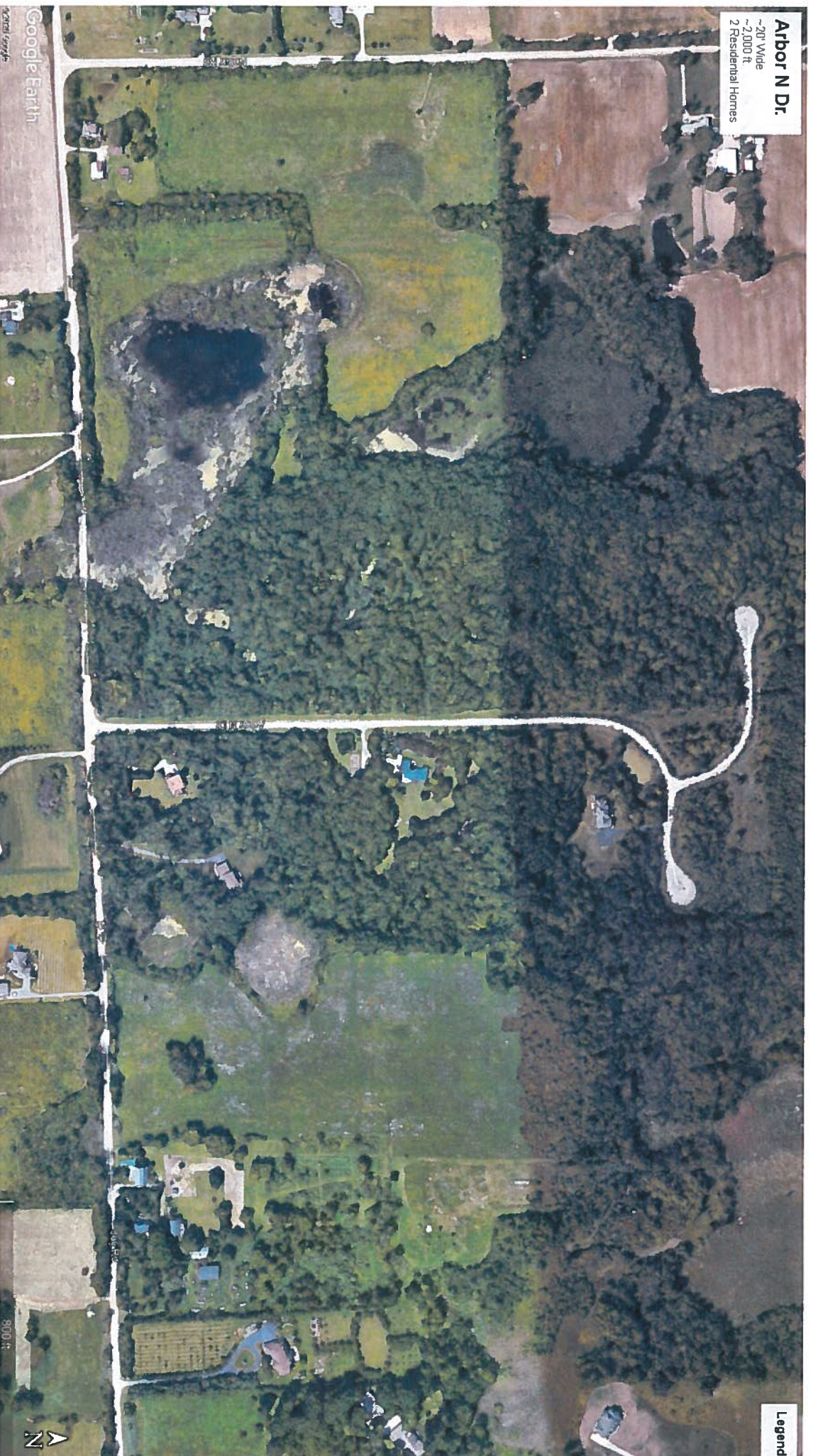
We strongly urge you to help us preserve the peacefulness of our farming community by reducing the size of the proposed driveway off of Northfield Church Road.

Sincerely,

Wayne and Deanne Everard

Cell 734-846-5968

Example 1:



Example 2:



Example 3:



Example 5:



Example 6:



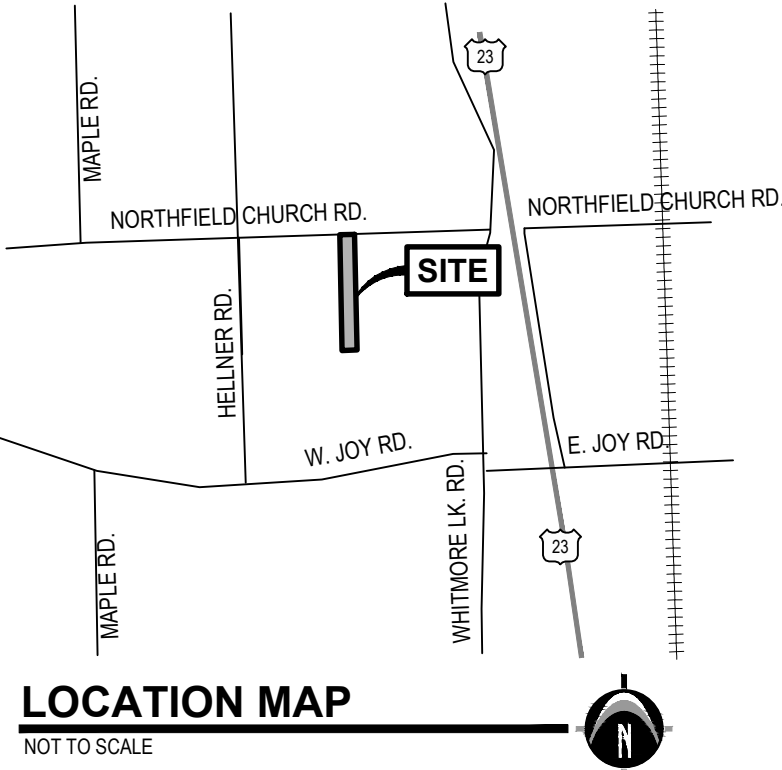
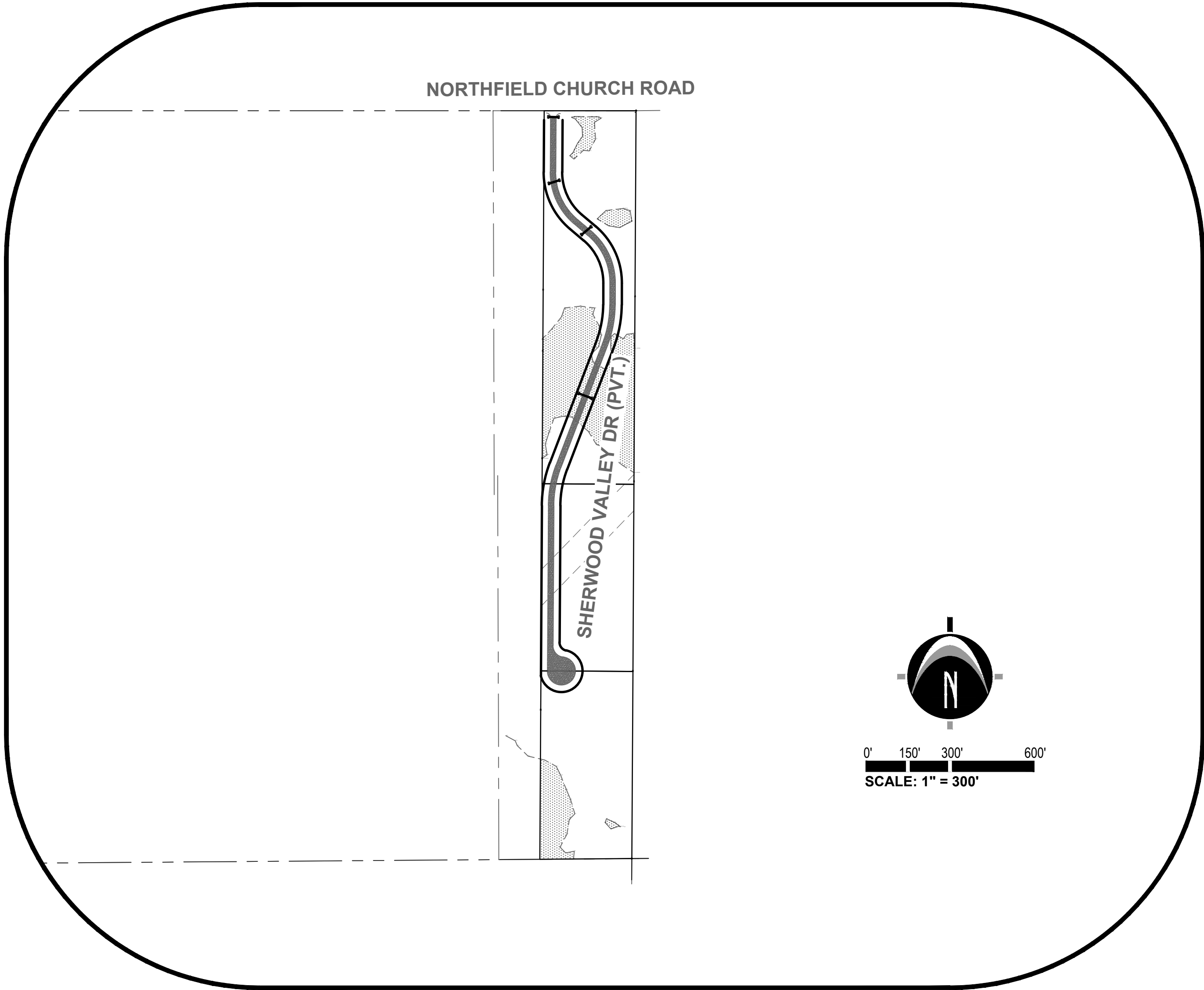
SHERWOOD VALLEY DRIVE (PRIVATE ROAD)

NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

SITE PLAN

DESIGN TEAM CONTACTS

APPLICANT JAMES AND ANGELA AZAR 2852 BARCLAY WAY ANN ARBOR, MI 48105 P: 734.834.6466	ENGINEER/SURVEYOR NEDERVELD, INC. 3037 MILLER RD. ANN ARBOR, MI 48103 P: 734.929.6963 ATTN: TIMM APPLETON, PE
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SHEET INDEX

Index / Cover Sheet	C-100
Boundary & Topographic Survey(By Others)	1 of 2
Boundary & Topographic Survey(By Others)	2 of 2
Road Plan & Profile	C-205
Road Plan & Profile	C-206
Grading & S.E.S.C. Plan	C-300
Grading & S.E.S.C. Plan	C-301
Details and Specifications	C-500

PROJECT NARRATIVE


PROPOSED 2190.0 L.F. CLASS B PRIVATE ROAD WITH 50.0'R EMERGENCY ACCESS
CUL-DE-SAC, SERVICING THREE (3) PROPOSED LAND DIVISIONS.

NATURAL FEATURES IMPACT STATEMENT

THE EXISTING 20 ACRE SITE CONTAINS FIVE (5) SEPARATE WETLANDS, THREE (3) REGULATED AND TWO (2) UNREGULATED BY EGLE (DELINEATED BY KING & MACGREGOR, DECEMBER 18, 2019). THE PROPOSED PLAN REQUIRES IMPACT TO ONE (1) REGULATED WETLAND BY A CLASS B PRIVATE ROAD CROSSING LOCATED IN THE CENTER OF THE SITE. IMPACT TO THE WETLAND IS UNAVOIDABLE DUE TO SIZE AND LOCATION OF THE EXISTING WETLAND. FOR PROPERTY OWNERS TO HAVE ACCESS TO THE REAR HALF OF THE PROPERTY, A ROAD CROSSING IS REQUIRED.

GENERAL NOTES

- ZONING OF PROPERTY: AR AGRICULTURE
AR ZONING REQUIREMENTS
 - MINIMUM LOT AREA = 217,800 SQ.FT. (5 AC.)
 - MINIMUM LOT WIDTH = 150 FT.
 - MAXIMUM COVERAGE = 10%
SETBACKS
 - FRONT YARD = 50 FT.
 - SIDE YARD = 30 FT.
 - REAR YARD = 50 FT.
- SUMMARY OF LAND USE:
 - TOTAL ACREAGE = 20.01 ACRES (871,635 SQ.FT.) (EXCLUDING R.O.W.)
 - LOT COVERAGE = 1%
 - ROAD LENGTH = 2,190 FT. CLASS B PRIVATE ROAD
 - ZONING OF PARCELS TO SOUTH AND WEST = AR
 - ZONING OF PARCELS TO NORTH AND EAST = AR
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS B-02-31-100-010.
- NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.
- THE EXISTING WETLANDS LOCATED ON-SITE DO NOT PROVIDE A SUFFICIENT DEPTH OR QUANTITY OF WATER TO SUPPORT A DRY HYDRANT. PER THE NATIONAL FIRE PROTECTION ASSOCIATION, A VIABLE WATER SOURCE IS REQUIRED TO HAVE A MINIMUM OF 2 FEET OF WATER AT ALL TIMES. EXISTING LOW WATER LEVELS ON-SITE DURING SUMMER DROUGHT AND WINTER FREEZING WILL MAKE A DRY HYDRANT INEFFECTIVE FOR THIS SITE.



NEDERVELD
www.nederveld.com
800.222.1868
ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

CHICAGO
COLUMBUS
GRAND RAPIDS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
James & Angela Azar

2852 Barclay Way
Ann Arbor, MI 48105

REVISIONS:

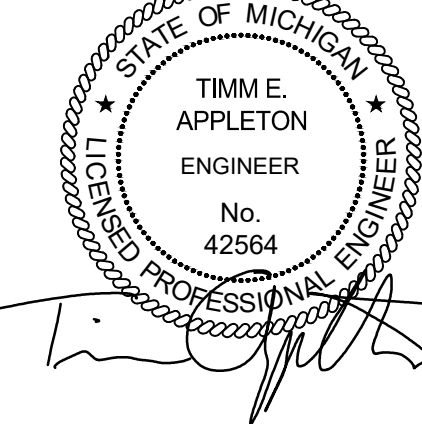
Title: Private Road Permit Submittal	Checked:BC	Date:3/6/2020
Drawn:BC & JVR	Checked:BC	Date:3/6/2020
Title: Private Road Permit - Revised per Township Comments	Checked:JVR	Date:6/19/2020
Drawn:BC & TEA	Checked:JVR	Date:6/19/2020
Title: Private Road Permit Revisions - ZBA Re-Submittal	Checked:JVR	Date:8/24/2020
Drawn:BC & TEA	Checked:JVR	Date:8/24/2020

**SHERWOOD VALLEY DR.
(PRIVATE ROAD)**

Cover Sheet

PART OF THE NORTHEAST 1/4 OF SECTION 31, T1S, R6S,
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

STAMP:



PROJECT NO:
19500114

SHEET NO:
C-100

SHEET: 1 OF 1

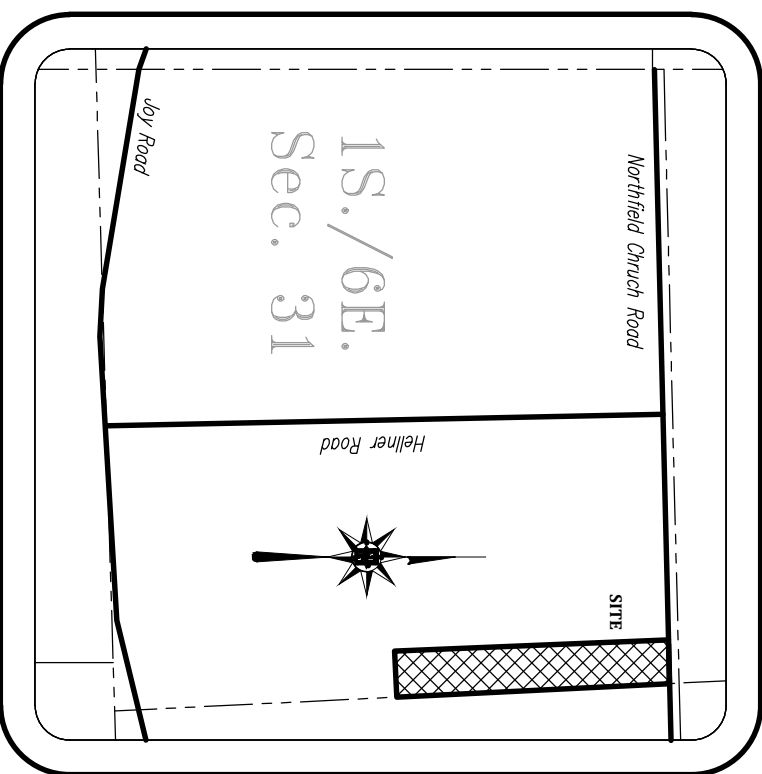


UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE "AS-BUILT" RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

(NO SCALE)

Parcel ID# B-02-31-100-010 - Vacant



BENCHMARK:

THE TOP OF A NAIL IN THE
NORTH FACE OF THE UTILITY
POLE LOCATED 167.5 FEET WEST
AND 30.7 FEET NORTH OF THE
NORTHWEST PROPERTY CORNER
ELEVATION = 955.56 NAVD88

ZONING REQUIREMENTS

LOT - MIN. AREA: 5.0 AC.
- MIN. WIDTH: 150 FT.
COVERAGE - MAX. BLD.: 10%
SETBACKS - FRONT YARD: 50 FT.
- REAR YARD: 50 FT.
- SIDE YARD: 30 FT.
HEIGHT - MAX. BLD.: 40 FT./3 STY.

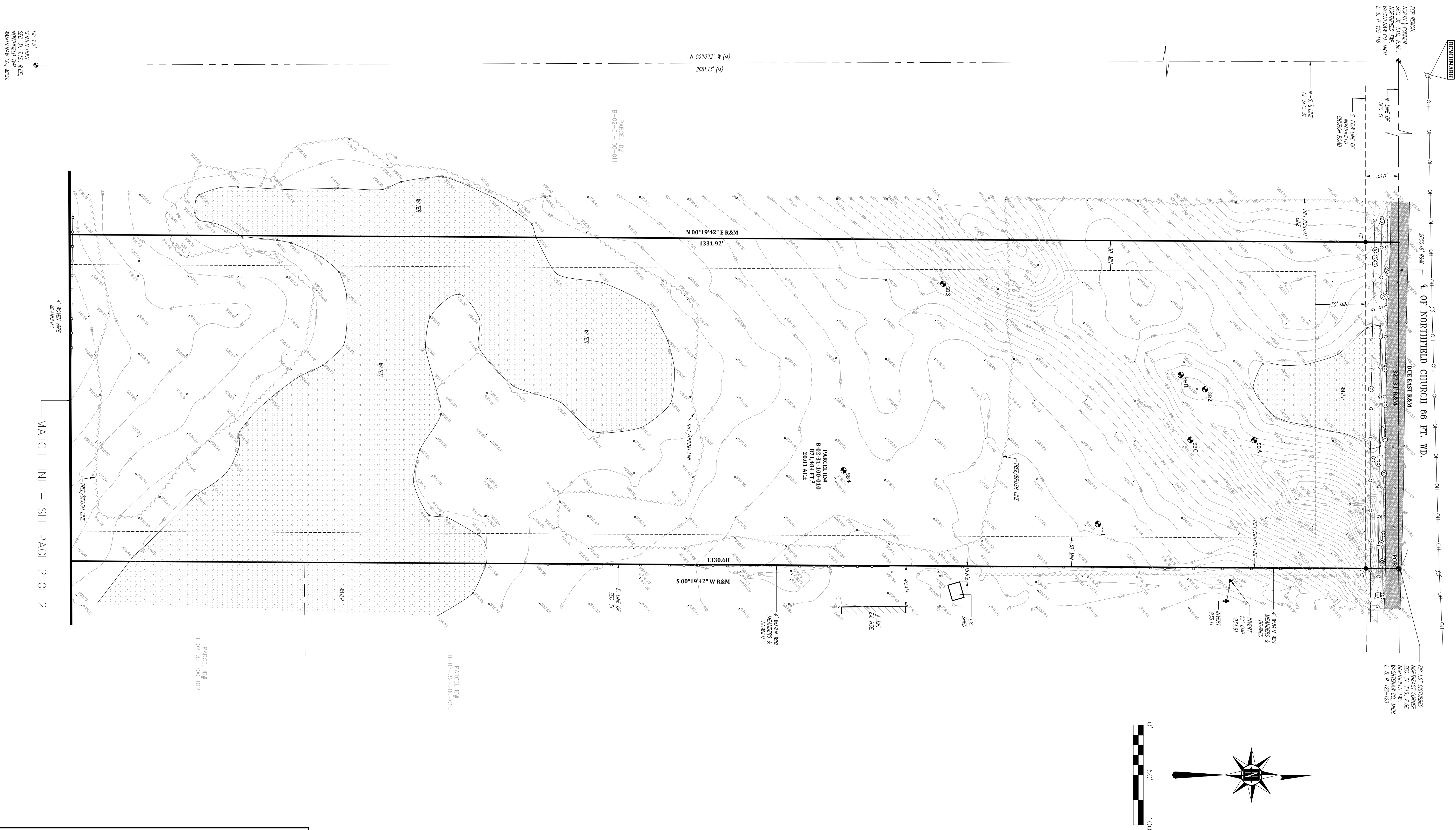
EXISTING CONDITIONS
LOT - AREA: 20.01 AC.
- WIDTH: 327 FT.
COVERAGE - BLD.: VACANT

LEGAL DESCRIPTION

PARCEL ID# B-02-31-100-010

LEGEND

POINT	FOUND MONUMENTATION	SET MONUMENTATION	SECTION CORNER	RECORD MEAS.	FIELD MEAS.	PROPORTED DIST.	CALCULATED DIST.	PROPERTY LINE
1	●	○	○	R	M	P	C	

[illegible]

REVISIONS

Topographic Survey

A PARCEL OF LAND BEING PART OF THE N.E. ¼ OF SEC. 31,
T.1S., R.6S., NORTHFIELD TOWNSHIP, WASHTENAW CO., MICH.

