

**NORTHFIELD TOWNSHIP  
ZONING BOARD OF APPEALS  
Minutes of Regular Meeting  
March 20, 2017**

**1. CALL TO ORDER**

The meeting was called to order by chair Stephen Safranek at 7:20 P.M. at 8350 Main Street.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL  
AND DETERMINATION OF QUORUM**

Greg Kolecki	Present
Jacqueline Otto	Present
Stephen Safranek	Present
Amy Steffens	Present
Gary Wellings	Absent
Jeff Lehrke, Alternate	Absent
(Presence not required)	

Also present:  
Recording Secretary Lisa Lemble  
Mary Bird, Assessing & Building Assistant  
Planning Consultant Vidya Krishnan  
Members of the public

**4. ADOPT AGENDA**

- ▶ **Motion:** Safranek moved, Otto supported, that the agenda be adopted as presented.  
**Motion carried 4—0 on a voice vote.**

**5. CORRESPONDENCE**

None.

**6. PUBLIC HEARINGS**

- 6A. Case #JZBA170002; Tamera and Michael Bollman; 6404 Whitmore Lake Road; Appeal Zoning Administrator's decision denying commercial concrete paving company in AR—Agriculture District and Whitmore Lake/North Territorial (WLNT) Overlay District; Parcels 02-29-200-003 and 02-29-200-004; zoned AR—Agriculture.**

- ▶ **Motion:** Otto moved, Safranek supported, that the public hearing be opened.  
**Motion carried 4—0 on a voice vote.**

Planning consultant Vidya Krishnan read her report dated 3/10/17 which provided the history of use of the property, the determination in October, 2017, by the Township planner and Zoning Administrator that a greenhouse and landscaping business would be allowed on these parcels, but a paving and cement contracting contractor would not be allowed, and analysis to support this decision.

Tamera Bollman, applicant, said the only application she made was for a concrete contracting company, and

she said it is allowed in the WLNT overlay district because it falls within the category of an "electrician, plumber and similar services or trade."

In answer to questions, Bollman said in February, 1987, she appeared before the Planning Commission (as Tamera Merchant) and they approved use of the property for a landscape supplier which closed in 2014.

Bollman said at that point they listed the property for sale and discussed use options with the Township's planning consultant at the time, Douglas Lewan, and he said he did not see a problem with using it for storage of broken concrete and asphalt by Somerset Paving, but the Zoning Administrator, Kurt Weiland, issued a stop order for that business several months later. She said after discussing this with Weiland and Lewan, Weiland dropped his enforcement activity.

She said the use by Somerset is temporary, however, and they are now proposing that a concrete contractor, GM & Sons, Inc., use the site. She said this involves even less traffic to and from the site than either of the previous uses, and they would not store asphalt. She said GM & Sons would engage in occasional minor on-site equipment repair and office functions, and while they do not have any open air display or sales to contractors, they would store construction equipment and materials outdoors.

Otto noted that there are no records indicating that the Township ever approved use of the subject property by Somerset Paving.

Bollman presented aerial photographs showing GM & Sons current operation about one-half mile from the subject site and other uses in the area of the subject site. She said this may not be what the ZBA would like for the area to be at some point in the future, but she has been proud to be part of it for 30 years, and it is not practical at this point to expect that that more desirable uses (hotels, etc.) will want to locate there now. She said GM & Sons is a good company that provides good paying jobs in the Township.

Krishnan explained that there are a lot of legal, non-conforming uses along Whitmore Lake Road, and if any of them ceased operating they would need to comply with current Township ordinances.

Steffens said the proposed use is not compatible with the design standards of the WLNT overlay district which does not allow outdoor storage, but the use is allowed elsewhere in the Township. In answer to a question, Krishnan said GM & Sons currently operates in LI zoning which allows outdoor storage of materials such as the concrete wheel stops mentioned by the applicant.

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Safranek said while it is always possible to find an electrical contractor that has a large fleet of trucks and looks a lot like the proposed concrete company, it seems clear that a concrete contractor is not in the same category; an electrician is in the equipment services category and a concrete contractor is in the construction services category, which is a heavier use.

Steffens noted that while GM & Sons typically stores heavy equipment on their work sites, that equipment is stored on their property when not in use.

- ▶ **Motion:** Otto moved, Steffens supported, that the public hearing be closed.  
**Motion carried 4—0 on a voice vote.**

#### 7. OLD BUSINESS

None.

#### 8. NEW BUSINESS

8A. Case #JZBA170002; Tamera and Michael Bollman; 6404 Whitmore Lake Road; Appeal Zoning Administrator's decision denying commercial concrete paving company in AR—Agriculture District and Whitmore Lake/North Territorial (WLNT) Overlay District; Parcels 02-29-200-003 and 02-29-200-004; zoned AR—Agriculture.

- ▶ **Motion:** Safranek moved, Kolecki supported, that in Case #JZBA17002 the appeal of the Zoning Administrator's determination by Tamera and Michael Bollman for the property located at 6404 Whitmore Lake Road to deny the use of a concrete contracting company the Planning Commission finds that said use is consistent with the use of "equipment services including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades."

In answer to a question from Otto, Krishnan said that if this motion passes it will overturn the Zoning Administrator's determine and establish that the concrete contracting company use is allowed in the WLNT overlay district.

**Motion failed 0—4 on a roll call vote. Zoning Administrator's decision confirmed.**

Otto said it makes more sense to attempt to rezone this parcel than to try to make the proposed use fit in the existing zoning and overlay district. Krishnan cautioned that the proposed use may or may not be compatible with the Master Plan, but noted that the Master Plan pre-dates the WLNT district. She suggested that the applicants make an informal inquiry of the Planning Commission before submitting an official rezoning application.

#### 9. UNFINISHED BUSINESS

None.

#### 10. MINUTES

- ▶ **Motion:** Kolecki moved, Safranek supported, that the minutes of the January 23, 2017, regular meeting be approved as presented.  
**Motion carried 4—0 on a voice vote.**

#### 11. CALL TO THE PUBLIC

None present.

#### 12. ZBA MEMBER COMMENTS

None.

#### 13. ANNOUNCEMENT OF NEXT MEETING

**April 17, 2017**, at 7:00 PM at the Public Safety Building was announced as the date and time of the next regular meeting of the Zoning Board of Appeals.

#### 14. ADJOURNMENT

- ▶ **Motion:** Otto moved, Safranek supported, that the meeting be adjourned.  
**Motion carried 4—0 on a voice vote.**

The meeting was adjourned at 8:40 P.M.

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Prepared by Lisa Lemble. Corrections to the originally issued minutes are indicated as follows:  
Wording removed is ~~stricken through~~; wording added is underlined.

Adopted on August 28, 2017.

  
Stephen Safranek, 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/](http://www.twp-northfield.org/government/zoning_board_of_appeals/)