

**NORTHFIELD TOWNSHIP**  
**ZONING BOARD OF APPEALS**  
**October 16, 2017 7:00 p.m.**  
**Second Floor, Public Safety Building**  
**8350 Main Street, Whitmore Lake, MI 48189**

**AGENDA**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. ADOPT AGENDA**

**5. CORRESPONDENCE**

**6. PUBLIC HEARINGS:**

- A. Case #JZBA170005 – Ann Arbor Dog Training Club, 1575 E North Territorial Rd, Ann Arbor, MI 48105, Parcel ID B-02-21-300-017. The applicant proposes to construct a new 18,000 square foot building to facilitate the dog training club use on the site. A dog training club is not listed specifically as a use in the Ordinance, but is considered to be most similar to a “kennel” use and is permissible in the GI (General Industrial) district as a conditional land use. The proposal will require the following variance from the Zoning Ordinance:

1. Article XXIV. Supplementary Regulations and Standards, Section 36-714. Kennels; sub-section 2:

Setback Required	-	200.00 feet minimum from any property line
		61.00 feet proposed (from east property line)
		139.00 foot variance requested

**7. OLD BUSINESS**

**8. NEW BUSINESS:**

- A. A. Case #JZBA170005 – Ann Arbor Dog Training Club, 1575 E North Territorial Rd, Ann Arbor, MI 48105, Parcel ID # B-02-21-300-017. The applicant proposes to construct a new 18,000 square foot building to facilitate the dog training club use on the site. A dog training club is not listed specifically as a use in the Ordinance, but is considered to be most similar to a “kennel” use and is permissible in the GI (General Industrial) district as a conditional land use. The proposal will require the following variance from the Zoning Ordinance:

2. Article XXIV. Supplementary Regulations and Standards, Section 36-714. Kennels; sub-section 2:

Setback Required	-	200.00 feet minimum from any property line
		61.00 feet proposed (from east property line)
		139.00 foot variance requested

- B. Zoning Administrator – Quarterly Report

**APPROVAL OF MINUTES:** September 18, 2017

**9. CALL TO THE PUBLIC**

**10. ZBA MEMBER COMMENTS**

**11. ANNOUNCEMENT OF NEXT MEETING:** November 20, 2017

**12. 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 at the request of:  
Ann Arbor Dog Training Club

A. Case #JZBA170005 – Ann Arbor Dog Training Club, 1575 E North Territorial Rd, Ann Arbor, MI 48105, parcel ID # B-02-21-300-017. The applicant proposes to construct a new 18,000 square foot building to facilitate the dog training club use on the site. A dog training club is not listed specifically as a use in the Ordinance, but is considered to be most similar to a “kennel” use and is permissible in the GI (General Industrial) district as a conditional land use. The proposal will require the following variance from the Zoning Ordinance:

1. Article XXIV. Supplementary Regulations and Standards, Section 36-714. Kennels; sub-section 2:

Setback Required	-	200.00 feet minimum from any property line
		61.00 feet proposed (from east property line)
		139.00 foot variance requested

The public hearing will be held on **Monday, October 16, 2017** 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.

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, October 1, 2017  
Newspaper: legalads@mlive.com

# 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](http://www.twp-northfield.org)

## ZONING BOARD OF APPEALS HEARING APPLICATION

Applicant Information:		Proprietor/Owner Information:	
Name: Vanston/O'Brien, Inc.		Name: Ann Arbor Dog Training Club	
Address: 2375 Bishop Circle West Dexter, MI 48130		Address: 1575 E North Territorial Road Whitmore Lk, MI	
Phone: 734-424-0661		Phone: 734-995-2801	
Email: david.hughes@vanston.com		Email: maryhw@aol.com	
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"/>	
If applicant is not the owner, describe applicants interest in the property: Site planner, civil engineer & design build contractor			
<b>1. PROPERTY DESCRIPTION:</b>			
A.) PROJECT ADDRESS: 1575 E North Territorial Road WL 48189			
B.) PARCEL ID(S): 02-21-300-017		IS THIS PROPERTY IN A FLOOD PLAIN: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C.) LEGAL DESCRIPTION: see attached site plan documents, Sheet C-1			
<b>2. PRESENT ZONING CLASSIFICATION:</b>			
AR LR MR MHP SR1 SR2 LC HC GC LI <input checked="" type="checkbox"/> GI RTM ES PUD PSC RC RO WLD-___ W.L./N.T. Overlay OTHER:___			
3. PRESENT USE OF PROPERTY: Dog obedience and agility training facility, "not a dog kennel"			
<b>4. NON-CONFORMING STATUS:</b>			
A.) Please describe briefly the Non-Conformities which exist for this property (lot, structure or use): The township has declared the existing and proposed use to be similar to a "dog kennel", thus requiring a 10 acre minimum size lot and a 200' min set back distance to structures			
B.) State year/month Non-Conformity began (to the best of your knowledge): Township created non conformity in recent resolution			
<b>5. VARIANCE REQUEST:</b>			
A.) Is a denial letter attached from the Zoning Administrator? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If no, identify each section of ordinance from which Variance is requested: We hereby request a variance to Section 36-714(1), minimum lot size of 10 acres, to allow the proposed use to remain and expand on parcel consisting of 6.26 acres and a variance to Section 36-714(2), minimum 200' sideyard setback from residential to allow a new structure to be constructed 61' from the east side property line			

B.) Describe reason/need for Variance: see "Exhibit A" attached B. a.