Nowry & Hale
Land Surveying LLC

192 N. Main St., Suite D1, Plymouth, MI 48170
Office: (248)446-5500 Email: nowry@nowry.com

SECTION: N.E. 1/4 Sec. 31
TN./RGE.: 1S./6E.
CITY/TWP.: Northfield
COUNTY: Washtenaw

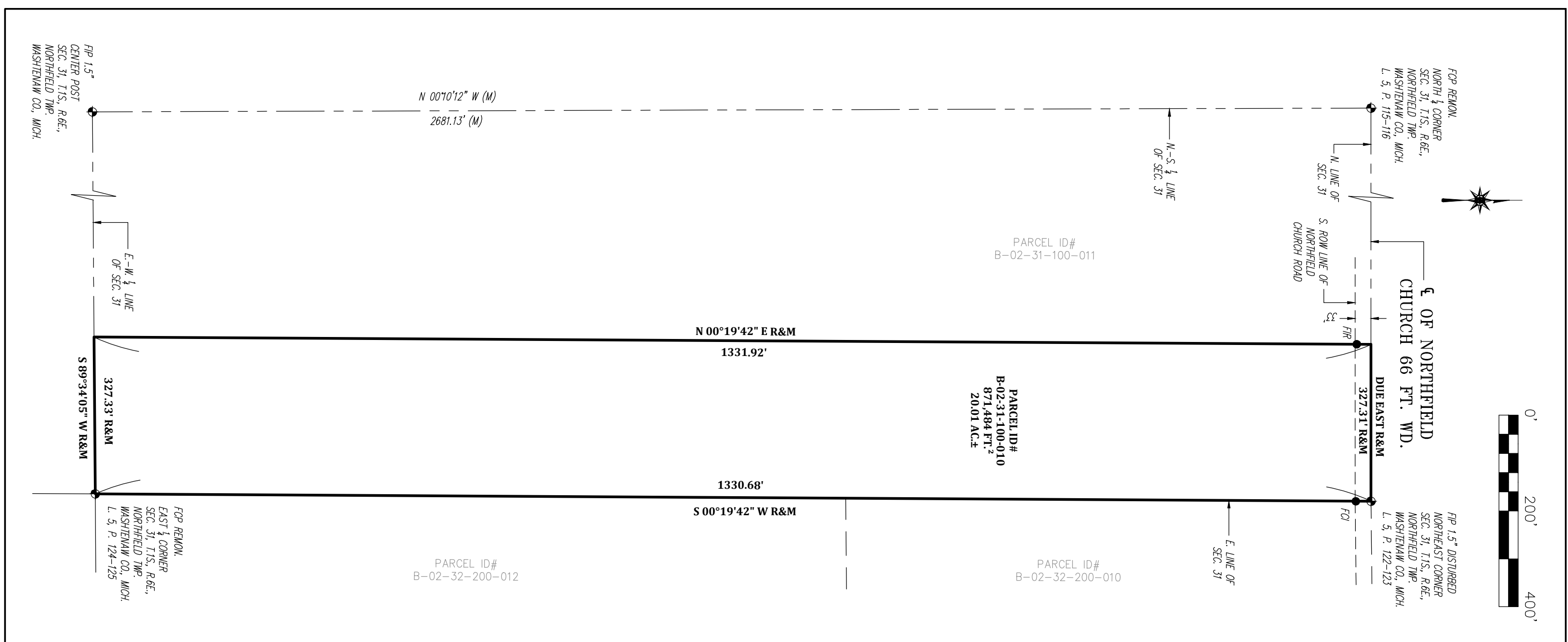
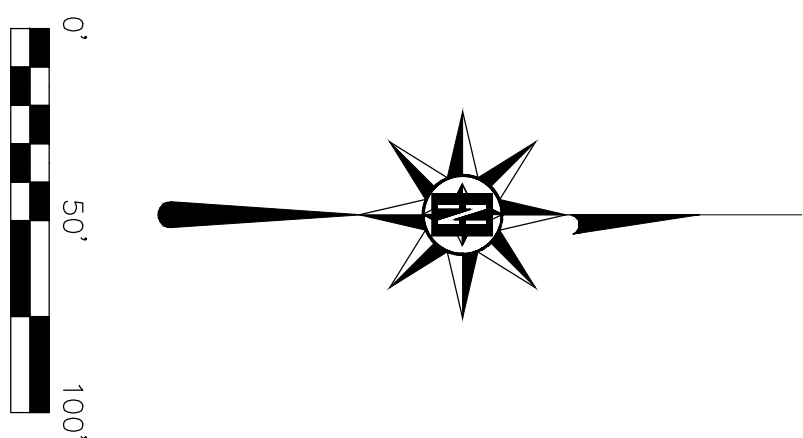
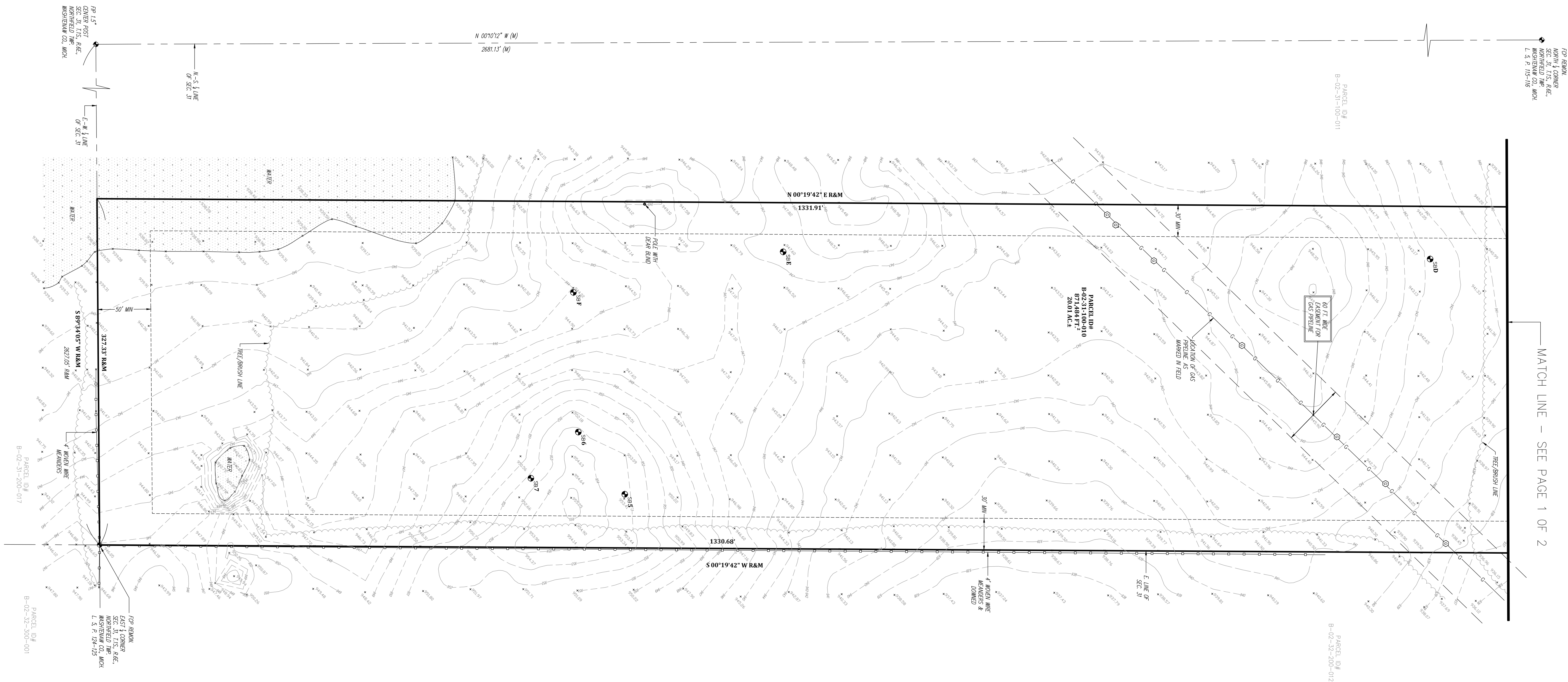
DATE: 11/21/19
PROJ. #: 019-098
DWG. BY: VP/JCP
1 INCH = 50 FEET

CLIENT:
James Azar
6122 Seven Mile Road
South Lyon, MI 48178
PAGE # 1 OF 2

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby Certify that the parcel of land described and delineated herein has been surveyed under my supervision, that the plat herein is a true representation of the survey as performed, that the error of closure is no greater than 1 in 50000 and that I have fully complied with the requirements of Section 3, Public Act 132 of 1970.

Michael J. Nowry Professional Surveyor # 52472

Parcel ID# B-02-31-100-010 - Vacant



LEGEND

FOUND MONUMENTATION	PROBATED DIST.	FIELD MEAS.	SECTION CORNER
RECORD MEAS.	CALCULATED DIST.		
	PROPERTY LINE		
	SECTION LINE		
	EASEMENT LINE		
	PARCEL LINE		
	PLATTED LINE		
	FENCE LINE		
	STORM SEWER		
	SAINTARY SEWER		
	WATER LINE/MAIN		
	GAS LINE/MAIN		
	OVERHANG LINE		
	BURIED CABLE		
	BURIED ELEC.		

ZONING REQUIREMENTS

AR—AGRICULTURAL

LOT — MIN. AREA: 5.0 AC.
— MIN. WIDTH: 150 FT.
COVERAGE — MAX. BLD.: 10%
SETBACKS — FRONT YARD: 50 FT.
— REAR YARD: 50 FT.
— SIDE YARD: 30 FT.
HEIGHT — MAX. BLD.: 40 FT./3 STY

EXISTING CONDITIONS

LOT — AREA: 20.01 AC.
— WIDTH: 327 FT.
COVERAGE — BLD.: VACANT

BENCHMARK:

THE TOP OF A NAIL IN THE
NORTH FACE OF THE UTILITY
POLE LOCATED 167.5 FEET WES
AND 30.7 FEET NORTH OF THE
NORTHWEST PROPERTY CORNER
ELEVATION = 955.56 NAVD88

PROPOSED ELEVATION XXX.XX

REVISIONS

Topographic Survey

A PARCEL OF LAND BEING PART OF THE N.E. ¼ OF SEC. 31,
T.1S., R.6S., NORTHFIELD TOWNSHIP, WASHTENAW CO., MICH.

Nowry & Hale
Land Surveying LLC

192 N. Main St., Suite D, Plymouth, MI 48170
Office: (734) 461-5501 Email: nowryj@yodo.com

SECTION: N.E. 1/4 Sec. 31
T.N./R.G.E.: 1S./6E.
CITY/TWP: Northfield
COUNTY: Washtenaw

DATE: 11/21/19
PROJ. #: 019-098
DWG. BY: VP/JCK
1 INCH = 50 FEET

CLIENT:
James Azar
6122 Seven Mile Road
South Lyon, MI 48178
PAGE # 2 OF 2

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby
Certify that the parcel of land described and delineated herein has been surveyed
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performed, that the error of closure is no greater than 1 in 50000 and that I have
fully complied with the requirements of Section 3, Public Act 132 of 1970.

Michael J. Nowry Professional Surveyor # 52472

PREPARED FOR:
James & Angela Azar

2852 Barclay Way
Ann Arbor, MI 48105

REVISIONS:

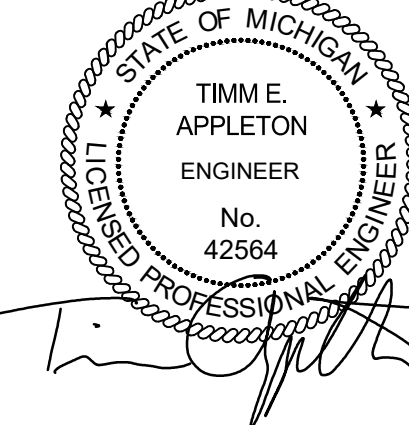
Title: Private Road Permit Submittal
Drawn: BC & JVR Checked: BC Date: 3/6/2020
Title: Private Road Permit - Revised per Township Comments
Drawn: BC & TEA Checked: JVR Date: 6/19/2020
Title: Private Road Permit Revisions - ZBA Re-Submittal
Drawn: BC & TEA Checked: JVR Date: 9/24/2020

**SHERWOOD VALLEY DR.
(PRIVATE ROAD)**

Road Plan & Profile

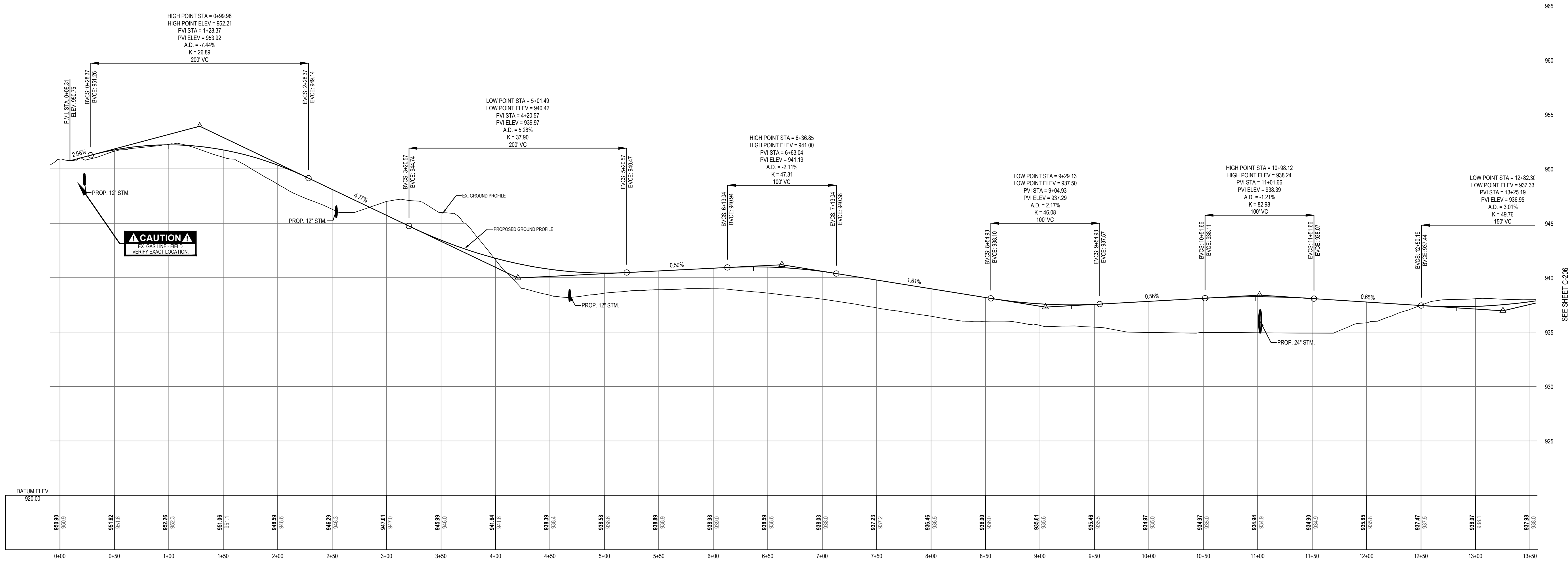
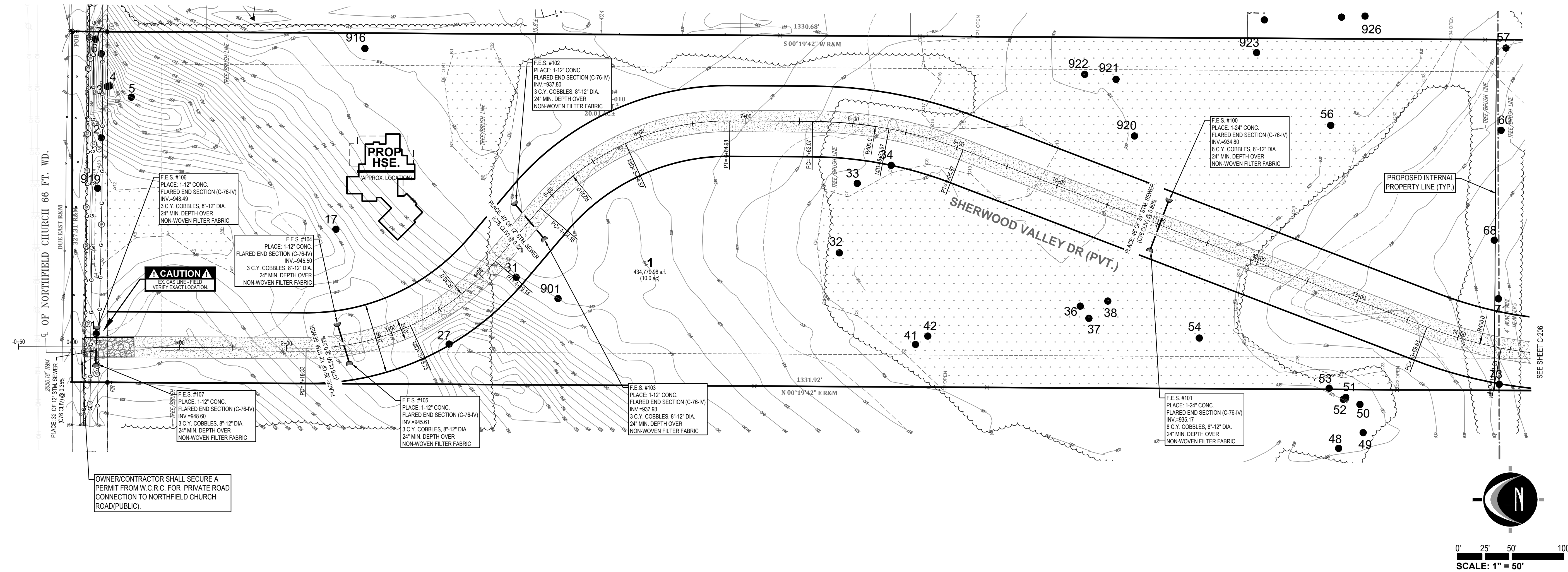
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NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

STAMP:



PROJECT NO:
19500114

SHEET NO:
C-205
SHEET: 1 OF 1



ROADWAY PROFILE

SCALE: 1" = 50' HORIZ., 1" = 5' VERT.



www.nederveld.com
800.222.1868
ANN ARBOR
3037 Miles Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

CHICAGO
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PREPARED FOR:
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2852 Barclay Way
Ann Arbor, MI 48105

REVISIONS:

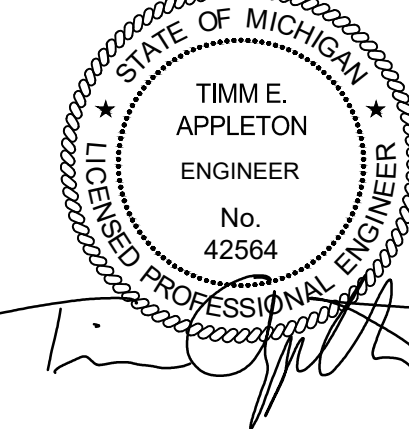
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Drawn: BC & TEA Checked: JVR Date: 6/19/2020
Title: Private Road Permit Revisions - ZBA Re-Submittal
Drawn: BC & TEA Checked: JVR Date: 8/24/2020

SHERWOOD VALLEY DR.
(PRIVATE ROAD)

Road Layout & Grading Plan

PART OF THE NORTHEAST 1/4 OF SECTION 31, T1S, R6S,
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

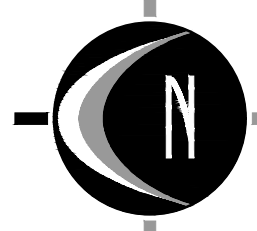
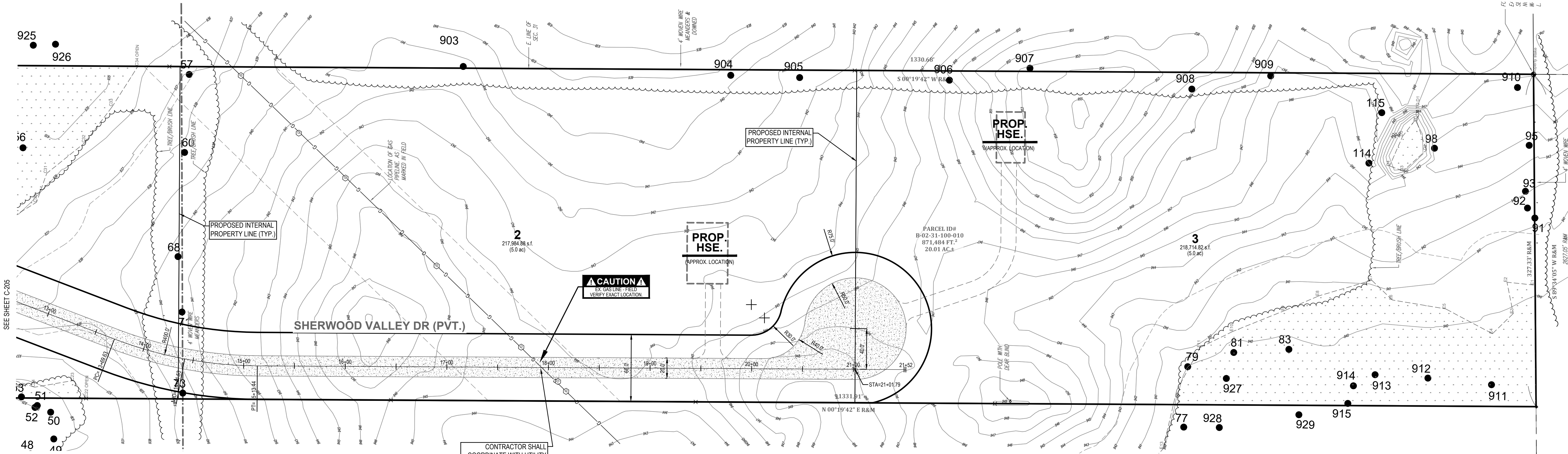
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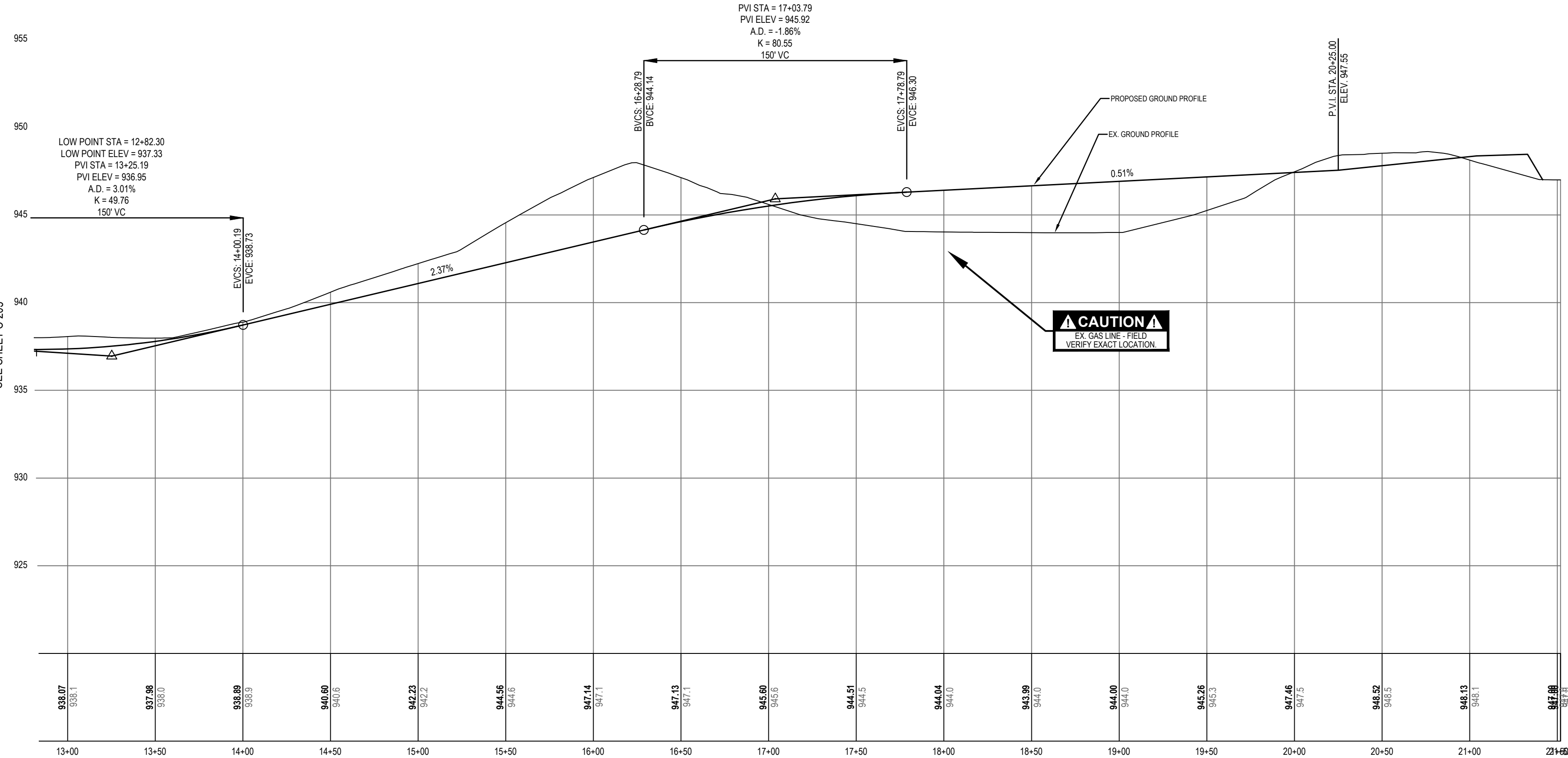
PROJECT NO:
19500114

SHEET NO:
C-206

SHEET: 1 OF 1

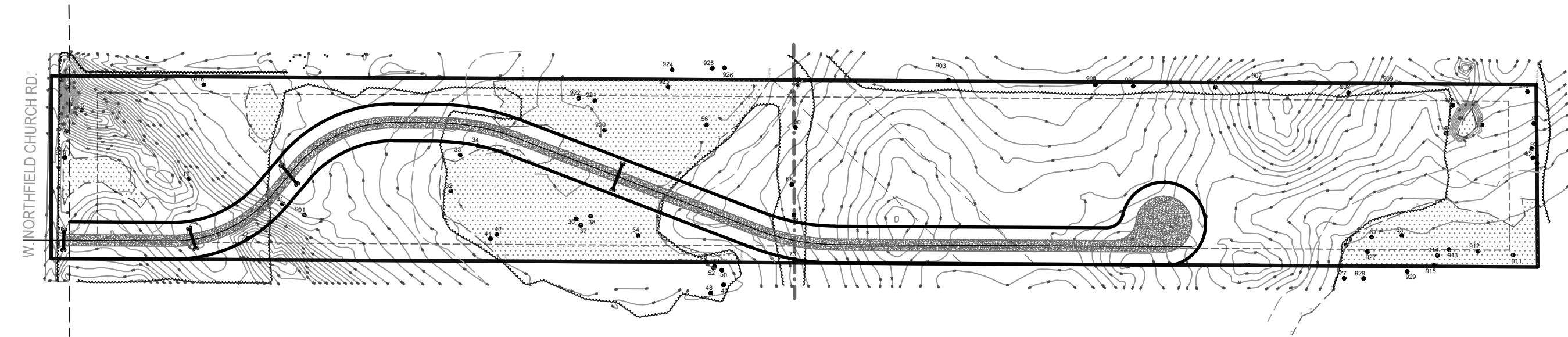


0' 25' 50' 100'
SCALE: 1" = 50'



ROADWAY PROFILE

SCALE: 1" = 50' HORIZ., 1" = 5' VERT.

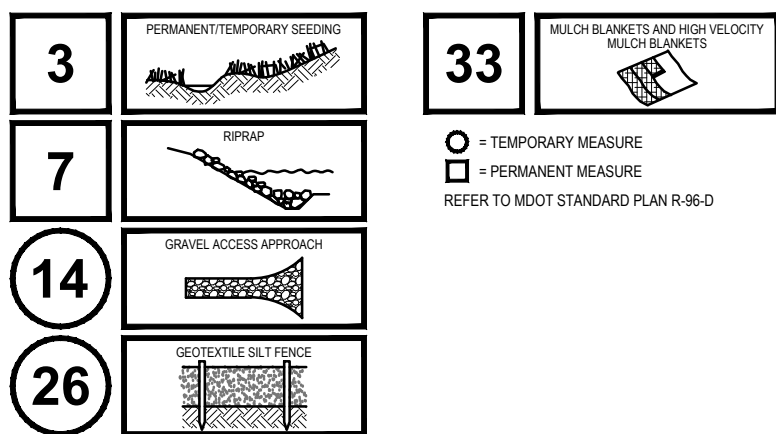


OVERALL PARCEL MAP

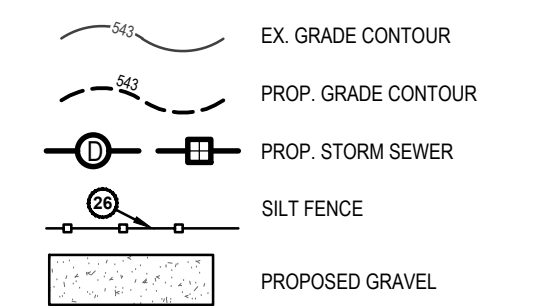
1" = 200'

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- 1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- 2) CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- 3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- 4) REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (APRIL 2006) FOR ADDITIONAL INFORMATION.
- 5) THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

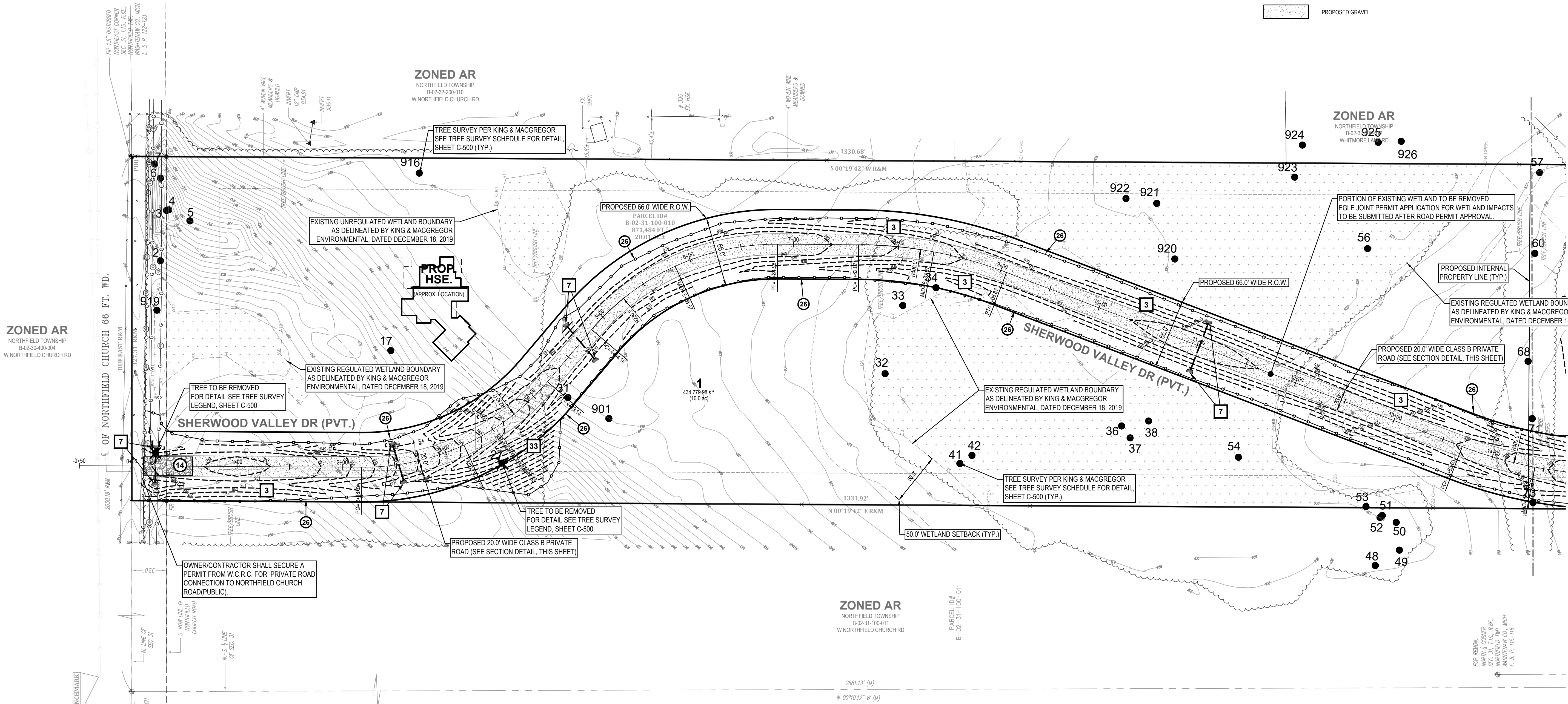


LEGEND



LOCATION MAP

NOT TO SCALE



ZONED AR

NORTHFIELD TOWNSHIP
B-02-31-100-011
W NORTHFIELD CHURCH RD

2681.13' (N)
N 00°10'12" W (M)

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston loam	7.0	27.7%
CuB	Covered loam, 0 to 4 percent slopes	6.2	24.4%
CpA	Covered-brookston loams, 0 to 2 percent slopes	3.2	12.5%
WwabC	Wawasee loam, 6 to 12 percent slopes	6.9	26.4%
Totals for Area of Interest		25.2	100.0%



SOIL SURVEY FROM U.S. SOIL CONSERVATION SERVICE

N.T.S.

SOIL EROSION CONTROL SCHEDULE

2020

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLACE SILT FENCE												
STRIP & STOCKPILE TOPSOIL												
CONSTRUCT CONNECTION TO STORM SEWER												
ROUGH GRADE SITE												
CONSTRUCT BUILDING FOUNDATION AND BUILDING												
CONSTRUCT IMPROVEMENTS AROUND BUILDING												
CONSTRUCT UTILITY LINES TO BUILDING												
FINISH GRADE SITE												
PAVE SITE												
RESPREAD TOPSOIL/COMPACTION												
SEED DISTURBED AREAS												
SITE RESTORATION/CLEAN UP												



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE "AS-BUILT" RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD
www.nederveld.com
800.222.1868
ANN ARBOR
3037 Miles Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

CHICAGO
COLUMBUS
GRAND RAPIDS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
James & Angela Azar

2852 Barclay Way
Ann Arbor, MI 48105

REVISIONS:

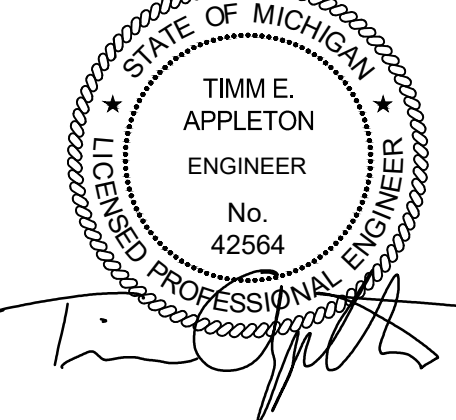
Title: Private Road Permit Submittal	Drawn: BC & JVR	Checked: BC	Date: 3/6/2020
Title: Private Road Permit - Revised per Township Comments	Drawn: BC & TEA	Checked: JVR	Date: 6/19/2020
Title: Private Road Permit Revisions - ZBA Re-Submittal	Drawn: BC & TEA	Checked: JVR	Date: 9/24/2020

SHERWOOD VALLEY DR. (PRIVATE ROAD)

Grading & S.E.S.C. Plan

PART OF THE NORTHEAST 1/4 OF SECTION 31, T1S, R6S,
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

STAMP:



PROJECT NO:
19500114

SHEET NO:
C-300
SHEET: 1 OF 1

PREPARED FOR:
James & Angela Azar

2852 Barclay Way
Ann Arbor, MI 48105

REVISIONS:

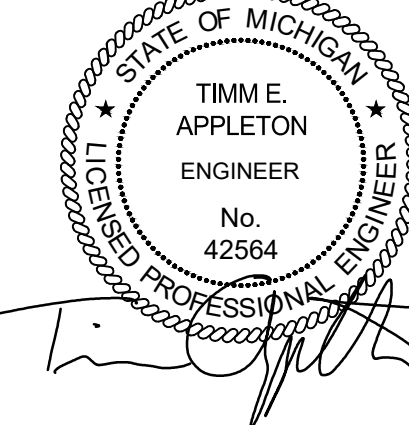
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Title: Private Road Permit Revisions - ZBA Re-Submittal
Drawn: BC & TEA Checked: JVR Date: 8/24/2020

**SHERWOOD VALLEY DR.
(PRIVATE ROAD)**

Grading & S.E.S.C. Plan

PART OF THE NORTHEAST 1/4 OF SECTION 31, T1S, R6S,
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

STAMP:



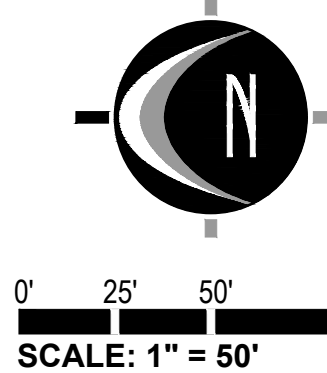
PROJECT NO:
19500114

SHEET NO:
C-301
SHEET: 1 OF 1

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- 1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- 2) CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- 3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- 4) REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (APRIL 2006) FOR ADDITIONAL INFORMATION.
- 5) THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESS AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

3	FORMER TEMPORARY SEEDING
7	SEEDING
14	GRAVEL ACCESS STRIP
26	SEDIMENTATION BAY
33	MULCH BLANKETS AND HIGH VELOCITY MULCH BARRIERS
0	TEMPORARY MEASURE
1	PERMANENT MEASURE
REFER TO MDOT STANDARD PLAN R-66.0	