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:

see "Exhibit A" attached C. a. - g.

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

☐ Yes ☒ No

Describe: see "Exhibit A" attached D. a. - c.

E.) Explain why interpretation of the ordinance would deprive you of rights commonly enjoyed by other property owners in the same district: see "Exhibit A" attached E. a.

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

see "Exhibit A" attached F.a.

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: see "Exhibit A" attached G.a.

H.) I, the applicant, request the Zoning Board of Appeals grant the following: Grant a variance to section 36-714(1)  
and section 36-714(2) to allow an expansion on a 6.26 acre parcel with a side yard setback of 61' from east property line.

#### 6. REQUIRED DOCUMENTS:

Attach a scaled and accurate drawing (8 copies) correlated 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

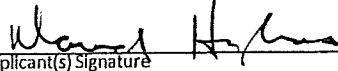
B.) Has also read the sections of the Township Zoning Ordinance that pertain to this request and

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

09/06/17  
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
- ☐ 8 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

SEP 06 2017

NORTHFIELD TOWNSHIP

Received Date:

Paid Date:

## PAID

SEP 06 2017

NORTHFIELD TOWNSHIP TREASURER

Existing Legal Non-Conformities:

☐ Yes ☐ 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:

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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:

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: \_\_\_\_\_

B. Describe reason/ need for variance:

- a. The need for the variances is to keep the project viable. Our proposed building expansion is to improve our current business model and not lose students to other venues.

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

- a. The unique circumstance is that the Township classified our use as, Option 8 "Other" in conditional use for GI zoning "similar to a kennel, but not a kennel."
- b. Kennel zoning has a side setback requirement of 200' and a 10-acre minimum lot size. These requirements are not applicable.
- c. Regarding noise, considering uses in the GI zoning district are of an industrial and generally noisy nature. The AADTC does not generate the "normal" type of noise in a GI use.
- d. The Club does not house or breed dogs. No animals stay over-night and are never left unattended unlike a kennel
- e. Flooding and Water Damage
  - i. Based on the swamp to the south and the current drainage patterns on site, relocating the building 200' to the west would put the new building directly in the natural path of the flow of storm water This will cause potential flooding and building water issues. Mitigating these types of issues would require raising the building on a pad and installing extensive piping, rather than relying on gravity flow for storm water.
- f. The following would create an undue financial burden for the project
  - i. Moving the building 200' to the west impacts a shared driveway easement with the neighbor, Advanced Disposal, and would require reworking the easements and private roads, cooperation from the neighbor, and include legal fees. At present, our main drive is through and easement on their property and their approach is through an easement on our property.
  - ii. The cost of 200 additional feet of excavation and pipe to the existing septic field.
    1. The septic field is between the existing building and the east property line.
    2. The proposed location has been approved by the Washtenaw County Health Department.
- g. The club has about 6 acres and therefore cannot be in compliance with 10-acre minimum requirement.
  - i. Enforcement of this requirement will cause the project to be abandoned at our current location.

D. Did the special condition or circumstances arise from your actions? YES \_\_\_\_\_ NO   x  

- a. Describe:
- b. The Ann Arbor Dog Training Club has been at their present site, with the same operation for more than 30 years.



- c. There has been no change on our part, other than we wish to expand our indoor operations. Our permit desire spurred the township to an addition of Kennel as a conditional use accepted use in the GI district.
  
- E. Explain why interpretation of the ordinance would deprive you of rights commonly enjoyed by other property owner in the same district:
  - a. No other property owner must accommodate a 200' side setback, which is extremely limiting on development options for a small (5.8 acre) parcel of property.
  
- F. Explain why this is the minimum variance necessary to allow for a reasonable utilization of the land or structure:
  - a. Relief from the 200' side setback and the 10-acre minimum parcel size, required for a Kennel Use, are the minimum variances necessary to achieve the desired building expansion for the Club.
  