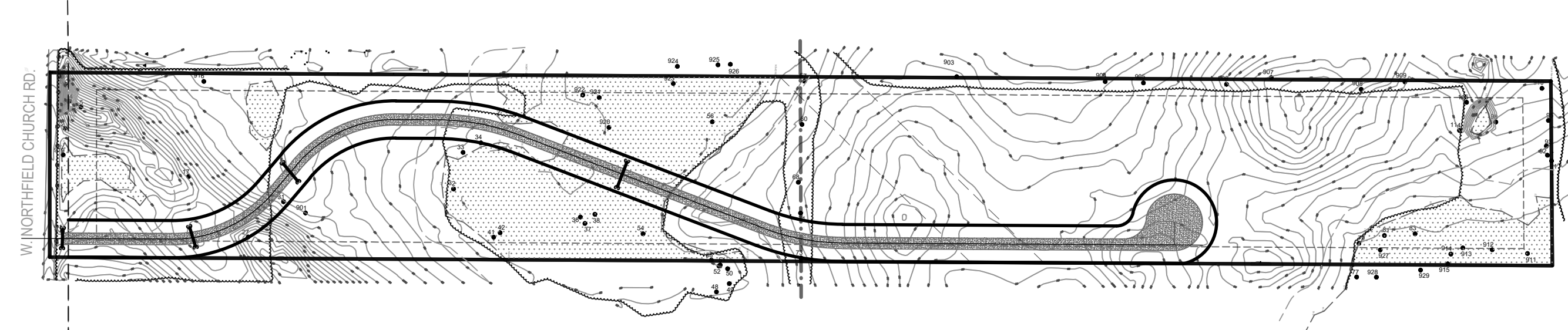


LEGEND

	EX. GRADE CONTOUR
	PROP. GRADE CONTOUR
	PROP. STORM SEWER
	SILT FENCE
	PROPOSED GRAVEL

LOCATION MAP

NOT TO SCALE



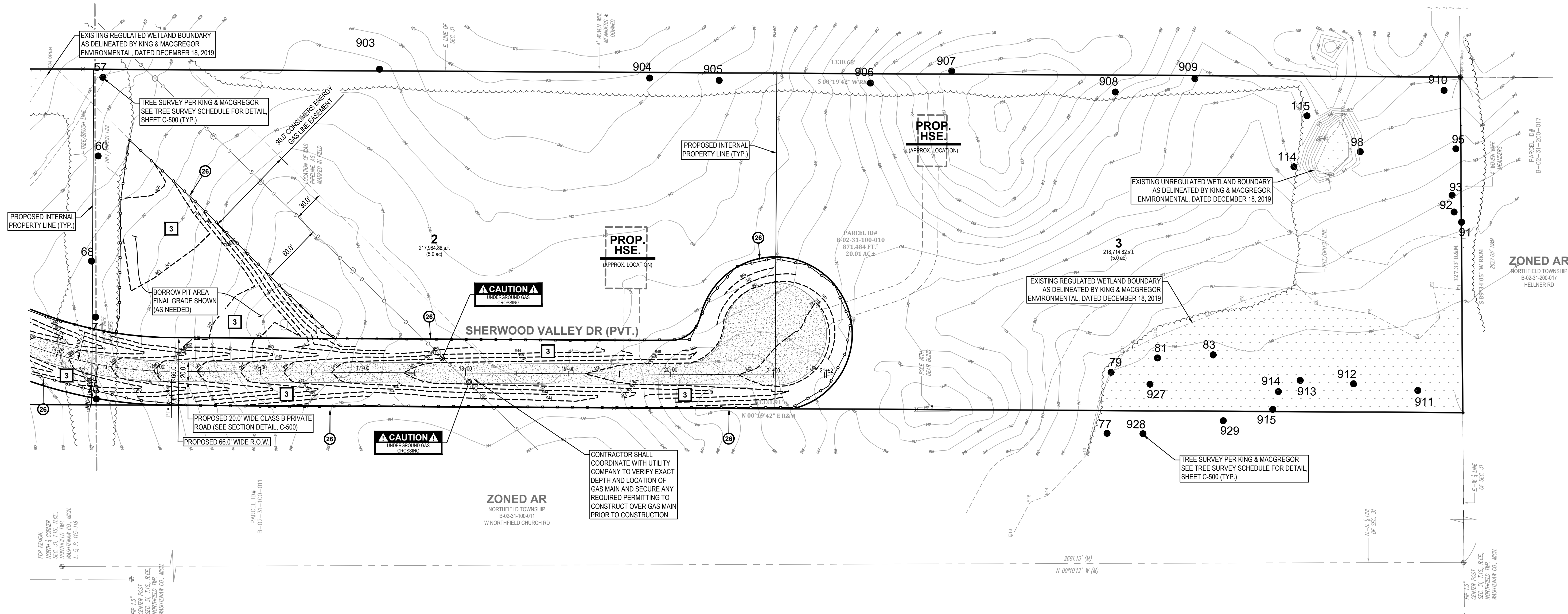
OVERALL PARCEL MAP

1" = 200'



ZONED AR

NORTHFIELD TOWNSHIP
B-02-32-200-012
WHITMORE LAKE RD



FCP REMOVAL
NORTH 1/4 CORNER
SEC. 31, T1S, R6E,
WASHTENAW CO., MICH.
L. & P. 115-116

PARCEL ID#
B-02-31-100-011

FCP 1.5' CENTER POST, R.O.E.,
SEC. 31, T1S, R6E,
NORTHFIELD TWP,
WASHTENAW CO., MICH.



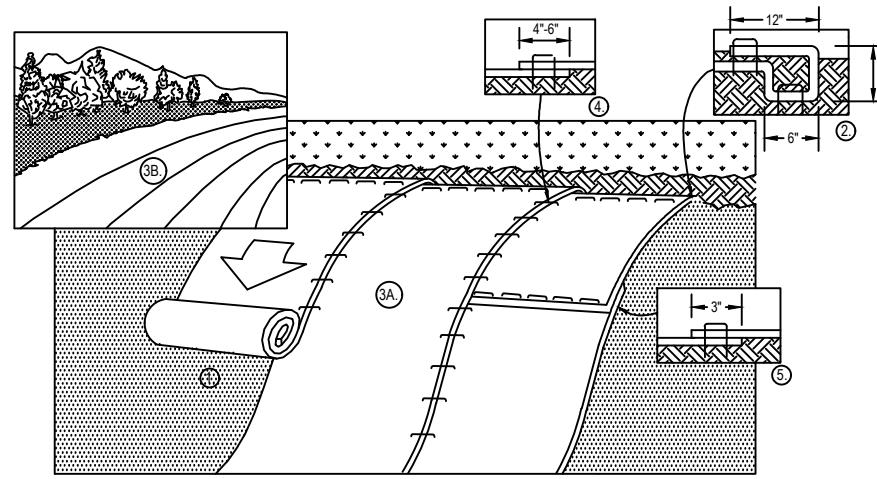
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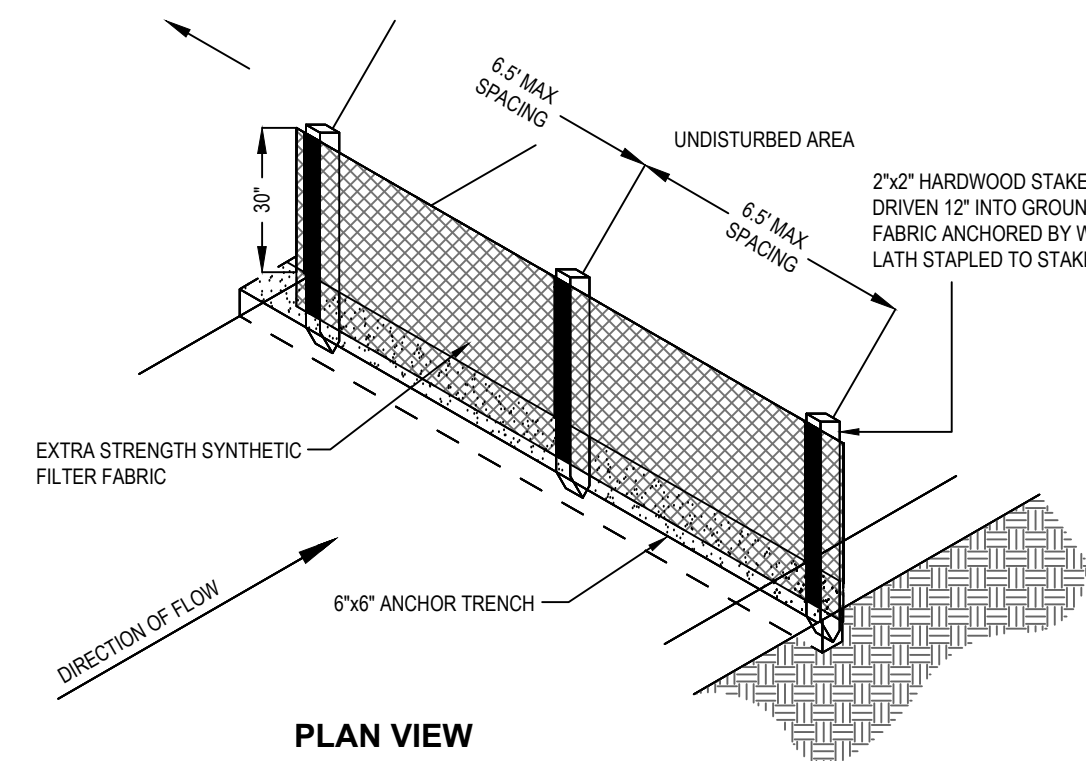
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- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FILL REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE BROADTH OF THE BLANKET.
 - ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.
 - THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY X 6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET BLANKET BEING INSTALLED ON TOP EVEN WITH THE SEAM EDGES ON THE PREVIOUSLY INSTALLED BLANKET.
 - CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SINGLE STYLE) WITH AN APPROXIMATE TOWARD STAPLE THROUGH OVERLAPED AREA. APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WITH.
 - PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.
- NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.

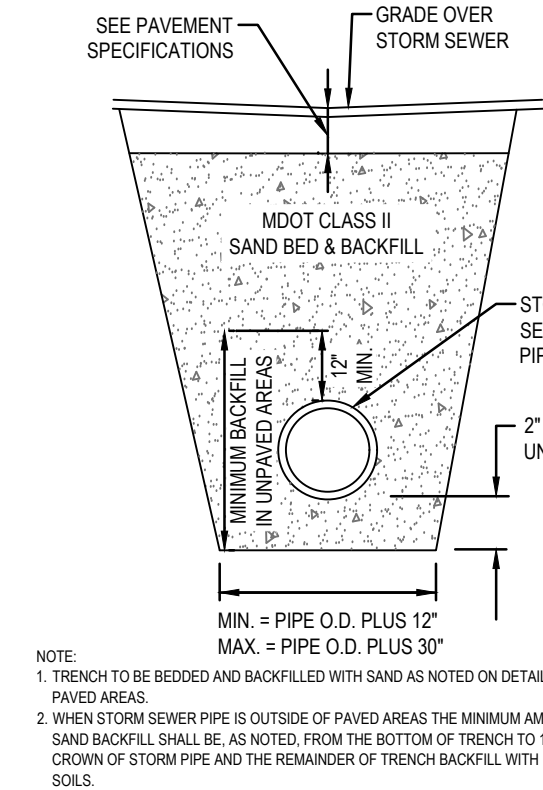
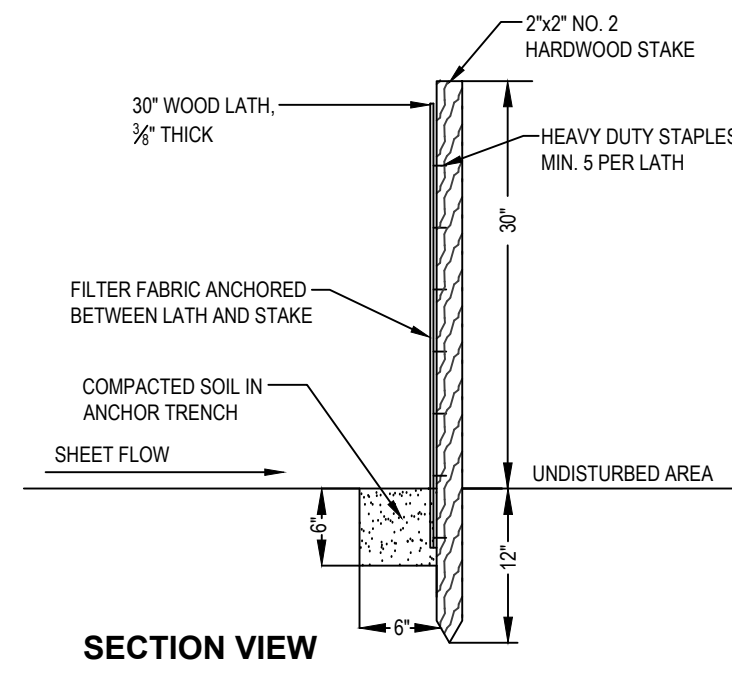
EROSION CONTROL BLANKET

N.T.S.



SILT FENCE DETAIL

N.T.S.



STORM SEWER TRENCH AND BACKFILL DETAIL

N.T.S.

TREE SURVEY LEGEND

Tag	Scientific Name	Common Name	Diameter at Breast Height (DBH)			Condition
			Trunk 1	Trunk 2	Trunk 3	
1	Carya ovata	Shagbark Hickory	26.0			Good
2	Carya ovata	Shagbark Hickory	16.0			Good
3	Quercus rubra	Red Oak	22.5			Fair
4	Quercus alba	White Oak	24.0			Good
5	Quercus velutina	Black Oak	23.0			Good
6	Quercus rubra	Red Oak	23.5			Good
7	Prunus serotina	Black Cherry	21.0			Good
17	Juglans nigra	Black Walnut	36.0			Good
27	Prunus serotina	Black Cherry	18.0			Good
32	Quercus bicolor	Swamp White Oak	23.5			Good
33	Acer saccharinum	Silver Maple	27.0	16.0		Good
34	Acer saccharinum	Silver Maple	53.0			Fair
36	Quercus bicolor	Swamp White Oak	21.0			Good
37	Quercus bicolor	Swamp White Oak	23.5	17.5		Good
38	Quercus bicolor	Swamp White Oak	24.0			Good
41	Quercus bicolor	Swamp White Oak	20.0			Good
42	Quercus bicolor	Swamp White Oak	18.0			Good
48	Acer saccharinum	Silver Maple	24.0			Good
49	Acer saccharinum	Silver Maple	19.0			Good
50	Acer saccharinum	Silver Maple	24.0			Good
51	Acer saccharinum	Silver Maple	19.0			Good
52	Acer saccharinum	Silver Maple	23.5			Good
53	Acer saccharinum	Silver Maple	19.5	18.0	13.0	Good
54	Quercus bicolor	Swamp White Oak	16.5			Good
56	Acer saccharinum	Silver Maple	19.0			Good
57	Quercus rubra	Red Oak	43.0			Good
60	Quercus rubra	Red Oak	18.5			Good
68	Carya ovata	Shagbark Hickory	18.0			Good
71	Carya ovata	Shagbark Hickory	23.5			Good
73	Quercus alba	White Oak	17.0			Good
77	Juglans nigra	Black Walnut	18.0			Fair
79	Juglans nigra	Black Walnut	20.0			Good
81	Acer saccharinum	Silver Maple	25.0			Good
83	Acer saccharinum	Silver Maple	32.0			Good
91	Juglans nigra	Black Walnut	18.0			Good
92	Quercus rubra	Red Oak	24.0			Good
93	Quercus velutina	Black Oak	23.0			Good
95	Quercus rubra	Red Oak	25.0			Good
98	Acer saccharinum	Silver Maple	23.0	14.0	12.0	Good
99	Juglans nigra	Black Walnut	18.0			Good
114	Prunus serotina	Black Cherry	15.0			Good
115	Prunus serotina	Black Cherry	16.0			Good
902	Quercus bicolor	Swamp White Oak	35.0			Good
903	Quercus rubra	Red Oak	23.0			Good
904	Quercus rubra	Red Oak	26.0	18.0	15.0	Good
905	Juglans nigra	Black Walnut	20.0			Good
906	Quercus velutina	Black Oak	21.5			Good
907	Quercus velutina	Black Oak	21.0			Good
908	Ulmus rubra	Slippery Elm	19.0	10.5		Good
909	Quercus rubra	Red Oak	18.0			Good
910	Juglans nigra	Black Walnut	26.0			Good
911	Acer saccharinum	Silver Maple	18.0			Good
912	Acer saccharinum	Silver Maple	19.0			Very Poor
913	Acer saccharinum	Silver Maple	18.0	8.0		Poor
914	Acer saccharinum	Silver Maple	21.0			Poor
915	Acer saccharinum	Silver Maple	19.5			Poor
916	Carya ovata	Shagbark Hickory	18.0			Fair
919	Quercus bicolor	Swamp White Oak	43.0			Fair
920	Acer saccharinum	Silver Maple	19.0	15.0	10.0	Fair
921	Acer saccharinum	Silver Maple	24.0			Good
922	Acer saccharinum	Silver Maple	21.0			Good
923	Quercus bicolor	Swamp White Oak	22.0			Good
924	Acer saccharinum	Silver Maple	18.0			Good
925	Acer saccharinum	Silver Maple	26.0			Good
926	Acer saccharinum	Silver Maple	19.0			Good
927	Acer saccharinum	Silver Maple	23.0			Poor
928	Acer saccharinum	Silver Maple	20.0			Poor
929	Acer saccharinum	Silver Maple	26.0	8.0		Poor

Additional Trees Tagged & Identified that do not Appear to be Landmark Tree - Trees were in Field					
901	Juglans nigra	Black Walnut	10.0	11.0	Good
31	Juglans nigra	Black Walnut	9.5		Good

Additional Trees Tagged & Identified that do not appear to be Landmark Trees						
8	Quercus rubra	Red Oak	13.0		Good	
9	Robinia pseudoacacia	Black Locust	18.0		Good	
10	Robinia pseudoacacia	Black Locust	20.0		Fair	
11	Robinia pseudoacacia	Black Locust	21.5		Good	
12	Robinia pseudoacacia	Black Locust	24.0		Good	
13	Robinia pseudoacacia	Black Locust	17.0		Good	
14	Robinia pseudoacacia	Black Locust	22.0		Good	
15	Robinia pseudoacacia	Black Locust	21.0		Good	
16	Robinia pseudoacacia	Black Locust	17.0		Good	
18	Juglans nigra	Black Walnut	14.0		Good	
19	Juglans nigra	Black Walnut	15.5		Good	
20	Juglans nigra	Black Walnut	15.5		Good	
21	Juglans nigra	Black Walnut	14.0		Good	
22	Juglans nigra	Black Walnut	14.0		Good	
23	Juglans nigra	Black Walnut	12.0		Good	
24	Juglans nigra	Black Walnut	14.0		Good	
25	Juglans nigra	Black Walnut	14.0		Good	
26	Juglans nigra	Black Walnut	14.0		Good	
29	Populus deltoides	Cottonwood	16.0		Good	
30	Populus deltoides	Cottonwood	14.5		Good	
38	Acer saccharinum	Silver Maple	13.0	9.0	Fair	
40	Acer saccharinum	Silver Maple	16.5	15.0	Fair	
43	Ulmus americana	American Elm	16.5		Good	
45	Salix nigra	Black Willow	19.0		Good	
46	Salix nigra	Black Willow	20.5		Good	
47	Acer saccharinum	Silver Maple	16.0		Good	
55	Acer saccharinum	Silver Maple	16.5	16.0	Good	
58	Juglans nigra	Black Walnut	14.0		Good	
59	Juglans nigra	Black Walnut	13.0		Good	
61	Prunus serotina	Black Cherry	10.5		Good	
62	Carya ovata	Shagbark Hickory	10.0		Good	
63	Ulmus americana	American Elm	8.5		Good	
64	Juglans nigra	Black Walnut	15.0		Good	
65	Carya ovata	Shagbark Hickory	6.5		Good	
66	Prunus serotina	Black Cherry	11.0		Good	
67	Carya ovata	Shagbark Hickory	10.0		Good	
69	Carya ovata	Shagbark Hickory	6.0		Good	
70	Prunus serotina	Black Cherry	10.0		Good	
72	Ulmus americana	American Elm	12.0		Good	
74	Ulmus americana	American Elm	11.0		Good	
75	Acer saccharinum	Silver Maple	8.5	7.0	Good	
76	Acer saccharinum	Silver Maple	10.0	9.5	8.0	Good
78	Juglans nigra	Black Walnut	14.0	14.0	Good	
80	Juglans nigra	Black Walnut	13.0		Good	
82	Quercus macrocarpa	Bur Oak	15.0		Good	
84	Ulmus americana	American Elm	13.0	9.0	Good	
85	Acer saccharinum	Silver Maple	15.0		Poor	
86	Acer saccharinum	Silver Maple	16.0		Good	
87	Acer saccharinum	Silver Maple	13.0		Good	
88	Acer saccharinum	Silver Maple	16.0	13.0	Good	
89	Acer saccharinum	Silver Maple	13.5		Good	
90	Acer saccharinum	Silver Maple	12.0		Good	
94	Carya ovata	Shagbark Hickory	12.0	11.0	Good	
96	Quercus rubra	Red Oak	12.0		Good	
97	Populus deltoides	Cottonwood	38.0		Good	
100	Juglans nigra	Black Walnut	20.0		Good	
113	Populus deltoides	Cottonwood	42.0		Good	

Notes:

- "Landmark Tree" as defined by Northfield Township Ordinance.

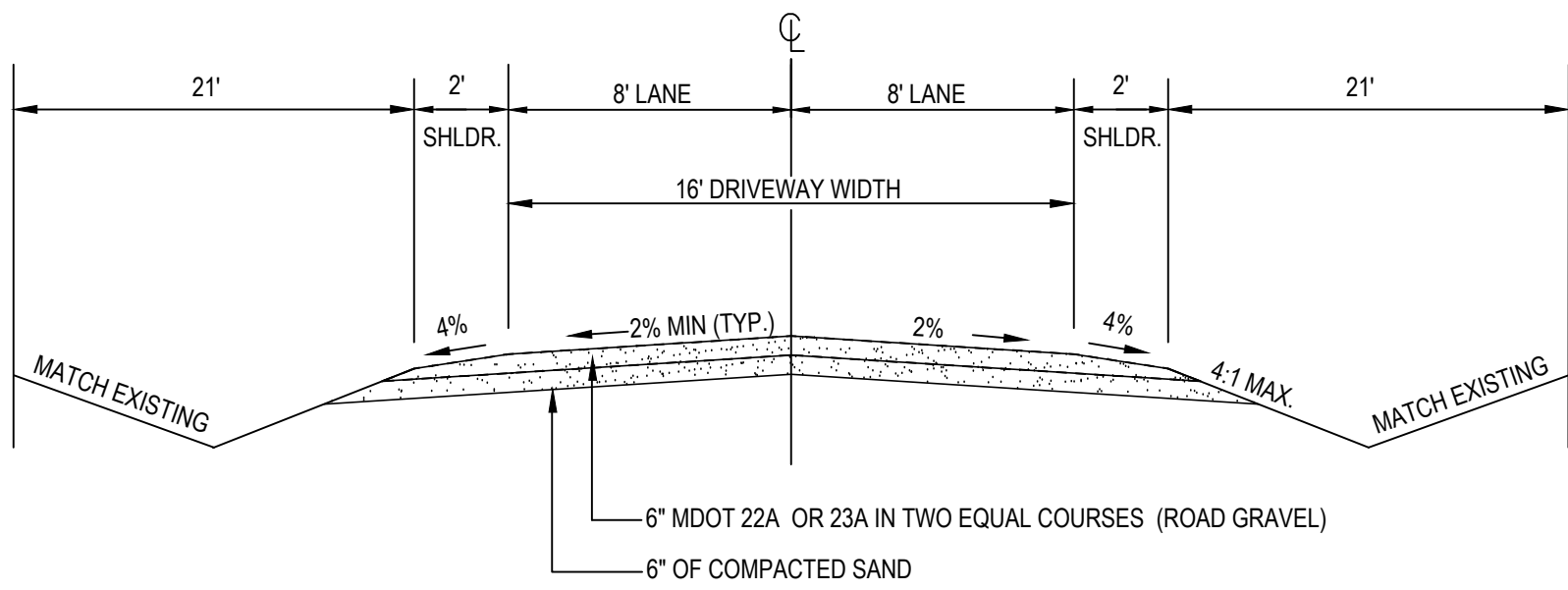
- Condition based on the International Society of Arboriculture Health Ratings, 9th Edition:

Excellent:	Trees in this class are judged to be exceptional trees and possess the best qualities of the species. All have excellent form and very minor maintenance problems and are growing in a location which will enable them to achieve full mature shape.
Good:	Trees in this class are judged to be high-quality trees with decent crown shape and little to no dead limbs or insect activity.
Fair:	These trees are in general decent health, which may be brought into better condition with better maintenance. They have few dead limbs, limited insect or disease activity, or slight nutritional deficiencies.
Poor:	Most trees in this group have the following problems: large dead limbs, with as much as one-third (1/3) of the tree already dead; large cavities; drastic deformities; girdling roots; severe disease problems; or restricted growing spaces.
Very Poor:	Trees in this group are extremely weak with irreversible problems such as severe decline in health, structural degradation, lethal disease or insect infestation with no hope for survival. Trees in this group will have to be removed in the near future and may pose hazardous situations.
Dead:	Trees in this group are dead, potentially hazardous and should be removed.

STORM DRAINAGE CALCULATION SHEET																						
					Runoff Formula: Q = CIA													PROJECT/CLIENT: Sherwood Valley Dr				
					I = x/T+y Type of Pipe = rcp n = 0.013					x = 175 y = 25		'C' factor (10 Year Storm Event) Impervious 0.95 Pervious 0.30						Job No.: 19500114 Date: 6/11/2020 By: tea Revised:				
Structure No.		Drainage Area A (Acres)	% Imperv.	Runoff Coeff. C Composite	Cx A	ADD. Cx A	Σ Cx A	Time T (min.)	Rainfall I (in./hr.)	Q (cfs)	Pipe			H.G. Slope %	Velocity Flowing Full (ft./sec.)	Travel Time (min.)	Pipe Capacity (cfs)	Surface Elev. Upstr.	H.G.		Invert Elev.	
From	To										Dia. (in.)	Length (ft.)	Slope %						Upstr.	Dwnstr.	Upstr.	Dwnstr.
101	100	12.54	15	0.40	4.98		4.98	20.00	3.89	19.38	24	46	0.80	0.73	6.46	0.12	20.29	938.20	936.77	936.40	935.17	934.80
103	102	0.94	5	0.33	0.31		0.31	17.00	4.17	1.30	12	40	0.32	0.13	2.57	0.26	2.02	940.26	938.73	938.60	937.93	937.80
105	104	1.25	5	0.33	0.42		0.42	17.00	4.17	1.73	12	35	0.32	0.24	2.57	0.23	2.02	947.80	946.41	946.30	945.61	945.50
107	106	1.22	5	0.33	0.41		0.41	17.00	4.17	1.69	12	32	0.32	0.23	2.57	0.21	2.02	951.00	949.40	949.30	948.60	948.50

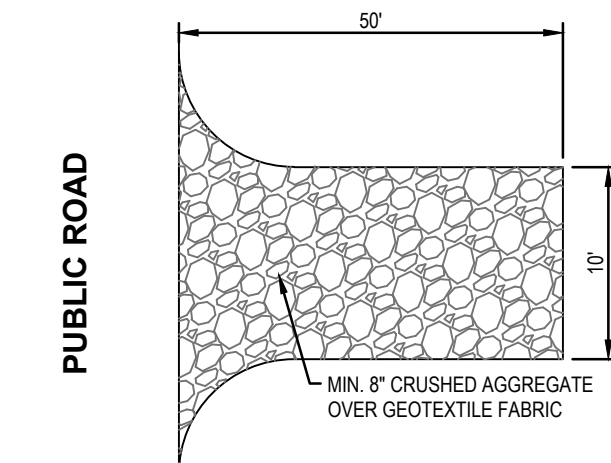
STORM SEWER CALCULATIONS

N.T.S.



CLASS B PRIVATE ROAD CROSS-SECTION DETAIL

N.T.S.



TEMPORARY CRUSHED ROCK TRACKING PAD

N.T.S.

CONSTRUCTION NOTES

STORM SEWER

- ALL STORM SEWER SHALL BE CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM C-76-V UNLESS OTHERWISE NOTED.
- ALL FLARED END SECTIONS SHALL BE CONCRETE.

GENERAL

- ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND THE ORDINANCES OF THE TOWNSHIP, WHERE CONFLICTS OCCUR IN THE ABOVE, THE TOWNSHIP SHALL BE THE GOVERNING AUTHORITY.
- SOIL BORINGS HAVE BEEN PERFORMED BY THE OWNER AND SHALL BE PROVIDED TO THE CONTRACTOR. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNUSABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
- ANY EFFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE TOWNSHIP OR OWNER WITHOUT ANY ADDITIONAL COST TO THE TOWNSHIP OR OWNER.
- THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE TOWNSHIP BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT-OF-WAY.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES.
- THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD



September 13, 2020

Zoning Board of Appeals
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189-0576

Subject: James Azar/587 W. Northfield Church Road; Variance Review (Application and materials dated 8/24/2020).

Dear ZBA Members:

We have reviewed the above referenced variance application submitted by James Azar. The parcel located in the AR (Agriculture) district with parcel ID number: B-02-31-100-010. The applicant proposes to split the parcel into 3 lots measuring 5 acres, 5 acres and 10 acres, to accommodate 3 single family dwellings. The proposed lot split requires the construction of a private road to provide required street frontage. Due to the parcel shape, the length of the private road is approximately 2000 feet long. The applicant proposes to build a 20' wide Class B Private Road, when the Ordinance requires a Class A Private Road.

The applicant previously submitted a proposal to build 3 dwellings and a marijuana grow facility on the site. That request for variance was denied by the Zoning Board of Appeals at their meeting held on July 20, 2020. The applicant has submitted a revised proposal at this time, which eliminates the marijuana business.

VARIANCE


The proposal will require the following variance from the Zoning Ordinance:

1. ARTICLE XXIV. SUPPLEMENTARY REGULATIONS Section 36-719 Private Roads and Driveways; sub-section (g) specifications for rights-of-way and roadways (1)(a.)(4) requires a Class A road for any private road that has a length of more than 1000 feet, measured from the roadway centerline of the public road to the centerline of the other intersection road, or the center of the turnaround.

COMMENTS

Per Section 36-943 (d) of the Northfield Township Zoning Ordinance, the Board must, prior to acting on a proposed variance, consider and make findings regarding several factors, listed in bold type below. A variance shall not be granted by the ZBA unless the following conditions are met:

1. **Strict compliance with restrictions governing area, setback, frontage, height, lot coverage, density or other non-use matters will unreasonably prevent the owner from using the property for a permitted purpose or will render conformity with those restrictions unnecessarily burdensome.** The subject site is a conforming lot in the AR district that meets the minimum lot width and area requirements. The applicant purchased the property with the intention of building single family residential dwellings on it.



The applicant's justification in requesting the variance is that the requirement for a Class A private Road when the road length exceeds 1000' is primarily because of Fire Department requirements and their proposal to build a Class B gravel Road will still serve the Fire Department. The applicant also contends that the creation of a Class B Road will help save landmark trees on the site, and states that E. Northfield Church Road is a public street and of narrower width along the site's frontage.


When the applicant previously appeared before the Zoning Board of Appeals, the proposal included a potential marijuana grow operation. We had concerns that a Class B road to serve a commercial use/facility would set a precedent for other similar requests. Commercial uses receive truck and other vehicular traffic which typically requires full width roadway with paved access. To our knowledge the Township has been consistent in requiring appropriate road width and material for non-residential parcel development. The applicant had no demonstrated hardship other than financial to build a Class B Road.

The revised proposal at this time eliminates the marijuana operation and limits the use of the parcel to 3 residential units. The traffic received would be consistent with other single-family dwellings. The Township has other single-family residential lots which are served by a Class B road, similar to the one proposed. The only issue of concern is the road design for fire access and it is our understanding the Fire Department finds the proposed Class B road acceptable to serve the dwellings and allow for adequate turnaround and access for emergency vehicles.

The applicant had previously stated that the proposed roadway is designed to allow for minimum tree removal on the site and ensure minimal impact on the extensive wetlands located on the site. In a review letter dated March 19, 2020, the Township Engineer has noted that the proposed roadway location impacts regulated wetlands and is subject to review and possible change by the governing State Agency, EGLE. We believe the elimination of the commercial use is a significant alteration to the proposal. Compliance with the Ordinance standards would require a wider road width, which would impact more of the wetlands and possible removal of natural vegetation. With the elimination of the commercial use, the proposed Class B road to serve the proposed dwellings will help maintain the rural residential character of the area.

2. ***The variance will provide substantial justice to the applicant, as well as other property owners in the district.*** Approval of the variance will provide substantial justice to the applicant by allowing them to construct a reduced class of roadway than required by the Ordinance, and is not adverse to the interest of other property owners or the intent of the Zoning Ordinance. The requested variance is not setting a precedent as there are other parts of the Township with single family dwellings served by Class B roads.
3. ***The variance requested is the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners.*** The applicant is asking for a variance to provide a Class B Road which has a width of 20 feet, instead of a Class A Road with a width of 32 feet. The road surfaces will be the same but the Class A Road will be much longer in length. There is no minimum variance to be granted in this case.




- 
4. ***The need for the variance is due to unique circumstances that are peculiar to the land, structure or building involved and not generally applicable in the area or to other properties in the same zoning district.*** There are no unique circumstances that are peculiar to the land. The applicant states that they purchased a long and narrow parcel which had already been split and providing access to the parcel with a Class A Road poses a hardship. Land divisions are done for various reasons. Approval of a lot split is no guarantee on the buildability of a parcel. There are other similar long and narrow parcels within the AR district which will require a roadway for access to potential home sites. However, the Class B road is not unusual in the AR district. As noted previously, there are other Class B roads serving single family dwellings.
 5. ***The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, and not by the applicant or applicant's predecessors; it is not self-created.*** The need for variances is partly self-created. The applicant purchased a parcel of land which is severely limited by existing wetlands. Access to the rear of the parcel requires a longer roadway, which in turn necessitates a Class A road. However, the actual physical limitations on the parcel are not self-created, and beyond the applicant's control.
 6. ***The variance will be in harmony with the spirit and intent of this ordinance, will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety and welfare.*** The proposed variances are not likely to have any adverse impact on the neighborhood or on public health, safety and welfare. With the use of the parcel being limited to 3 single family dwellings, the amount of traffic generated will be relatively insignificant and the construction of a Class B road instead of a Class A road will not impact access necessary for the safety and welfare of the inhabitants.

RECOMMENDATION AND FINDINGS

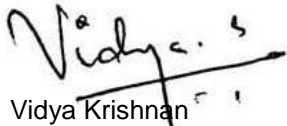
Based on the findings below, and subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals approve the requested variance for the parcel located at 587 W. Northfield Church Road for the following findings of fact:

1. The elimination of the commercial use reduces the intensity of uses proposed for the site.
2. Other areas of the Township have Class B roads serving single family dwellings.
3. Approval of the variance is not likely to set a precedent.
4. Approval of the variance may allow for additional tree preservation and wetland protection.
5. The variance requested is the minimum possible.
6. The problem resulting in the need for variance is partly self-created.
7. The variance will have no detrimental impact on public health, safety or welfare.
8. The variance requested is not adverse to the spirit and intent of the ordinance.





Respectfully submitted,
McKENNA



Vidya Krishnan
Principal Planner

cc: Township Manager:
Assessing/Building Asst.
Applicant:

Steven Aynes, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
Mary Bird, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
James Azar, via e-mail: James@3dsonline.com



NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The Northfield Township Zoning Board of Appeals will hold a public hearing for 6140 Whitmore Lake Road, Whitmore Lake, MI 48189. The applicant is proposing to build a new shed and redo existing porches on a non-conforming dwelling located at 6140 Whitmore Lake Road (WLR). The parcel is zoned AR Agriculture district and has a parcel number B-02-29-200-014. The proposal will require the following variance from the Zoning Ordinance:

1. Article VI. AR Agriculture District, Section 36-158. Regulations and Standards, sub-section (4) (a):
Front Yard (WLR Frontage) Setback
 - 50.00 feet minimum required
 - 24.30 feet proposed (to shed)
 - 25.70 foot variance requested
2. Article VI. AR Agriculture District, Section 36-158. Regulations and Standards, sub-section (4) (b):
Rear Yard (east) Setback
 - 50.00 feet minimum required
 - 15.90 feet proposed (to shed)
 - 34.10 foot variance requested

The public hearing will be held on **Monday, September 21, 2020** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

In the event, that the State of Michigan prohibits “virtual” meetings prior to July 20th. The Public Hearing will be held at the same time and on the same day, in person, on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The Township will notice a change of venue on the Township website and post in Township Hall.

This notice is in compliance with PA 267 of 1976 as amended (Open Meetings Act) MCLA 41.7, 2A (2) (3) and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Offices at 734-449-2880, seven days in advance.

Kathy Manley – Northfield Township Clerk

Publish: Sunday, September 6, 2020

Newspaper: Ann Arbor News

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

ZONING BOARD OF APPEALS HEARING APPLICATION

Applicant Information:		Proprietor/Owner Information:	
Name: Robert Hopps- The Equity Build Company Inc	Name: Moms Love, LLC / Susan Morris		
Address: 290 Edison Ave Ypsilanti MI 48197	Address: 1053 N Parker Rd Ann Arbor MI 48130		
Phone: 734.644.9297	Phone: 734.649.0588		
Email: equitybuildmgmt@gmail.com	Email: suemorris@acninc.net		
If application is made by anyone other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.			
Proof of Ownership Attached: <input checked="" type="checkbox"/>		Non-Owner Affidavit Attached: <input checked="" type="checkbox"/> agreement & pymt for variance services attached	
If applicant is not the owner, describe applicants interest in the property: _____			
Contractor for the home improvement work			
1. PROPERTY DESCRIPTION:			
A.) PROJECT ADDRESS: 6140 Whitmore Lake Rd Whitmore Lake MI 48189			
B.) PARCEL ID(S): B-02-29-200-014		IS THIS PROPERTY IN A FLOOD PLAIN: <input type="checkbox"/> Yes <input type="checkbox"/> No	
C.) LEGAL DESCRIPTION: *OLD SID - B 02-029-023-00 NO 29-9F BEG AT CENT OF SEC, TH W 0.55 FT IN E&W 1/4 LINE, TH N 22 DEG 20'W 306.43 FT IN CENT OF HWY, TH N 67 DEG 40'E 30 FT, TH N 29 DEG 17'E 294.82 FT, TH S 1 DEG 54'30"W 634.67 FT IN N&S 1/4 LINE TO PL OF BEG, BEING A PART OF S 1/2 OF NW 1/4, SEC 29, T1S R6E; CONT 1.13 ACRES			
2. PRESENT ZONING CLASSIFICATION:			
<input checked="" type="radio"/> AR LR MR MHP SR1 SR2 LC HC GC LI GI RTM ES PUD PSC RC RO WLD-___ W.L./N.T. Overlay OTHER: _____			
3: PRESENT USE OF PROPERTY: Single family residential			
4. NON-CONFORMING STATUS:			
A.) Please describe briefly the Non-Conformities which exist for this property (lot, structure or use): Narrow triangle shaped parcel where the front & back setbacks actually overlap. Currently every structure and drainfield on the property is non-conforming			
B.) State year/month Non-Conformity began (to the best of your knowledge):			
5. VARIANCE REQUEST:			
A.) Is a denial letter attached from the Zoning Administrator? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If no, identify each section of ordinance from which Variance is requested: _____			

B.) Describe reason/need for Variance:

Need to replace shed on property. The parcel's front and rear setbacks actually overlap which makes the request for variance necessary.

C.) Explain existing special conditions or circumstances that are unique to the land or buildings involved which are not applicable to similar land or building in the same district:

Property is a long and narrow, triangular shaped parcel and is non-conforming with respect to lot width and area. The NORTH end of the property is the where the DRAINFIELDS are located. The front & rear setbacks actually overlap each other like a Venn diagram. We need to locate the replacement shed to the SOUTH of the house, aligned with the front of the existing house. Pretty much where the existing shed is now.

D.) Did the special condition or circumstances arise from your actions?

☐ Yes ☒ No

Describe:

E.) Explain why interpretation of the ordinance would deprive you of rights commonly enjoyed by other property owners in the same district:

Most property owners in the district have existing buildable areas on their property where they can construct whatever improvements they desire. We have NO buildable area available on this property. See the drawing showing the setbacks and you'll see a very small triangle in the middle of the drainfield which is the only area that conforms. Everything else requires a variance.

F.) Explain why this is the minimum variance necessary to allow for a reasonable utilization of the land or structure:

We only want to replace the existing non-conforming shed with the new shed. That's all.

G.) Explain how this variance would be in harmony with the intent of the ordinance and not injurious to the neighborhood or neighbors or otherwise detrimental to the public interest:

As explained in part E above, most of the neighbors have buildable areas on their properties. We are simply replacing an existing shed with a new, slightly larger shed. Behind it are trees and quite a bit of land to the neighbor in the rear. The neighbors have all seen the existing shed for years, the new shed will be more attractive than what is there now.

H.) I, the applicant, request the Zoning Board of Appeals grant the following:

Approval of the Zoning Variance requested to allow us to remove the existing old shed and replace it with a new slightly larger useful shed on the area south of the existing house, no closer to the road than the existing home.

6. REQUIRED DOCUMENTS: (10 copies of application & site plans and 1 pdf file for large scale plans)

Attach a scaled and accurate drawing with the legal description and showing:

- All lot dimensions
- Dimensions and locations of all existing and proposed buildings/additions and drives
- Other improvements and easements of record
- Show distances between existing and proposed buildings and/ or additions
- Show locations and distances of wells, septic and/or sewer lines
- Locations, size, and distances of buildings/structures on adjoining lots
- All additional pertinent information as listed on the checklist on page 3

All documents must be submitted at time of application. If further information is needed, the Zoning Board of Appeals reserves the right to postpone the hearing to review new information.

7. If applicable, all lot lines and building corners must be staked out a minimum of 10 days before the hearing date.

8. The address of the property must be clearly marked and visible from the road.

9. A fee of dollars as established by the township board is attached to the application. Applicant understands that the fee will not be refunded in whole or in part regardless of the outcome of the decision.

* \$595.00 - Single unit (excludes subdivisions, site condo plans, commercial or apartment buildings greater than 4 units.)