- 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 be detrimental to the public interest:
  - a. The variance request is in harmony with the intent of the ordinance for GI zoning because the GI setbacks and other requirements would be met. Our request is for a variance from the Kennel requirements, which has a setback requirement greater than that of GI and larger lot size

WARRANTY DEED-864

The Grantor(s) SCB Northfield Partnership, a Michigan co-partnership  
 , whose address is  
 401 East Stadium, Ann Arbor, MI 48104  
 convey(s) and warrant(s) to Ann Arbor Dog Training Club, Inc., a Michigan  
 corporation,

whose address is c/o Judie Freeland, 5764 Textile Road, Ypsilanti, MI 48197

the following described premises situated in the Township  
 of Northfield, County of Washtenaw  
 and State of Michigan:

SEE ATTACHED SCHEDULE "A"

for the sum of One Hundred Sixty-five Thousand (\$165,000) Dollars. Exempt from state transfer tax pursuant  
 to MCL 207.526(r);

subject to easements and building and use restrictions of record, and also subject to such encumbrances as  
 shall have accrued or attached since April 10, 1985 through the acts or omissions of persons other than Grantor  
 or its assigns.

Dated this 10 day of July, 1990

Signed in presence of:

Signed by:

SCB NORTHFIELD PARTNERSHIP

By: David E. Shipman  
 \* David E. Shipman, Partner

Susan L. Dwornick  
 \* Susan L. Dwornick  
F. Ann Black  
 \* F. ANN BLACK

STATE OF MICHIGAN REAL ESTATE \*  
 DEPT. OF TAXATION TRANSFER TAX \*  
 County of Washtenaw \$181.50-C \*  
 01 Aug 1996 \$0.00-S \*  
 \$0012964 \*

STATE OF MICHIGAN )  
 ) ss.  
 COUNTY OF WASHTENAW )

The foregoing instrument was acknowledged before me this 10 day of July, 1990, by  
 David E. Shipman, Partner, on behalf of SCB Northfield Partnership, a Michigan co-partnership.

SUSAN L. DWORNICK  
 Notary Public, Washtenaw County, Michigan  
 My Commission Expires Sept. 29, 1996

Susan L. Dwornick  
 Notary Public, Washtenaw County, Michigan  
 My commission expires: 9/29/96

County Treasurer's Certificate Washtenaw County Treasurer  
 Tax Certificate No. 101572

City Treasurer's Certificate

When Recorded Return To:

GRANTEE  
 (Name)

(Street Address)

(City and State)

Send Subsequent Tax Bills To:

GRANTEE

Drafted By:

Karen T. Mendelson, Esq.

Business Address:  
 505 East Huron, Suite 202  
 Ann Arbor, Michigan 48104

Tax Parcel B02-21-300-017-628

Recording Fee

Transfer Tax

\*TYPE OR PRINT NAMES UNDER SIGNATURES.

SCHEDULE "A"

PARCEL A

Commencing at the S 1/4 corner of Section 21, T1S, R6E, Northfield Township, Washtenaw County, Michigan; thence N 01°55'10" E 2640.80 feet along the N-S 1/4 line of said Section to the center of said section for a PLACE OF BEGINNING; thence S 05°06'30" W 470.13 feet along the centerline of Nollar Road; thence N 89°26'20" W 1251.09 feet; thence N 01°39'20" E 468.74 feet along the east line of the Ann Arbor Railroad; thence S 89°26'20" E 1279.41 feet along the E-W 1/4 line to the Place of Beginning, being a part of the SW 1/4 of said section, having rights of ingress and egress over a 33.0 foot wide private right-of-way having a west line described as follows:

Commencing at the S 1/4 corner of Section 21, T1S, R6E, Northfield Township, Washtenaw County, Michigan; thence N 01°55'10" E 2640.80 feet along the N-S 1/4 line of said section to the center of said section; thence S 05°06'30" W 470.13 feet along the centerline of Nollar Road; thence N 89°26'20" W 650.35 feet for a PLACE OF BEGINNING; thence S 01°39'20" W 767.09 feet for a Place of Ending.

Excepting therefrom, the following described property:

Commencing at the S 1/4 corner of Section 21, T1S, R6E, Northfield Township, Washtenaw County, Michigan; thence N 01°55'10" E 2640.80 feet along the N-S 1/4 line of said section to the center of said section; thence N 89°26'20" W 814.76 feet along the E-W 1/4 line of said section for a PLACE OF BEGINNING; thence S 01°39'20" W 468.74 feet; thence N 89°26'20" W 464.65 feet; thence N 01°39'20" E 468.74 feet along the east line of the Ann Arbor Railroad; thence S 89°26'20" E 464.65 feet along the E-W 1/4 line to the Place of Beginning, being a part of the SW 1/4 of said section.

And further excepting property described as follows:

Commencing at the south 1/4 corner of Section 21, T1S, R6E, Northfield Township, Washtenaw County, Michigan; thence N 01°55'10" E 2640.80 feet along the N-S 1/4 line of said section to the center of said section for a PLACE OF BEGINNING; thence S 05°06'30" W 470.13 feet along the centerline of Nollar Road; thence N 89°26'20" W 186.0 feet; thence N 05°06'30" E 470.13 feet; thence S 89°26'20" E 186.00 feet along the E-W 1/4 line to the Place of Beginning, being a part of the SW 1/4 of said section.

Washtenaw County Treasurer  
Tax Certificate No. 407572 *EL*

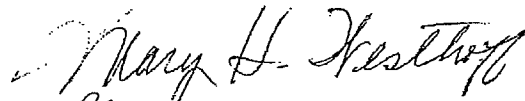
June 6, 2016

To Whom It May Concern:

Re: Letter of Authorization  
Ann Arbor Dog Training Club  
1575 E North Territorial Road  
Whitmore Lake, MI 48189

Dear Sir/Madam:

I/we hereby authorize David Hughes of Vanston O'Brien, Inc. to act as agent in my/our behalf in all matters related to application and acquisition of Permits and Approvals from all governing agencies as may be required for the construction and use of all proposed improvements to 1575 E North Territorial Road, Whitmore Lake, MI. Said permits and approvals shall may include, but not necessarily limited to Rezoning Approvals; Variance Approvals; Site Plan Approvals; Building Permits, Soil Erosion and Grading Permits.

  
PRESIDENT AADTC

October 4, 2017

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

**Subject: Ann Arbor Dog Training Club/1575 E. North Territorial Road; Variance Review #1  
(Application and materials dated received by Township on 9/6/17).**

Dear ZBA Members:

We have reviewed the above referenced variance application submitted by Vanston/O'Brien, Inc., on behalf of the Ann Arbor Dog Training Club (AADTC) to construct a new 18,000 square foot building on its existing site. The parcel is located on the north side of E. North territorial Road about 1 mile east of the US-23 interchange, and is zoned GI (General Industrial) District.

The proposed dog training club use is considered as being similar to a "kennel" which is permitted as a conditional use in the district. While the applicant has established to the satisfaction of the Planning Commission that the use is not a kennel, the use interpretation of being "similar to" another use, makes it subject to the standards for kennels. The existing buildings on the site are non-conforming with respect to the required 200 foot setback from side property lines. No changes are proposed to the existing buildings and these nonconformities may remain. The proposal to construct the new building at a nonconforming setback however necessitates a variance.

#### **VARIANCES**

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

1. Article XXIV. Supplementary Regulations and Standards, Section 36-714. Kennels; sub-section 2:

Setback Required	-	200.00 feet minimum from any property line
		61.00 feet proposed (from east property line)
		139.00 foot variance requested

\* The application notes the request for a second variance, which is the 10 acre minimum lot area for kennels. The existing parcel has an area of 6.26 acres. The applicant's proposal does not reduced the lot size or increase its non-compliance. The lot area therefore, is a existing legal nonconformity, which may remain. A variance is not required for the same.

#### **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 all 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 has an area of 6.26 acres, when the minimum required lot size for kennels is 10 acres. This is an existing nonconformity that is not being altered. The smaller lot size limits the area available for building and consequently the setbacks. Strict compliance with the Ordinance standards would require a shifting of the building westwards.

Per the applicant, relocation of the building westward to comply with the 200 foot setback requirement would affect the drainage on the site by placing the building in the path of the natural water flow from north to south. This would engender additional engineering in the construction of the building and possible future flooding issues. The shifting will also place the building further away from the existing and approved septic field system, requiring additional piping and excavation. The main access drive into the property is located on an easement through the abutting property to the west, while the main access drive to that property is located on an easement on the subject property. Shifting of the building to comply with the setbacks would require an alteration to existing access easements and legal documents. Any of these reasons could pose a substantial burden on the applicant financially and logistically.

- (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 build the structure in an area of maximum convenience on the site, and is not adverse to the interests of other property owners in the district. The site abuts existing single family dwellings to the east (where the setback variance is being sought from); however, there is existing dense landscaping along this yard space and the applicant is proposing significant landscape improvements which were acceptable to the Planning Commission, in an effort to mitigate any potential adverse impacts.
- (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.*** As noted previously, the location of the building appears to have been determined by storm water flow on the site, location of the septic field and the location of access easements with the property to the west. The site abuts single family dwellings to the east (properties zoned G1) but is significantly buffered by existing and proposed landscaping/tree cover.
- (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 property has a total area of 6.26 acres which is well below the minimum lot size requirement of 10 acres; however, the use has been in operation on this site for approximately 30+ years, which likely predates the zoning ordinance. On the smaller lot, compliance with the setbacks would be challenging. While not unique, the property is also challenged by the location of the septic field, storm water detention systems, which essentially determine where the new building can be located.
- (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.*** It is likely that the use pre-dates the zoning requirements. The nonconforming lot size restricts the area available for use by the applicant, and is a pre-existing situation that has not been created by the applicant.