\$795 = All others

10. THE APPLICANT:

- A.) Has received and read the attached provisions of the Township Zoning Ordinance in regards to Article XXX "Zoning Board of Appeals" and understands that a public hearing will be established within 45 days of the filing date and
- B.) Has also read the sections of the Township Zoning Ordinance that to pertain to this request and
- C.) Has complied with the above requested information and understands that the Zoning Board of Appeals reserves the right to adjourn a meeting if the above stated information is not provided and to re-schedule it when the information is provided and
- D.) Understands that any approval or denial of this application shall not relieve the applicant of compliance with all other applicable provisions of the Township Zoning Ordinance or Building Code and each variance approved shall be null and void unless authorized activity commences within 180 days after the date of approval.

AUTHORIZED SIGNATURE

All information provided in this application is, in all respects, true and correct to the best of my knowledge, and I understand that incorrect information may be grounds for denying the application or voiding any approval granted hereunder.


Applicant(s) Signature

Robert Hopps - authorization agreement attached

August 10, 2020

Date

APPLICANT CHECKLIST

The following information must be submitted to the Northfield Township Clerk prior to the application being scheduled for a public hearing:

- ___ Completed application form
- ___ Statement authorizing variance application if not the owner
- ___ Proof of ownership property
- ___ Legal description of property
- ___ 10 copies of site plan and required information
- ___ Review Fee

FOR ZONING BOARD OF APPEALS USE ONLY

APPEAL OF DECISION

1.) Name and Office of Official/Commission:

2.) Date of Decision: _____

3.) Describe Decision that is being appealed:

4.) Describe alternate interpretation or reason for the relief requested:

ACTION TAKEN

The Northfield Township Board of Appeals reviewed the above requested variance or appeal and;

☐ Approved: Date _____

☐ Denied: Date _____

Comments: _____

Signature of ZBA Chair _____

Signature of ZBA Secretary _____

Public Hearing date and time: _____

Notice sent to Newspapers: _____ for publication on: _____

(Notice shall be given not less than fifteen (15) days nor more than thirty (30) days before the date of public hearing.)

Notice sent to neighboring owners / occupants: _____

(Notice shall be sent to all persons to whom real property is assessed and to the occupants of all structures within 300 feet of the property.)

Notice sent to Zoning Board of Appeals Members: _____

Copies of Minutes sent to: _____ File _____

Applicant: _____

Building Department: _____

Ordinance Enforcement Officer: _____

RECEIVED

AUG 11 2020

NORTHFIELD TOWNSHIP

Received Date:

Paid Date:

PAID

AUG 11 2020

NORTHFIELD TOWNSHIP TREASURER

Existing Legal Non-Conformities:

☐ Yes

☐ No

If yes, explain below:

ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date _____

☐ Approved As Noted: Date _____

☐ Denied: Date _____

☐ Conditional Use Required

☐ Site Plan Approval Required

COMMENTS:

Zoning Administrator Signature _____

Date _____

AREA OF CONCERN

Landscaping:

	Complies	Does Not Comply	N/A
1 Greenbelt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Parking lot islands, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Site Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Foundation Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Dumpster Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Signs:

7 Number of Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Size and area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Comments:			

Comments:

Engineering: _____

Utilities: _____

☐ Connection fee's paid

Fire Chief: _____

☐ Inspection Complete

Access: _____

Other Conditions of Approval: _____

Additional Comments: _____

6140 WHITMORE LAKE RD WHITMORE LAKE, MI 48189 (Property Address)

Parcel Number: B -02-29-200-014



Item 1 of 3

2 Images / 1 Sketch

Property Owner: MOMS LOVE LLC**Summary Information**

> Residential Building Summary

- Year Built: 1955
- Full Baths: 1
- Sq. Feet: 1,375
- Bedrooms: 3
- Half Baths: 1
- Acres: 1.130

> Assessed Value: \$73,500 | Taxable Value: \$73,500

> Property Tax information found

> 8 Building Department records found

Owner and Taxpayer Information

Owner	MOMS LOVE LLC 1053 N PARKER RD DEXTER, MI 48130	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2020

Property Class	RESIDENTIAL IMPROVED	Unit	B -02 NORTHFIELD TOWNSHIP
School District	WHITMORE LAKE PUB SCH DIST	Assessed Value	\$73,500
MAP #	No Data to Display	Taxable Value	\$73,500
USER NUM IDX	0	State Equalized Value	\$73,500
YEAR TO DELETE	Not Available	Date of Last Name Change	09/20/2019
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
RE-INVENTORY YR	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 06/25/2010

Principal Residence Exemption	June 1st	Final
2020	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2019	\$68,300	\$68,300	\$53,103
2018	\$68,200	\$68,200	\$51,859
2017	\$67,700	\$67,700	\$50,793

Land Information

Zoning Code	AR-AGRICULTURE	Total Acres	1.130
Land Value	\$23,600	Land Improvements	\$960
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	WHITMORE SCH: AR/RC	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

*OLD SID - B 02-029-023-00 NO 29-9F BEG AT CENT OF SEC, TH W 0.55 FT IN E&W 1/4 LINE, TH N 22 DEG 20'W 395.43 FT IN CENT OF HWY, TH N 67 DEG 40'E 30 FT, TH N 29 DEG 17'E 294.82 FT, TH S 1 DEG 54'30"W 634.67 FT IN N&S 1/4 LINE TO PL OF BEG, BEING A PART OF S 1/2 OF NW 1/4, SEC 29, T1S-R6E; CONT 1.13 ACRES

Sale History

THE EQUITY BUILD COMPANY

INVOICE



290 Edison Ave
Ypsilanti, MI 48197
(734) 644-9297
MI Builder License #26200556

DATE: 3/11/20

DOCUMENT: 2020 - 114

BILL TO:

SUSAN MORRIS
1053 N Parker Rd
Ann Arbor, MI 48130

SITE:

Parcel # B-02-29-200-014
6140 Whitmore Lake Rd
Whitmore Lake, MI 48189

PAID
03/12/20

P.O. or Authorization	Terms	Project
-----------------------	-------	---------

SUE

upon receipt

WHITMORE LAKE

Serviced	Description	m/hrs or qty	amount
	<p>For professional services rendered to obtain the building permit as needed to construct a new outbuilding, remove & replace both the front and the rear porches, and excavate along three sides of the house and install an EPDM membrane as well as a perimeter drain.</p> <p>NOTE: Presently the site plan for the property shows that both the existing house and the shed are in violation of the current zoning ordinances. As per this agreement we will:</p> <ol style="list-style-type: none"> 1) meet with the zoning official 2) assemble the documents needed to start the process at the building department, (which will not be approved by that same zoning official) , then 3) submit the documents needed to petition for a zoning variance to the Zoning Board of Appeals 4) meet with the zoning officer as needed 5) attend the zoning meeting(s) as needed <p>to get the zoning board to approve the variance. After Zoning Variance Approval, we will</p> <ol style="list-style-type: none"> 6) submit the package once again to the building department for approval of permit to build. <p>Owner will provide a certified survey, scalable as per zoning variance specifications, and will have surveyor clearly stake the "Right of Way" lines along the Whitmore Lake Rd side of the home, as well as along the property line at the rear of the home. Also Owner will have their Surveyor stake the four corners of the proposed new outbuilding. In addition, Owner will have their Architect provide us with sealed, signed drawings of the proposed new building, the new front & back porches, and showing the three sides of the house for perimeter footing drains. Also NOTE: Zoning approval is not guaranteed.</p> <p>All Township fees (Building Department, Zoning Board of Appeals, etc) are separate from this agreement</p> <p>>> Lake Trust check # 6174 in the amount of \$2,500.00 applied to this invoice</p>		2,500.00

AGREED AS DETAILED IN SCOPE OF WORK ABOVE

Total \$2,500.00

Payments & Credits -\$2,500.00

Balance Due \$0.00

LARA Corporations Online Filing System

Department of Licensing and Regulatory Affairs

ID Number: 802345082[Request certificate](#)[Return to Results](#)[New search](#)**Summary for:** MOM'S LOVE LLC**The name of the DOMESTIC LIMITED LIABILITY COMPANY:** MOM'S LOVE LLC**Entity type:** DOMESTIC LIMITED LIABILITY COMPANY**Identification Number:** 802345082**Date of Organization in Michigan:** 07/22/2019**Purpose:** All Purpose Clause**Term:** Perpetual**The name and address of the Resident Agent:**

Resident Agent Name: NORTHWEST REGISTERED AGENT SERVICE INC.

Street Address: 2222 W. GRAND RIVER AVE STE A

Apt/Suite/Other:

City: OKEMOS

State: MI

Zip Code: 48864

Registered Office Mailing address:

P.O. Box or Street Address:

Apt/Suite/Other:

City:

State:

Zip Code:

Act Formed Under: 023-1993 Michigan Limited Liability Company Act**Acts Subject To:** 023-1993 Michigan Limited Liability Company Act**Managed By:**

Members

View filings for this business entity:

ALL FILINGS
ANNUAL REPORT/ANNUAL STATEMENTS
CERTIFICATE OF CORRECTION
CERTIFICATE OF CHANGE OF REGISTERED OFFICE AND/OR RESIDENT AGENT
RESIGNATION OF RESIDENT AGENT
CERTIFICATE OF ASSUMED NAME

[View filings](#)**Comments or notes associated with this business entity:**

L: 5321 P: 828 6488571 D

09/26/2019 02:45 PM Total Pages: 2
Lawrence Kestenbaum, Washtenaw Co



Receipt# 19-23628 6488571

09/26/2019 Washtenaw Co. Michigan

Real Estate Transfer Tax

Tax Stamp # 450994

County Tax: \$198.00 State Tax: \$1350.00



WARRANTY DEED

File No: 19-MI-03588

The Grantor(s), Ian Wilson and Laura Wilson
whose address is 627 Cattail Ln., Pinckney, MI 48169
convey(s) and warrant(s) to Mom's Love LLC, a Michigan limited liability company
whose address is 1053 N Parker Rd, Dexter, MI 48130
the following described premises:

Property located in the Township of Northfield, County of Washtenaw, State of Michigan, to-wit:

A triangular piece of land being all that part of the following described property, to-wit: all that part of the South 1/2 of the Northwest 1/4 of Section 29, Town 1 South, Range 6 East, Also Erroneously described as Range 5 East, Township of Northfield, County of Washtenaw, Lying East of the Whitmore Lake Road. Commonly known as U.S. 23, lying South of the Creek that crosses Whitmore Lake Road,

Also described as: A part of the South 1/2 of the Northwest 1/4 of Section 29, Town 1 South, Range 6 East, Also erroneously described as Range 5 East Northfield Township, Washtenaw County, Michigan. Described as beginning at the center of Section 29, Town 1 South, Range 5 East; thence West 0.55 feet in the East and West 1/4 line; thence North 22 degrees 20 minutes West 395.43 feet in the center line of highway U.S. 23; thence North 67 degrees 40 minutes East 30.00 feet, thence North 29 degrees 17 minutes East 294.82 feet along the center of a ditch; thence South 1 degrees 54 minutes 30 seconds West 634.97 feet in the North and South 1/4 line of the Point of Beginning,

for the sum of one hundred eighty thousand and NO/100 Dollars (\$180,000.00), subject to easements, reservations and restrictions of record.

The Grantor grants to the Grantee the right to make 4 divisions under Section 108 of the Land Division Act, 1967 PA 288, MCL 560.108.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

14

Time Submitted for Recording
Date 9-26-2019 Time 2:07pm
Lawrence Kestenbaum
Washtenaw County Clerk/Register

SUR

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. B990013 km

Dated: 16 September, 2019

Ian Wilson

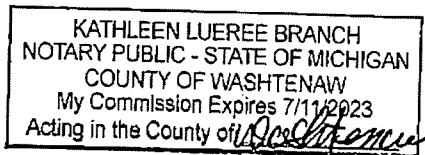
Ian Wilson

Laura Wilson

Laura Wilson

State of Michigan
County of Washtenaw

The foregoing instrument was acknowledged before me this 16 day of Sept, 2019, by Ian Wilson and Laura Wilson.



Kathleen Lueree Branch

_____, Notary Public
_____, County, Michigan

Acting in the County of _____
My commission expires: _____

County: \$198.00 State: \$1,350.00 Tax Parcel No: B -02-29-200-014
Drafted By: Marjorie M. Dixon, 350 S. Main St., Ste. 400, Ann Arbor, MI 48104
When recorded, return to: Barristers Settlement & Title Agency, 1896 W. Stadium Blvd., Ann Arbor, MI 48103

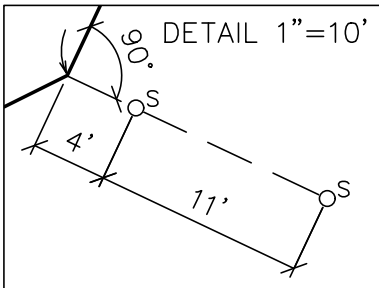
CERTIFIED SURVEY

A PARCEL OF LAND LOCATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 29, T1S, R6E, NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

BASIS OF BEARING

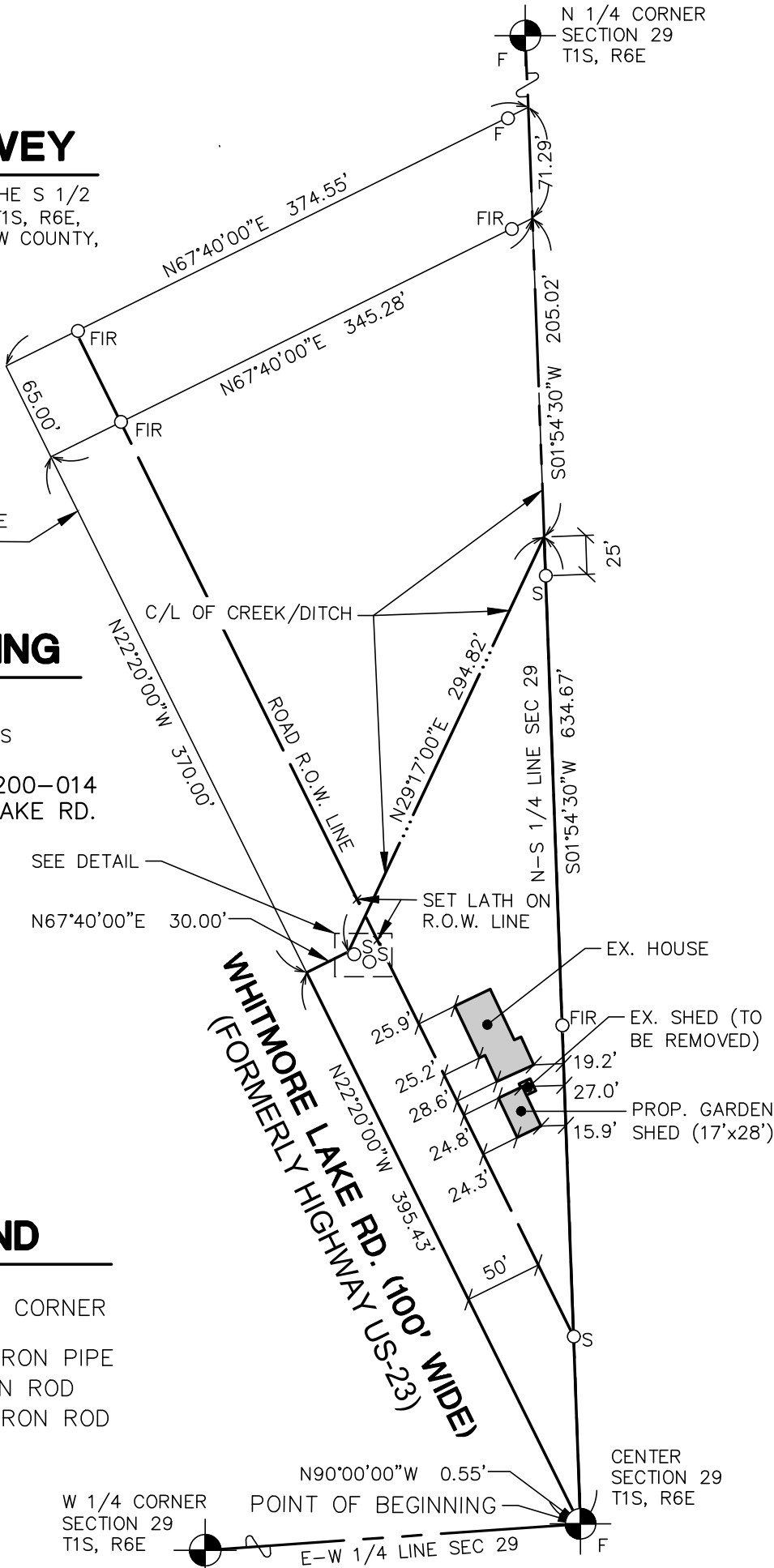
WARRANTY DEED
LIBER 4798, PAGE 289,
WASHTENAW COUNTY RECORDS

TAX PARCEL ID: B-02-29-200-014
ADDRESS: 6140 WHITMORE LAKE RD.



LEGEND

- SECTION CORNER
- F FOUND IRON PIPE
- S SET IRON ROD
- FIR FOUND IRON ROD



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON 8-27-20 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: MORRIS	DATE: 08/27/20
JOB NO.: 19289	SHEET 1 OF 2
SECTION: 29 TOWN: 1S RANGE: 6E	SCALE: 1in.= 100 ft.
TOWNSHIP OF NORTHFIELD	BOOK: 1021
WASHTENAW COUNTY, MICHIGAN	BY: HLE



MIDWESTERN
CONSULTING

3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

Mark Vander Veen

Mark Vander Veen PS NO. 56788



LEGAL DESCRIPTION

(per Warranty Deed, Liber 4798, Page 289, Washtenaw County Records)

A triangular piece of land being all part of the following described property, to-wit: all that part of the South 1/2 of the Northwest 1/4 of Section 29, Town 1 South, Range 6* East, Township of Northfield, County of Washtenaw*, Lying East of the Whitmore Lake Road. Commonly known as U.S. 23, lying South of the Creek that crosses Whitmore Lake Road.

Also described as: A part of the South 1/2 of the Northwest 1/4 of Section 29, Town 1 South, Range 6* East, Northfield Township, Washtenaw County, Michigan. Described as beginning at the Center of Section 29, Town 1 South, Range 5 East; thence West 0.55 feet* in the East and West 1/4 line; thence North 22 degrees 20 minutes West 395.43 feet in the center line of Highway U.S. 23; thence North 67 degrees 40 minutes East 30.00 feet; thence North 29 degrees 17 minutes East 294.82 feet along the center of a ditch; thence South 1 degree 54 minutes 30 seconds West 634.97 feet in the North and South 1/4 line to the Point of Beginning.

* typographic error corrected from previous records

WITNESSES

N1/4 CORNER		
SECTION 29		
T1S, R6E		
FOUND REMON CAP 4" ABOVE GROUND SURFACE		
20" COTTONWOOD	N35°W	53.50' MAG & RT SW SIDE
20" COTTONWOOD	NORTH	22.60' MAG & RT E SIDE
8" CHERRY	N85°E	46.74' MAG & RT S SIDE
48" WILLOW	S50°W	16.02' MAG & RT NW SIDE
EAST ROW FENCE	WEST	31.0'
US 23 FREEWAY		
CENTER		
SECTION 29		
T1S, R6E		
FOUND IRON PIPE		
48" OAK	N45°E	27.45' SET NAIL NW SIDE
UTILITY POLE	S45°W	48.55' SET NAIL N SIDE
24" OAK	S55°E	76.95' SET NAIL SW SIDE
12" SPRUCE	NORTH	59.60' SET NAIL W SIDE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON 8-27-20 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: MORRIS	DATE: 8/27/20
JOB NO.: 19289	SHEET 2 OF 2
SECTION: 29 TOWN: 1S RANGE: 6E	SCALE: 1in.= N/A ft.
TOWNSHIP OF NORTHFIELD	BOOK: 1021
WASHTENAW COUNTY, MICHIGAN	BY: HLE



M I D W E S T E R N
C O N S U L T I N G

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Mark Vander Veen

Mark Vander Veen PS NO. 56788

STATE OF MICHIGAN

MARK VANDER VEEN

PROFESSIONAL SURVEYOR

No. 56788

LICENSED PROFESSIONAL SURVEYOR

ROAD R.O.W. LINE

LOT LINE

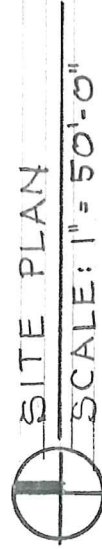
C/L WHITMORE LAKE RD.