- (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 variance is not likely to have any adverse impact on the neighborhood or on public health, safety and welfare. The intent of zoning and land use planning is to provide for the orderly development and use of land, and side yard setbacks are intended to maintain spacing between abutting properties for protection of health, safety and welfare. The proposed building while located closer to the property line than required, addresses the issue by including sufficient landscaping. Further, the original requirements for kennels are targeted towards animals being housed overnight which is not proposed at the dog club. The use involves dogs being brought to the site by their owners for training and leaving the site at the end of the day.

## **RECOMMENDATION AND FINDINGS**

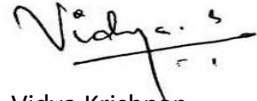
Based on the findings below, and subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals **approve** the requested variance for the property located at 1575 E. North Territorial Road:

1. Compliance with ordinance standards would place an excessive burden on the applicant financially and logistically, which would likely make the project non-feasible.
2. The need for the variance is due to the natural storm water flow pathway, location of approved septic fields and existing access easements.
3. The nonconforming lot size likely predates the Zoning Ordinance requirements.
4. The variance will provide substantial justice to the applicant and is not adverse to the interests of other property owners.
5. The reduced setback is mitigated by the applicant's proposal to install sufficient landscaping and the existing tree cover.
6. The variance requested is the minimum possible.
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.

Subsequent to the approval of the variance, the applicant must obtain approval from the Building Department for conformance to State Building Codes.

Respectfully submitted,

**McKENNA ASSOCIATES**

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

Vidya Krishnan  
Senior Planner

cc: Township Supervisor: Marlene Chockley, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189  
Assessing/Building Asst. Mary Bird, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189  
Applicant: Vanston/O'Brien, Inc., 2375 Bishop Circle west, Dexter, MI 48130  
Owner: Ann Arbor Dog Training Club, 1575 E. North Territorial road, Whitmore Lake, MI 48189



# NORTHFIELD TOWNSHIP

VIDYA - Zoning Com. 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](http://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: ANN ARBOR DOG TRAINING CLUB

PROJECT ADDRESS: 1575 E. NORTH TERRITORIAL

PARCEL ID(S): 02-21-300-017

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

Applicant Information:

Proprietor/Owner Information:

Name: VANSTON/D'BAIGH INC

Name: ANN ARBOR DOG TRAINING

Address: 2375 Bishop CR West

Address: 1575 E. NORTH TERRITORIAL

Phone: 734-424-0661

Phone: 734-

Email: DAVID.HUGHES@VANSTON.COM

Email: MARYW@AOL.COM

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: PLANNER, ENGINEER + CONTRACTOR

### PROPERTY DESCRIPTION

Description of Proposed Use: DOG OBEDIENCE + AGILITY TRAINING

Sanitary Facilities: ☐ Sewer; Sewer Tap Permit #: \_\_\_\_\_ ☒ Septic; WCHD Permit #: \_\_\_\_\_

Zoning Classification(s):

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

Type of Construction/Alteration: 18,000 SF NEW BUILDING - SEE PLANS

Project Start Date: ASAP

Project Completion Date: ASAP

### 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.

David Hughes  
Applicant(s) Signature

06/09/16  
Date

RECEIVED  
JUN 09 2016  
NORTHFIELD TOWNSHIP

FOR OFFICE USE ONLY

Received Date:

Paid Date:

PAID

JUN 09 2016

NORTHFIELD TOWNSHIP TREASURER

Existing Legal Non-Conformities:

☐ Yes ☐ No

If yes, explain below:

ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date \_\_\_\_\_

☐ Denied: Date \_\_\_\_\_

☒ Approved As Noted: Date 12/12/16

☒ Conditional Use Required

☒ Site Plan Approval Required

COMMENTS: SEE ATTACHED COMMENT SHEET. SITE PLAN & CONDITIONAL USE APPROVAL WILL BE REQUIRED.

\* ORIGINAL APPLICATION WAS PUT ON HOLD PENDING PC CONSIDERATION OF ZONING TEXT AMENDMENT IN THE GI DISTRICT \*

Vidy...  
Zoning Administrator Signature

Date 12/12/16

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:

## **1575 E. North Territorial Road**

Applicant: Ann Arbor Dog Training Club  
Request: To operate a dog training facility  
Zoning: GI (General Industrial)  
Action: **Approved with conditions** (see comments below)

### **Comments:**

The applicant has described the proposed use as a dog training facility conducting classes in obedience and agility training. The GI district was recently amended to allow kennels as a conditional land use. The applicant has stated that the proposed use while dealing with dogs, is not a kennel as it does not offer and boarding, breeding or care of dogs and pets, as defined by the Zoning Ordinance for 'kennels'.

Since the ordinance does not recognize or list dog training clubs as a separate use, it has been reviewed for similarities to another use category. Based on such a review, the proposed use is deemed to be permissible in the GI district as a conditional use, under the provisions of Section 36-533 (8) "other similar uses".

The proposed use will require the submission of a detailed site plan in compliance with ordinance standards, and will be reviewed for site plan and conditional use approval by the Planning Commission and Township Board of Trustees. Such submission must be accompanied by a detailed narrative from the applicant setting forth the similarities and differences between a kennel use and the dog training club, in order to enable the Planning Commission to make a determination that the use is similar, but not identical.

Zoning Administrator  
12-12-16

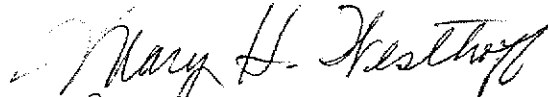
June 6, 2016

To Whom It May Concern:

Re: Letter of Authorization  
Ann Arbor Dog Training Club  
1575 E North Territorial Road  
Whitmore Lake, MI 48189

Dear Sir/Madam:

I/we hereby authorize David Hughes of Vanston O'Brien, Inc. to act as agent in my/our behalf in all matters related to application and acquisition of Permits and Approvals from all governing agencies as may be required for the construction and use of all proposed improvements to 1575 E North Territorial Road Whitmore Lake, MI. Said permits and approvals shall may include, but not necessarily limited to Rezoning Approvals; Variance Approvals; Site Plan Approvals; Building Permits, Soil Erosion and Grading Permits