APPROX. LOCN. EX.
SEPTIC SYSTEM

EX. HOUSE

PROPOSED SHED

ALIGN



SITE PLAN

SCALE: 1" = 50'-0"

RECEIVED

SEP 14 2020

NORTHFIELD TOWNSHIP

GARDEN SHED
6140 WHITMORE LAKE ROAD
NORTHFIELD TWP, MI 48189
PARCEL ID: B-02-29-200-014

TOM GRACE, ARCHITECT
8404 WALNUT HILL
DEXTER, MI 48130



Thomas M. Grace Jr.

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

ZONING COMPLIANCE APPLICATION / CERTIFICATION

Zoning Compliance is required prior to new construction, alterations to an existing structure, or change of use.

This application must be accompanied by two (2) copies of scaled site plans meeting the information requirements of the Zoning administrator. Plans must be dated (mo., day, yr.), including revisions, notate scale, and include a directional 'North' arrow.

Proposed and existing structures must be included in plans. For non-residential uses in any zoning district, all buildings and structures, utilities, parking area, dumpsters, landscaping, sidewalks, paved drives, fences, sign locations, etc. must be clearly visible on plans.

Site plans must also list the name, address, and parcel number of the property being reviewed on the Zoning Application.

Applications for zoning compliance certificates shall be deemed abandoned (6) months after the date of filing unless diligently pursued or a building permit or certificate of occupancy is issued. Any certificate shall become invalid if the authorized work is suspended or abandoned for a period of six (6) months after commencement of work.

PROJECT NAME: GARDEN SHED & RE-DO PORCHES

PROJECT ADDRESS: 6140 WHITMORE LAKE RD WHITMORE LAKE, MI 48189

PARCEL ID(S): B-02-29-200-014

IS THIS PROPERTY IN A FLOOD PLAIN: ☐ Yes ☐ No

Applicant Information:

Proprietor/Owner Information:

Name: THE EQUITY BUILD COMPANY INC

Name: MOMS LOVE LLC - SUE MORRIS

Address: 290 EDISON AVE YPSILANTI MI 48197

Address: 1053 PARKER RD ANN ARBOR MI 48130

Phone: 734.644.9297

Phone: 734.649.0588

Email: EQUITYBUILD@GMAIL.COM

Email: SUEMORRIS@ACNINC.NET

If application is made by anyone other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.

Proof of Ownership Attached: ☐

Non-Owner Affidavit Attached: ☐

If applicant is not the owner, describe applicants interest in the property: CONTRACTOR TO BUILD SHED, REPLACE PORCHES & FOOTER DRAIN TILE

PROPERTY DESCRIPTION

Description of Proposed Use: SINGLE FAMILY RESIDENCE

Sanitary Facilities: ☐ Sewer; Sewer Tap Permit #: _____

☐ Septic; WCHD Permit #: _____

Zoning Classification(s):

AR LR MR MHP SR1 SR2 LC HC GC LI GI RTM ES PUD PSC RC RO WLD-___ W.L./N.T. Overlay OTHER: _____

Type of Construction/Alteration: SINGLE FAMILY RESIDENCE w WATER INTRUSION IN BASEMENT.

WHILE CURING WATER PROBLEM (EXCAVATING TO FOOTERS), OLD DAMAGED CONCRETE PORCHES WILL BE REPLACED, AS WELL AS EXISTING SHED

Project Start Date: _____

Project Completion Date: _____

AUTHORIZED SIGNATURE

In the case of a false statement or misrepresentation of fact in the application or on the plans on which the certificate is based, any zoning compliance certificate issued thereto shall be null and void.

I hereby acknowledge the above facts and those on the attached site sketch and prints to be true to the best of my knowledge and state that said construction and/or occupancy of the structure and/or site shall occur in accordance with this certificate. Further, I agree to give permission for officials of Northfield Township, Washtenaw County and the State of Michigan to enter the property for the purposes of inspection.

Applicant(s) Signature _____

Date _____

FOR OFFICE USE ONLY

Received Date:

Paid Date:

Existing Legal Non-Conformities:

☒ Yes ☐ No

If yes, explain below:

Non conforming lot & dwelling

RECEIVED

JUL 15 2020

PAID

JUL 15 2020

NORTHFIELD TOWNSHIP

NORTHFIELD TOWNSHIP
TREASURER

ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date _____☐ Approved As Noted: Date _____☒ Denied: Date 7-22-2020☐ Conditional Use Required☐ Site Plan Approval Required

COMMENTS:

See attached comment sheetNicholas

Zoning Administrator Signature

Date

7/22/2020

AREA OF CONCERN

Landscaping:	Complies	Does Not Comply	N/A
1 Greenbelt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Parking lot islands, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Site Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Foundation Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Dumpster Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6 Comments:

Signs:

7 Number of Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Size and area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9 Comments:

Comments:

Engineering: _____

Utilities: _____

☐ Connection fee's paid

Fire Chief: _____

☐ Inspection Complete

Access: _____

Other Conditions of Approval: _____

Additional Comments: _____

6140 Whitmore Lake Road

Applicant: The Equity Build Co. Inc.(Owner: Sue Morris/Mom's Love LLC)
Request: Construction of a shed and renovation of porches
Zoning: AR (Single Family Residential District)
Action: **DENIED** (see comments below)

Comments:

The applicant is proposing to replace existing damaged porches and an existing shed on the site. The subject parcel is located in the AR District, is a long and narrow triangle shaped parcel and is non-conforming with respect to lot width and area. The existing dwelling is placed towards the south end of the parcel and is non-conforming and does not meet the front and rear yard setback requirements of 50 feet each, for the AR district. The existing shed is also non-conforming and to be replaced with a larger 17' x 28' non-conforming shed.

While existing water damaged concrete porches can be replaced under the maintenance provision of the non-conforming structures, any expansion of the porch footprints must be clearly identified. The drawings submitted are construction drawings and do not show setbacks for proposed structures from the property lines.

I have previously met with a representative/owner for the property and discussed placement of structures. Any structure placed on the south side of the dwelling must meet the 50 foot front and rear yard setbacks. In all likelihood, a structure can possibly be located only to the north of the dwelling.

A revised drawing (staked survey) must be submitted showing proposed porch redo and proposed shed, with their setbacks from the property lines.

Zoning Administrator
7-22-2020

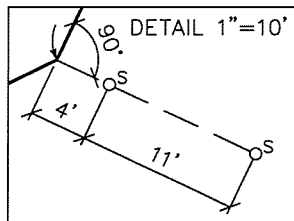
CERTIFIED SURVEY

A PARCEL OF LAND LOCATED IN THE SOUTH
1/2 OF THE NORTHWEST 1/4 OF SECTION
29, T1S, R5E, NORTHFIELD TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN.

BASIS OF BEARING

WARRANTY DEED
LIBER 4798, PAGE 289,
WASHTENAW COUNTY RECORDS

TAX PARCEL ID: B-02-29-200-014
ADDRESS: 6140 WHITMORE LAKE RD.



LEGEND

- SECTION CORNER
- FOUND IRON PIPE
- SET IRON ROD
- FOUND IRON ROD



W 1/4 CORNER
SECTION 29
T1S, R5E

POINT OF BEGINNING
E-W 1/4 LINE SEC 29

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON 11-22-19
AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE
OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF
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CLIENT: MORRIS	DATE: 11/22/19
JOB NO.: 19289	SHEET 1 OF 2
SECTION: 29 TOWN: 01S RANGE: 06E	SCALE: 1in. = 100 ft.
TOWNSHIP OF NORTHFIELD	BOOK: 1021
WASHTENAW COUNTY, MICHIGAN	BY: HLE



MIDWESTERN

CONSULTING

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Mark Vander Veen
Mark Vander Veen PS NO. 56788

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* typographic error corrected from previous records

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T1S, R6E
FOUND REMON CAP 4" ABOVE GROUND SURFACE
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20" COTTONWOOD NORTH 22.60' MAG & RT E SIDE
8" CHERRY N85°E 46.74' MAG & RT S SIDE
48" WILLOW S50°W 16.02' MAG & RT NW SIDE
EAST ROW FENCE WEST 31.0'
US 23 FREEWAY

CENTER
SECTION 29
T1S, R6E
FOUND IRON PIPE
48" OAK N45°E 27.45' SET NAIL NW SIDE
UTILITY POLE S45°W 48.55' SET NAIL N SIDE
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CLIENT: MORRIS	DATE: 11/22/19
JOB NO.: 19289	SHEET 2 OF 2
SECTION: 29 TOWN: 01S RANGE: 06E	SCALE: 1in. = N/A ft.
TOWNSHIP OF NORTHFIELD	BOOK: 1021
WASHTENAW COUNTY, MICHIGAN	BY: HLE

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Mark Vander Veen
Mark Vander Veen PS NO. 56788

STATE OF MICHIGAN
MARK VANDER VEEN
PROFESSIONAL SURVEYOR
No. 56788
LICENSED PROFESSIONAL SURVEYOR

GARDEN SHED

6140 Whitmore Lake Road, Northfield Township 48189

MOMS LOVE, LLC

1059 North Parker
DEXTER, MI 48130
734.649.0588

Tom Grace, Architect

8404 Walnut Hill
DEXTER, MI 48130
734.604.8958

VOLUME I OF I

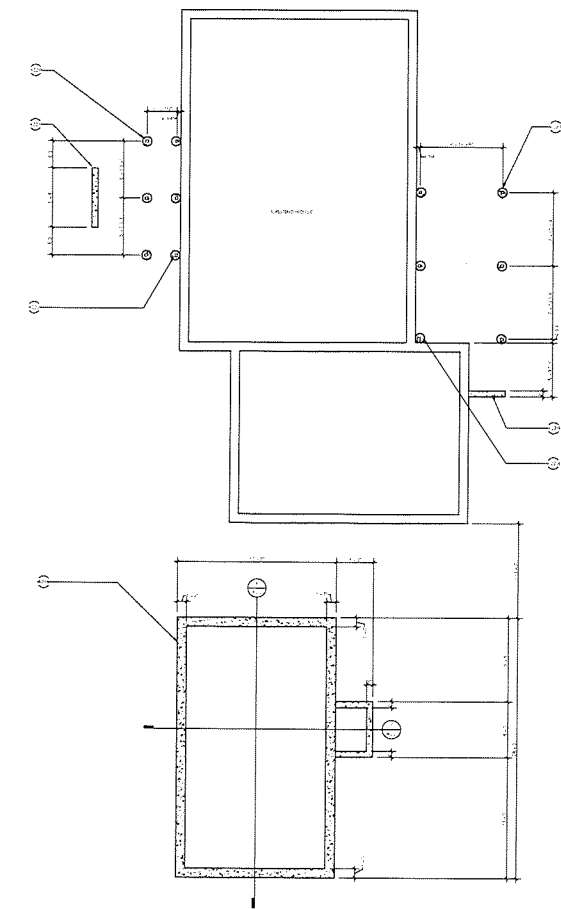
ISSUED FOR:
CONSTRUCTION

ISSUE
JUNE 15, 2020

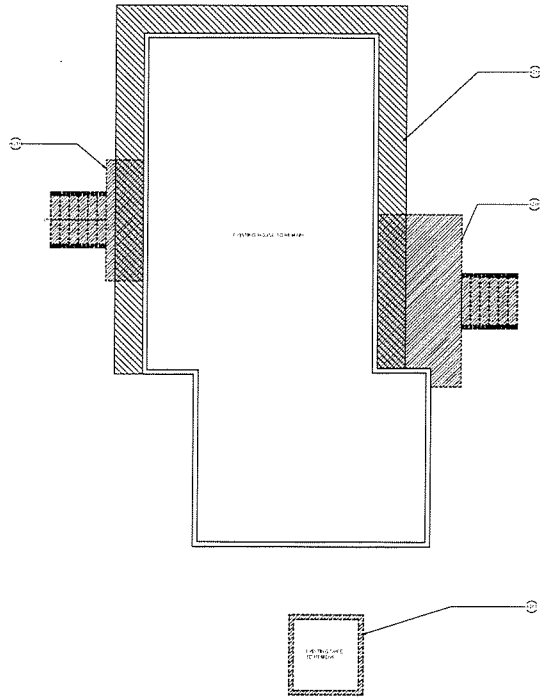
G1.1

DATE: 02/22/2018 10:10 PM START PAGE

PAGE 001



2 FOUNDATION PLAN



1 SITE DEMOLITION PLAN

SHEET KEYNOTES

- 1. DEMOLITION OF EXISTING GARDEN SHED
- 2. DEMOLITION OF EXISTING FOUNDATION
- 3. DEMOLITION OF EXISTING WALLS
- 4. DEMOLITION OF EXISTING ROOF
- 5. DEMOLITION OF EXISTING FLOOR
- 6. DEMOLITION OF EXISTING CEILING
- 7. DEMOLITION OF EXISTING DOORS
- 8. DEMOLITION OF EXISTING WINDOWS
- 9. DEMOLITION OF EXISTING PORCH
- 10. DEMOLITION OF EXISTING PATIO

GARDEN SHED
6140 Whitman Lake Road
Whitman Lake, Michigan 49160

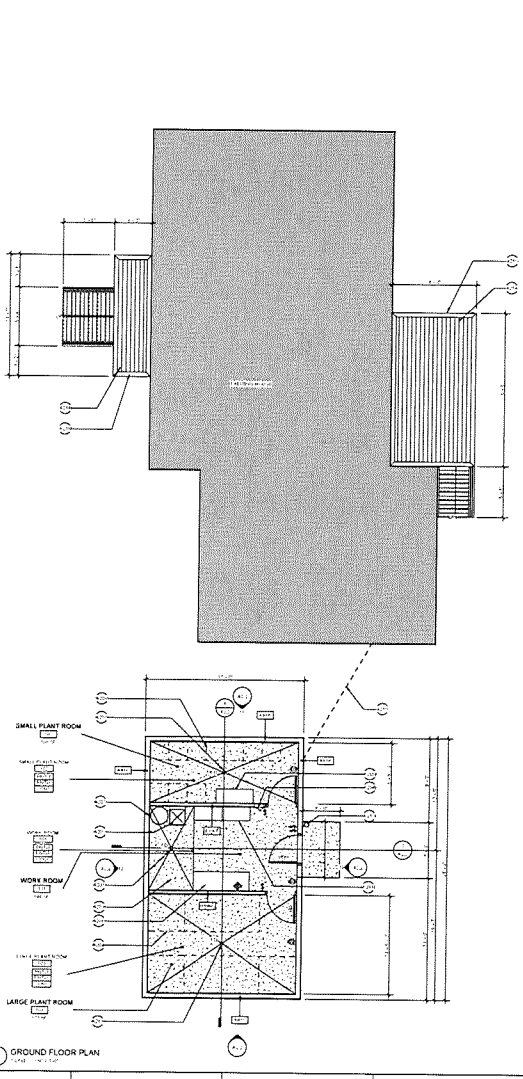
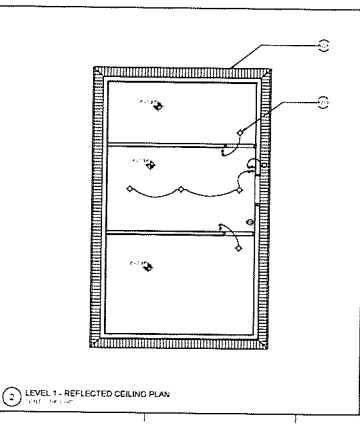
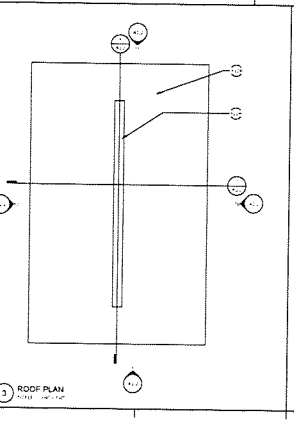
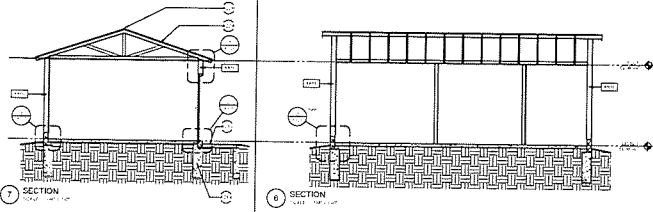
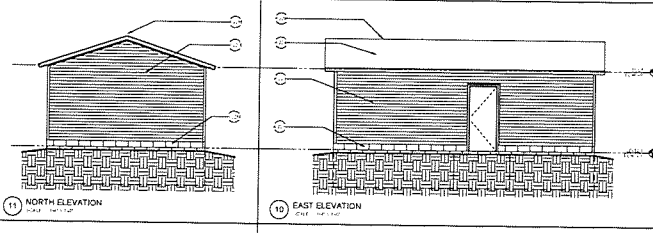
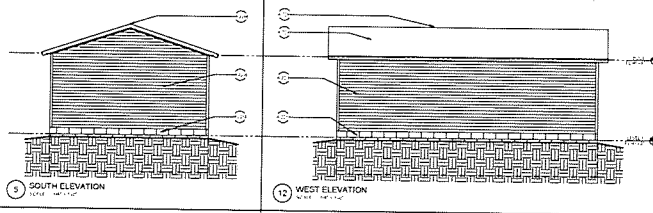
Tom Grace, Architect
800 WALNUT HILL
DETROIT, MI 48210
734.654.9559
tom@tgrace.com

NO.	DATE	REVISION
1	02/22/2018	ISSUED FOR PERMIT
2		
3		
4		
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6		
7		
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9		
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DEMOLITION PLAN /
FOUNDATION PLAN

PROJECT: 1801036305
SHEET: A2.1



- SHEET KEYNOTES**
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN METERS.
 - 2. ALL MATERIALS AND FINISHES ARE AS SHOWN ON THE DRAWINGS.
 - 3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 - 4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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 - 20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

GARDEN SHED
 8140 Whitmore Lake Road
 Whitmore Lake, Michigan, 48185

Tom Grace, Architect

DATE	BY	REVISION
10/1/2010	TG	1.00
10/1/2010	TG	1.01
10/1/2010	TG	1.02
10/1/2010	TG	1.03
10/1/2010	TG	1.04
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10/1/2010	TG	1.20



PLANS, ELEVATIONS
 AND SECTIONS

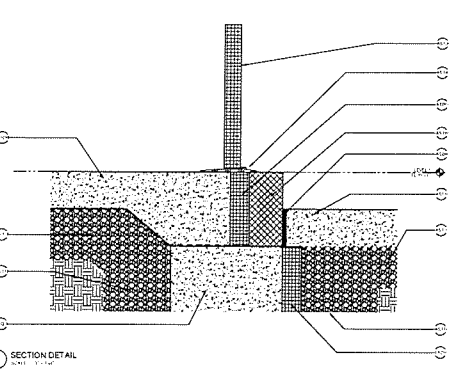
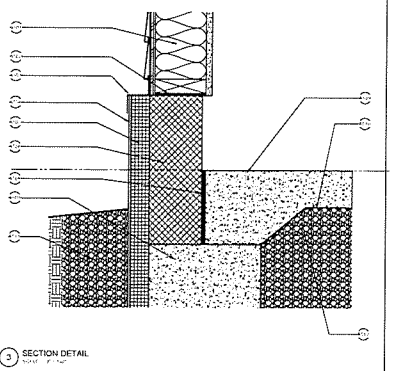
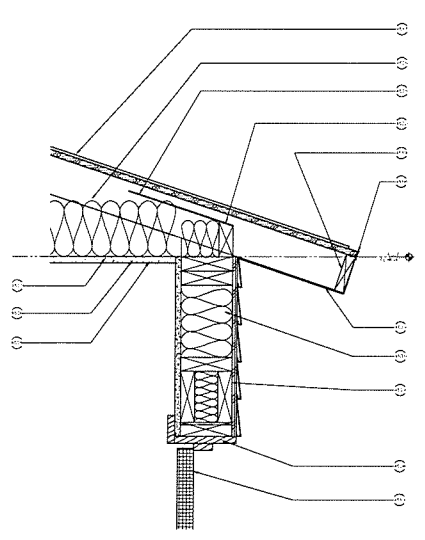
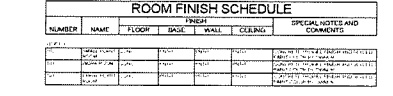
DATE: 10/1/2010

PROJECT: GARDEN SHED

DESIGNER: TOM GRACE

SCALE: AS SHOWN

1/4" = 1'-0"



- | OSHEET KEYNOTES | |
|-----------------|--|
| 0-100 | LAST EXTENSION WORK STARTED - 10/20/00 |
| 0-101 | LAST EXTENSION WORK COMPLETED - 10/20/00 |
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| 0-103 | WBS TO BE USED |
| 0-104 | WBS TO BE USED |
| 0-105 | WBS TO BE USED |
| 0-106 | WBS TO BE USED |
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GARDEN SHED
6140 Whitmore Lake Road
Whitmore Lake, Michigan, 48169

Tom Grace, Architect
8404 WALNUT HILL
DEXTER, MI 48130
734.624.0958
tomgrace1@gmail.com

[illegible]

EXTERIOR WALL SECTION DETAILS, DOOR AND FINISH SCHEDULES

A5.1



September 14, 2020

Zoning Board of Appeals
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189-0576

Subject: 6140 Whitmore Lake Road; Variance Review (Application and materials dated 8/10/2020; Revised survey dated 8/27/2020).