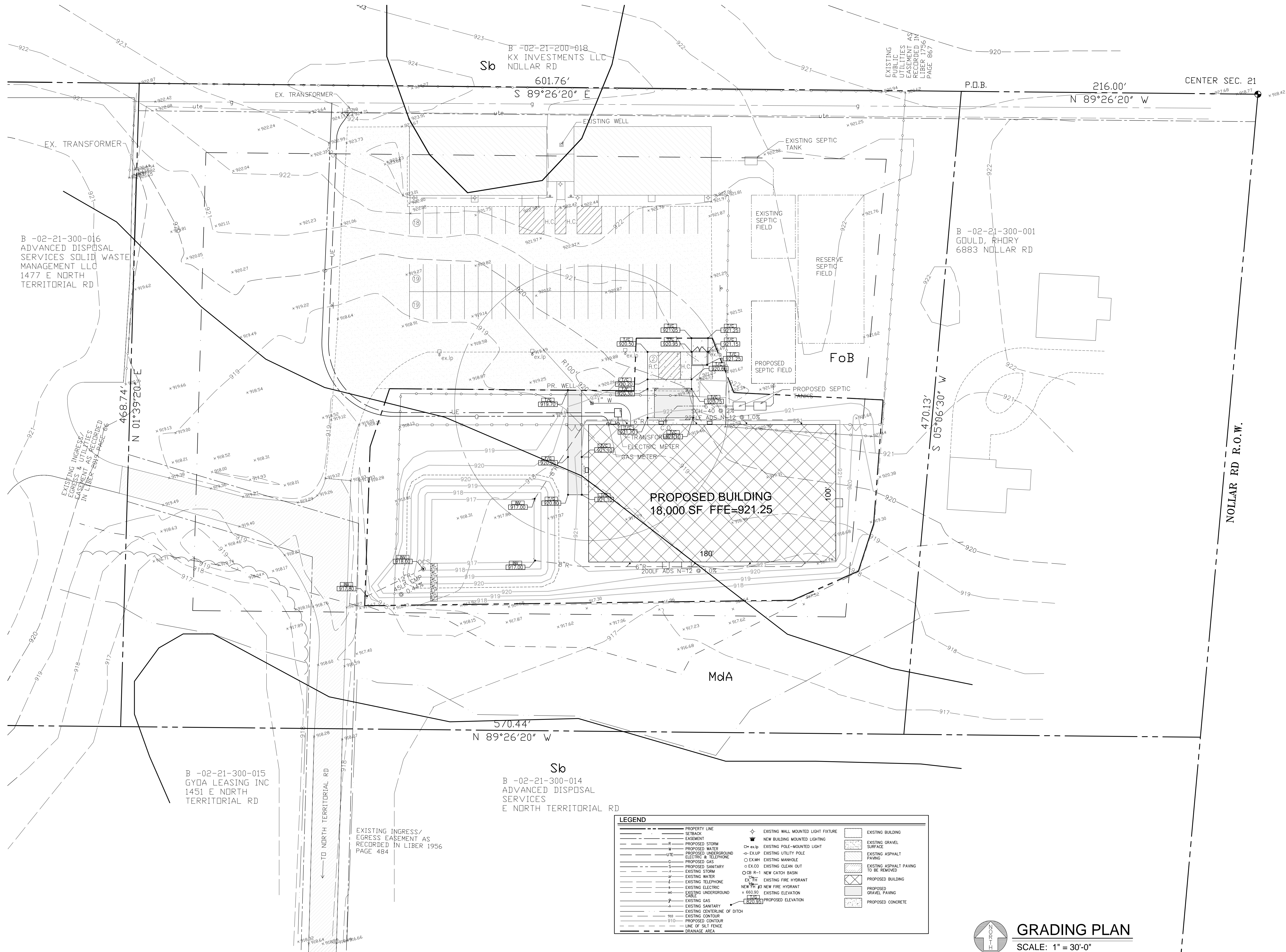
  
PRESIDENT AADTC







P:\AA Dog Training\AUTOCAD\dwg\C-2.dwg, 6/6/2017 1:16:25 PM



ANN ARBOR DOG TRAINING

1575 E. North Territorial Road

Northfield Township, Michigan

DESIGNERS  
**Vanston/O'Brien, Inc.**  
BUILDERS

2375 Bishop Circle West  
Dexter, MI 48130  
Tel: (734) 424-0661  
Fax: (734) 424-0677  
e-mail: sales@vanston.com • www.vanston.com

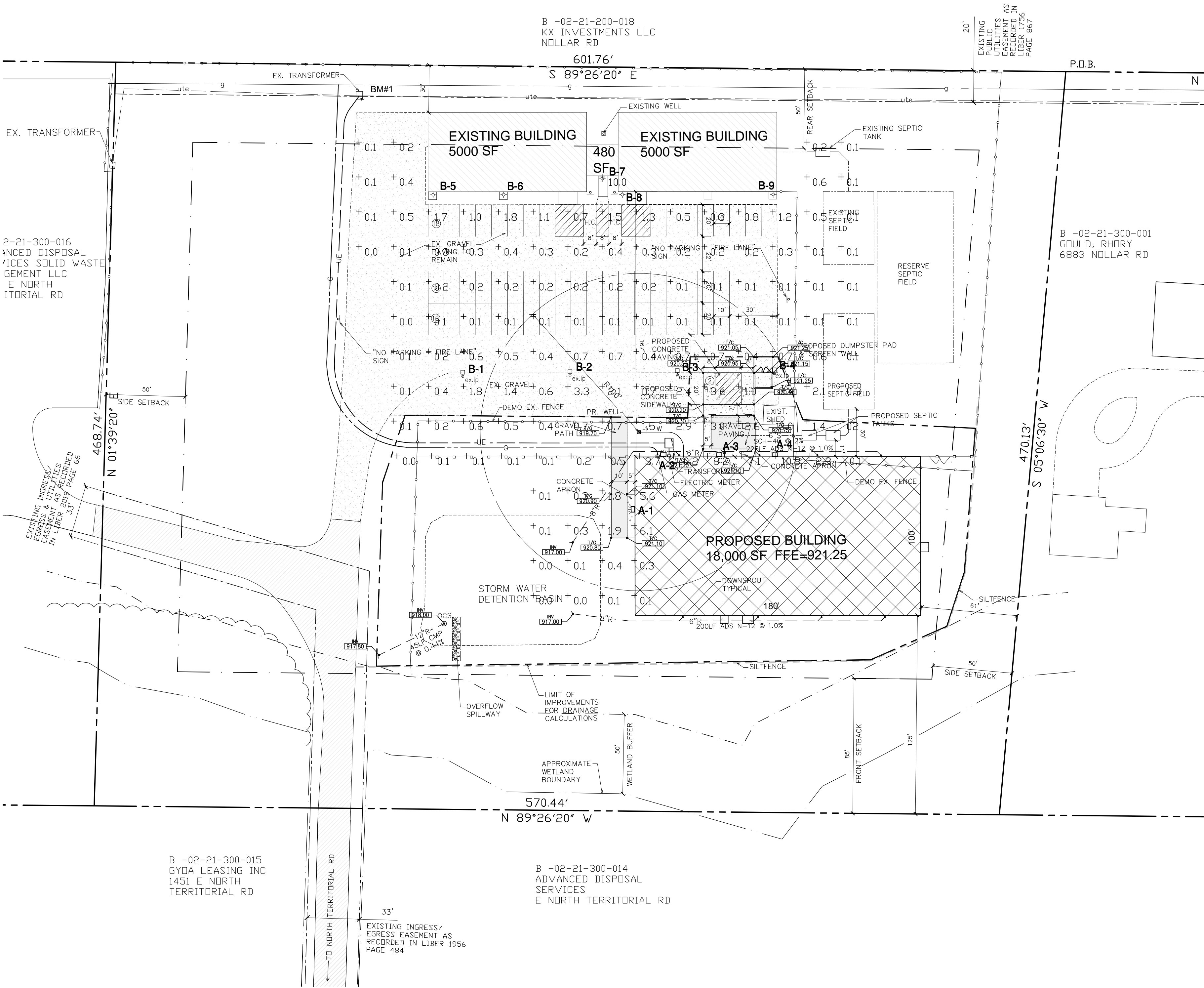
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ISSUED FOR:	DATE:
CONDITIONAL USE	3-9-17
SITE PLAN	5-9-17
REVISED	6-5-17