Dear ZBA Members:

We have reviewed the above referenced variance application submitted by Robert Hopps on the Equity Build Company Inc., on behalf of Susan Morris. The applicant proposes to build a 17' x 28' shed and redo porches on an existing dwelling on the site. The subject site is located on the east side of Whitmore lake Road, north of E. Northfield Church Road and is zoned AR (Agriculture) district.

VARIANCE


The proposal will require the following variances from the Zoning Ordinance:

1. Article VI. AR Agriculture District, Section 36-158. Regulations and Standards, sub-section (4) (a):
Front Yard (WLR Frontage) Setback
 - 50.00 feet minimum required
 - 24.30 feet proposed (to shed)
 - 25.70 foot variance requested
2. Article VI. AR Agriculture District, Section 36-158. Regulations and Standards, sub-section (4) (b):
Rear Yard (east) Setback
 - 50.00 feet minimum required
 - 15.90 feet proposed (to shed)
 - 34.10 foot variance requested

COMMENTS

Per Section 36-943 (d) of the Northfield Township Zoning Ordinance, the Board must, prior to acting on a proposed variance, consider and make findings regarding several factors, listed in bold type below. A variance shall not be granted by the ZBA unless the following conditions are met:

1. **Strict compliance with restrictions governing area, setback, frontage, height, lot coverage, density or other non-use matters will unreasonably prevent the owner from using the property for a permitted purpose or will render conformity with those restrictions unnecessarily burdensome.** The subject site is located in the AR District, is a long and narrow triangle shaped parcel and is non-conforming with respect to lot width and area. The existing dwelling is placed towards the south end of the parcel and is non-conforming and does not meet the front and rear yard setback requirements of 50 feet each, for the AR district. The



existing shed is also non-conforming and to be replaced with a larger 17' x 28' shed. The applicant is also proposing to redo the porches on the existing dwelling. However, the redo of the porches qualifies as maintenance of an existing non-conforming structure per Section 36-903 (b) of the Zoning Ordinance.

The applicant's justification in requesting the variance is that the existing shed is to be demolished and the new shed constructed to meet the needs of the residents. However, the unusual pointed triangle shape of the parcel with intersecting front and rear yard setbacks and location of septic tank drain fields in the northern portion of the site, leaves very little space on the site for any structure to conform to the requirements of the Ordinance. Per the applicant, even though the proposed lot coverage is minimal requirement, the subject site has very less buildable area when compared to its neighbors.

We acknowledge that the subject site has a very unusual shape which allows for a relatively small building envelope. Placing of the new shed in conformance to the Ordinance standards would like place it on top of the drain fields or 100+ feet away from the dwelling which would not serve any purpose or be of use/convenience to the residents. Such a requirement can be construed as being unnecessarily burdensome when the site is far below the lot coverage limitations for the parcel and has a modest sized dwelling on it.

2. ***The variance will provide substantial justice to the applicant, as well as other property owners in the district.*** Approval of the variance will provide substantial justice to the applicant by allowing them to construct a new structurally sound shed to meet their storage needs, and is not adverse to the interest of other property owners or the intent of the Zoning Ordinance. The shed is proposed to be located in approximately the same location as the existing shed which is to be demolished. The site has a dense cover of vegetation and shrubbery along its south property line which effectively screens the shed from view of the property to its south.
3. ***The variance requested is the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners.*** The area where the shed is located has overlapping front and rear yard setbacks lines essentially making it impossible for any structure to be built. The proposed shed is being placed to approximately line up with the front wall of the dwelling while maintaining a 15'+ setback from the east lot line. The variances requested could be minimized if the shed were made smaller; however, we believe the variance requested is reasonable.
4. ***The need for the variance is due to unique circumstances that are peculiar to the land, structure or building involved and not generally applicable in the area or to other properties in the same zoning district.*** The subject site has a unique and unusual inverted triangle shape. The location of the drain fields in the approximate middle of the parcel limits where structures on it can be constructed. We are not aware of many other AR zoned parcels with smaller size that are so unusually shaped.
5. ***The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, and not by the applicant or applicant's predecessors; it is not self-created.*** The need for variances is not self-created. The limitation caused by the parcel shape and soil's perk capacity for drain field location is not a self-created hardship. The desire to have an accessory structure to serve the storage needs of a single family dwelling is not unreasonable. .



6. ***The variance will be in harmony with the spirit and intent of this ordinance, will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety and welfare.*** The proposed variances are not likely to have any adverse impact on the neighborhood or on public health, safety and welfare. The shed is located at a significant distance from the nearest dwelling and is not likely to impact safety or quality of life issues for the general public and abutting properties.

RECOMMENDATION AND FINDINGS

Based on the findings below, and subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals **approve** the requested variance for the parcel located at 6140 Whitmore Lake Road for the following findings of fact:

1. The subject site has an unusual inverted triangle shape.
2. The front and rear yard setback lines intersect creating a small buildable area.
3. The north side of the site is limited by the location of septic drain fields.
4. Possibly locating the shed 100'+ north of the existing dwelling would serve no purpose.
5. The variances are not adverse to the interest of other property owners.
6. The variance requested is the minimum possible.
7. The problem resulting in the need for variances is not self-created.
8. The variance will have no detrimental impact on public health, safety or welfare.
9. The variance requested is not adverse to the spirit and intent of the ordinance.

Respectfully submitted,
McKENNA



Vidya Krishnan
Principal Planner

cc: Township Manager:
Assessing/Building Asst.
Applicant:

Steven Aynes, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
Mary Bird, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
Robert Hopps, via e-mail: equitybuildmgmt@gmail.com





September 8, 2020

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

Subject: Zoning Administrator Quarterly Report 4/1/2020 – 6/30/2020

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 SECOND quarter of 2020 (April 1 through June 30, 2020).

Zoning Compliance Applications: A total of 18 applications were APPROVED.

1. Approved two (2) new dwellings.
2. Approved additions to three (3) existing dwellings.
3. Approved five (5) new accessory structures – decks.
4. Approved three (3) new accessory structures – pole barns.
5. Approved one (1) new shed.
6. Approved three (3) new fences.
7. Approved one (1) solar array.

Three (3) applications were approved for Non-residential Uses:

1. ***0 Main Street/Yellowbox Fireworks*** – Approved a temporary land use for firework sales not to exceed 30 days in a calendar year.
2. ***NW Corner of Whitmore Lake Road and North Territorial Drive/Chestnut Development*** – The applicant filed a request for Zoning Compliance approval to construct 75 single family residential dwelling lots, 208 multiple family units in what appears to be townhome style units, a 7.13 acre area on North Territorial for an assisted living facility, and a 3 acre commercial parcel at the corner of the two streets intersection. The minimum required lot size in the LR district is 2 acres. The Ordinance permits single family residential uses by right per Section 36-186 (1) of the Zoning Ordinance. Multiple-Family Dwelling, assisted living and general commercial uses are not permitted by the Ordinance. At an area of 86.78 acres, the maximum permitted density would be 43 lots. Section 36-187 (2) allows for an open space development where less than 50 percent of the total buildable area is permanently preserved as dedicated open space in accordance with sections 36-718 and 36-726 or density exceeds the standards set forth in section 36-718(e)(1). This would still not permit the multiple-family, assisted living or commercial components. The only conditions under which it could be considered for approval is as a PUD (Planned Unit Development) which would require Planning Commission and Board of Trustees approval. .

- 
3. **8375 Dixboro** – The subject site is a farm. The applicant filed a request for Zoning Compliance to cultivate Industrial Hemp. Per state law definition, industrial hemp is not considered as marijuana, and therefore it is treated the same as any other agricultural crop and permissible under the Right to Farm Act.

Denied

Two (2) applications for decks and an application for a shed were denied due to lack on compliance with setbacks for the district in which they were located. One of the applicants subsequently revised and resubmitted their plans for the deck and the other revised their plans for the shed to comply, and received approval.

Marijuana Applications: Reviewed two (2) revised zoning compliance applications for recreation marijuana related uses, which were previously denied for lack of information.

Administrative Site Plan Approvals:

1. **9075 Brookside Drive** – Reviewed and granted administrative site plan approval with conditions to operate a food pantry as part of Northfield Human Services. The site is zoned LC (Local Commercial) and was previously used as a laundromat. The food pantry use is classified in the same category as a grocery store and is permissible in the district. Administrative site plan approval included improvements to sidewalks, pavement re-striping for parking, ADA compliance, provision of loading space, landscaping, removal of dumpster, installation of new light fixtures, façade upgrades and signage change.
2. **9101 Main Street/Northfield Community Center** – Reviewed the site plan for the Northfield Community Center parking lot expansion onto vacant lot to its north administratively. However, deferred approval of plan to Planning Commission since proposed parking lot surface was to be gravel, not asphalt. Approval of such a deviation is within the scope of the Planning Commission and cannot be administratively approved.

Zoning Board of Appeals Cases: One case was reviewed by the ZBA this quarter.

1. **587 W. Northfield Church Road/Private Road** – The applicant applied for and was denied a variance to construct a Class B private Road to serve 3 dwellings and a marijuana grow facility, when the Ordinance requires the construction of a Class A road, when the road length exceeds 2000 feet.


Final Site Inspections:

None this quarter.

Zoning Administrator Office Hours:

Due to the ongoing pandemic, upon direction from the Township Manager, I have suspended my office hours at the Township Offices since March 2020. However, the service we provide to applicants and property owners has not been discontinued. Mary Bird, the Zoning Coordinator, consolidates all the queries received during the week into an email communication to me at the end of the day Tuesday. I call each and every applicant/property owner on that list on Wednesday and help them with their





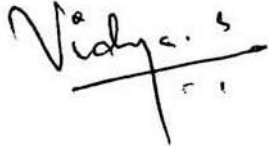
questions and concerns. I provide Mary with a written documentation on the conversations I have had with each person and the direction given to them, in order to ensure that if and when they apply for any approvals, Mary and I are on the same page with regard to the process.

I also communicate with the Township Code Enforcement officer via phone and email, as needed, to resolve any pending case issues or answer zoning related questions.

Other Items: Notwithstanding the unusual and unprecedented situation we all find ourselves in, 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. I work hard to ensure that applicants and property owner's needs are met without delay.

Respectfully submitted,

McKENNA



Vidya Krishnan
Principal Planner

Cc: Steven Aynes, Township Manager
Mary Bird, Zoning Coordinator
Jim Turner, Code Enforcement Officer
Paul Lippens, Planning Consultant



NORTHFIELD TOWNSHIP

ZONING BOARD OF APPEALS

Minutes of Regular Meeting

July 20, 2020

1. CALL TO ORDER

The meeting was called to order by chair Kenneth Dignan at 7:06 P.M. at via tele-conference.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Brad Cousino	Present
Kenneth Dignan	Present
Scott Gustafson	Present
Greg Kolecki	Present
Jacki Otto	Present
Alternate: James Balsillie	Presence not required

Also present:
Planning Consultant Vidya Krishnan, McKenna
Planning Consultant Paul Lippens, McKenna
Recording Secretary Lisa Lemble
Building/Planning/Zoning Coordinator Mary Bird
Members of the public

4. ADOPT AGENDA

- **Motion:** Dignan moved, Cousino supported, that the agenda be adopted as presented.
Motion carried 5—0 on a voice vote.

5. CORRESPONDENCE

Dignan noted an email related to the public hearing item had been received.

6. PUBLIC HEARINGS

6A. Case #JZBA200001; James Azar
Location: 587 W. Northfield Church Road;
Request for variance from Section 36-719(g),
Private Roads and Driveways, to allow
construction of a Class B Private Road;
Parcel 02-31-100-010; zoned AR—Agriculture.

- **Motion:** Dignan moved, Cousino supported, that the public hearing be opened.
Motion carried 5—0 on a roll call vote.

Planning Consultant Vidya Krishnan explained that the applicant proposes to split a 20-acre property into three parcels for the construction of a marijuana grow facility and two homes, providing access with a 2,000 foot long road. She noted the applicant is requesting approval of Class "B" private road, rather than a Class "A", which is the only subject of the requested variance. She reviewed the Standards for Determination against which variance requests are reviewed, and said the applicants contend a Class "B" road will serve the

Fire Department access requirements which are the basis for the Class "A" requirements, and it will save several landmark trees.

She read her report and made comments, including:

- The road location is subject to the State of Michigan review due to it crossing protected wetlands.
- There is no difference in the construction standards for either type of road, and one would not produce less dust than the other.
- The financial criteria cited by the applicant is not material to a variance request.
- Approving the variance would set a precedence unsupported by the ordinance and State law.
- There are no unique circumstances peculiar to the land to support a variance, and the need for the variance is self-created to maximize use of the property and save expense. Two single-family dwellings can be built with a shared driveway.
- The variances are not likely to have measurable impact on the surrounding neighborhood, but the applicant should have been aware of ordinance requirements before making their proposed plans.
- Allowing for a lower-quality roadway lowers standards in the Township which would set a negative precedent.

She recommended denial of the variance request.

Brandon Chaney, Nederveld, Inc., appeared for he applicant. His comments included:

- The property is 2664' x 327' and the Azar family plans to build two homes for their families, but they are unsure whether they will proceed with the proposed marijuana grow facility.
- The wider Class "A" road which is required would require disturbing 19,000 sq. ft. of wetlands, whereas a Class "B" road would disturb only 15,000 sq. ft.
- Per the international fire code a Class "B" road is sufficient for fire service, and the road will be accessed from Northfield Church, a 20' wide gravel road, which is the same width as the proposed private road.
- While the parcel conforms to zoning ordinance requirements, the 7½:1 depth:width ratio is unusual.
- Three-quarters of an acre of additional gravel would be required for a Class "A" road and result in removing five additional landmark trees and infilling of an additional 4,000 sq. ft. of wetlands.

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Minutes of Regular Meeting
Held via tele-conference
July 20, 2020**

- The request is in harmony with the quiet, rural neighborhood with a 20 ft. wide gravel road serving most of the homes, so a 32' wide private road would not be in character with the area.
- A road that is 12' wider than needed is a lot of impact on neighbors.
- There is 325 feet of Northfield Church road frontage, but due to topography, clusters of trees, and a wetland, their proposed entrance location is required.
- Their proposal is the most efficient for avoiding destruction of natural features.
- The request is not being made based on cost.
- The applicants bought the property based on its natural features, and they want to preserve as much of it as possible.

Dignan called for comments from the public.

Kris Kraft said it sounded like Chaney said the marijuana facility proposal is being withdrawn. He said this property has been for sale for a long time, specifically because of the access issue. He said he would prefer a narrower road to limit damage to his back yard, which is 100 feet away. He added he is concerned about wetlands and about having a marijuana facility in the area. He said if the marijuana facility is built it should have an asphalt driveway. He said this is not a special property, and the shape of it was intentional because the other property owners did not want the wetlands developed.

Krishnan noted Chaney had not specifically said the Azar's are withdrawing their marijuana facility application. She also noted under the zoning ordinance regulations three homes can be built on the property using a shared driveway without encroaching on the wetlands.

Jeff Linton said there is a private road across the street from the site, and there is a lot of activity on the road now with commercial vehicles using it turn it around, and he asked what activity would be created as a result of this request. Dignan said that is an issue for the Planning Commission.

Chaney said the Drain Commission requires that no drainage being changed as a result of their construction, and they will follow all permit requirements. He agreed three residences could be built on the front of the property, but the applicants want to get access to the rear 60% of the property, and they want to do that while disturbing the wetlands and landmark trees as little as possible.

- **Motion:** Otto moved, Cousino supported, that the public hearing be closed.
Motion carried 5—0 on a roll call vote.

7. OLD BUSINESS

None.

8. NEW BUSINESS

**8A. Case #JZBA200001; James Azar
Location: 587 W. Northfield Church Road;
Request for variance from Section 36-719(g),
Private Roads and Driveways, to allow
construction of a Class B Private Road;
Parcel 02-31-100-010; zoned AR—Agriculture.**

Dignan said the environmental impact of a Class "A" road over a Class "B" road is significant, and only a variance would allow the latter. Krishnan said her review of the proposal would have been different if no commercial enterprise were involved because granting a variance with that type of business involved would open the door for similar businesses in the future.

In answer to a question from Otto, Krishan said the required width for a residential driveway is only 12 feet.

Gustafson noted a Class "A" road is required only for roads longer than 1,000 feet, so he asked whether the first 1,000 ft. could be built to Class "B" standards and the rest to Class "A" standards. He also noted the applicant would have to get approval from the Fire Department for any road configuration that is different from what is required. Krishnan said the Township Engineer would have to be consulted about that. Cousino also questioned whether a hybrid of the two road widths could be used. He said buyers should do their homework before purchasing land.

Kolecki said for the current proposal with the commercial operation involved he would be inclined to stay with the Class "A" requirement. Dignan asked if a Class "A" road would be required if the commercial operation were raising chickens. Krishnan said the issue of the road class is related only to its length. Dignan said three homes could be built with a Class "B" road, then a chicken farming operation added without any changes to the road, and he asked if there is any option without a variance other than a Class "A" road. Krishnan said the length over 1,000 ft. requires a Class "A" road, but the use of the property affects the review of the request for the variance, and any commercial operation would indicate more intense use and so support the need for a Class "A" road. Dignan noted the AR zoning allows many uses other than residential, including a commercial type of enterprise protected under the Right to Farm Act.

Angela Azar said their engineer said they could not build a Class "B" road for the first 1,000 ft., and a Class "A" beyond that. She said the traffic load for the commercial operation will be less than for a single-family home, and she referenced a letter from their business' grower about traffic to the site.

In answer to a question from Cousino, Krishan said there is nothing in the ordinance that would prevent a

**Northfield Township Zoning Board of Appeals
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single-family home and the grow operation on a single parcel. Cousino said an extra 12 feet of roadway will not have a massive effect on the natural features and development should meet ordinance requirements.

In answer to a question from Otto, Cousino said there are other Class "B" roads in the Township.

Dignan said drainage is of concern in this area, and he questioned whether a Class "A" road is harmonious with the area. Krishan agreed that environmental considerations may be appropriate, and said perhaps a zoning text amendment is in order to address situations such as this, allowing Class "B" roads over 1,000 feet serving specific uses. She said that would be a matter for the Planning Commission to consider.

- **Motion:** Dignan moved, Otto supported, that in Case #JZBA200001 the Zoning Board of Appeals postpone indefinitely a decision in this case and advise the applicant to go to the Planning Commission in order to:
1. make a determine whether they are going to continue to propose the marijuana grow facility, and
 2. If it is going to be strictly residential, decide whether they would like the Planning Commission to revisit the private road section of the ordinance to create a distinction between residential and non-residential uses of the parcel.
- Motion carried 5—0 on a roll call vote.**

8B. Zoning Administrator Quarterly Report.

Krishnan reviewed the written report for the period January 1 through March 31, 2020, noting that activity was generally low other than applications for marijuana businesses under the new ordinance, each of which required zoning compliance review. She noted

she is starting to work with the code enforcement officer and the new Township attorney on code enforcement.

In answer to a question from Dignan, Krishnan said she does not anticipate ZBA applications related to marijuana special use permits.

10. MINUTES

Otto noted one minor correction.

- **Motion:** Otto moved, Dignan supported, that the minutes of the January 21, 2020, regular meeting be approved as amended.
Motion carried 5—0 on a voice vote.

11. CALL TO THE PUBLIC

Brandon Chaney thanked the ZBA for their consideration of the Azar request.

12. ZBA MEMBER COMMENTS

None.

13. ANNOUNCEMENT OF NEXT MEETING

August 17, 2020, at 7:00 PM at the Public Safety Building or via-teleconference was announced as the date and time of the next regular meeting of the Zoning Board of Appeals.

14. ADJOURNMENT

- **Motion:** Dignan moved, Otto supported, that the meeting be adjourned.
Motion carried 5—0 on a voice vote.

The meeting was adjourned at 8:38 P.M.

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 _____, 2020.

Kenneth Dignan, Chair

Greg Kolecki, Secretary

Official minutes of all meetings are available on the Township's website at
http://www.twp-northfield.org/government/zoning_board_of_appeals/