DRAWN BY: GAH/CLN  
JOB NO.:

**GRADING PLAN**  
SHEET NO.  
**C-2**





# LIGHTING PLAN

SCALE: 1" = 40'-0"

## Arrangement

Single  
Arm : 0 ft  
Offset : -- ft

## Layout

Cols (X) Rows (Y)  
Layout : Varies Varies  
Spacing : Varies Varies ft  
Mounting Height : 16 ft  
Orient : Varies deg  
Tilt : 0 deg

## Statistical Analysis

Illuminance Values  
Average : 1.14 fc  
Maximum : 14.98 fc  
Minimum : 0.00 fc  
Avg/Min Ratio : N.A. fc  
Max/Min Ratio : N.A. fc  
Max/Avg Ratio : 13.17 fc

## Arrangement

Single  
Arm : 1 ft  
Offset : -- ft

## Layout

Cols (X) Rows (Y)  
Layout : Varies Varies  
Spacing : Varies Varies ft  
Mounting Height : 16 ft  
Orient : 90 deg  
Tilt : 0 deg

## Statistical Analysis

Illuminance Values  
Average : 0.55 fc  
Maximum : 5.69 fc  
Minimum : 0.02 fc  
Avg/Min Ratio : 26.98 fc  
Max/Min Ratio : 280.63 fc  
Max/Avg Ratio : 10.40 fc

## Arrangement

Single  
Arm : 1 ft  
Offset : -- ft

## Layout

Cols (X) Rows (Y)  
Layout : Varies Varies  
Spacing : Varies Varies ft  
Mounting Height : Varies ft  
Orient : 270 deg  
Tilt : 0 deg

## Statistical Analysis

Illuminance Values  
Average : 0.67 fc  
Maximum : 10.83 fc  
Minimum : 0.01 fc  
Avg/Min Ratio : 45.63 fc  
Max/Min Ratio : 741.66 fc  
Max/Avg Ratio : 16.25 fc



## Luminaire Location Summary

N	Arrangement	Lum #	X	Y	Z	Orient	Tilt	Tilt Factor
1	Single	A	-44.2	-33.0	16.0	180	0	1.000
2	Single	A	-26.0	0.0	16.0	90	0	1.000
3	Single	A	9.0	0.0	16.0	90	0	1.000
4	Single	A	44.3	0.0	16.0	90	0	1.000



## Luminaire Location Summary

N	Arrangement	Lum #	X	Y	Z	Orient	Tilt	Tilt Factor
1	Single	B	-101.0	0.0	16.0	90	0	1.000
2	Single	B	-34.0	0.0	16.0	90	0	1.000
3	Single	B	-34.0	1.0	16.0	90	0	1.000
4	Single	B	95.4	0.0	16.0	90	0	1.000



## Luminaire Location Summary

N	Arrangement	Lum #	X	Y	Z	Orient	Tilt	Tilt Factor
5	Single	B	-107.0	-5.0	16.0	270	0	1.000
6	Single	B	-62.5	-6.0	16.0	270	0	1.000
7	Single	B	0.0	5.0	12.0	270	0	1.000
8	Single	B	12.5	-5.0	16.0	270	0	1.000
9	Single	B	107.0	-5.0	16.0	270	0	1.000

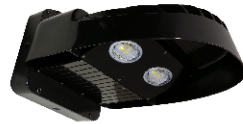


## Luminaire A Proposed

IES Filename : E-AL3L315NZ.IES

Description : E-AL3L315NZ  
LED wall pack. Black metal housing with integrated heat sink.  
Two Cree CXA3050 LED arrays

Light Loss Factor : 0.72  
Number of Lamps : 1  
Lamp Lumens : ~1 lms  
Luminaire Watts : 151 W



## Luminaire B Existing

IES Filename : E-DD1L68C1.IES

Description : E-DD1L68C1  
Gray painted metal fixture with one mounting arm on the back. One LED array.  
One type CXA array

Light Loss Factor : 0.72  
Number of Lamps : 1  
Lamp Lumens : ~1 lms  
Luminaire Watts : 66 W



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ISSUED FOR: DATE:  
CONDITIONAL USE 3-9-17  
SITE PLAN 5-9-17  
REVISED 6-5-17

DRAWN BY: GAH  
JOB NO.: ---

LIGHTING PLAN  
SHEET NO.

C-3

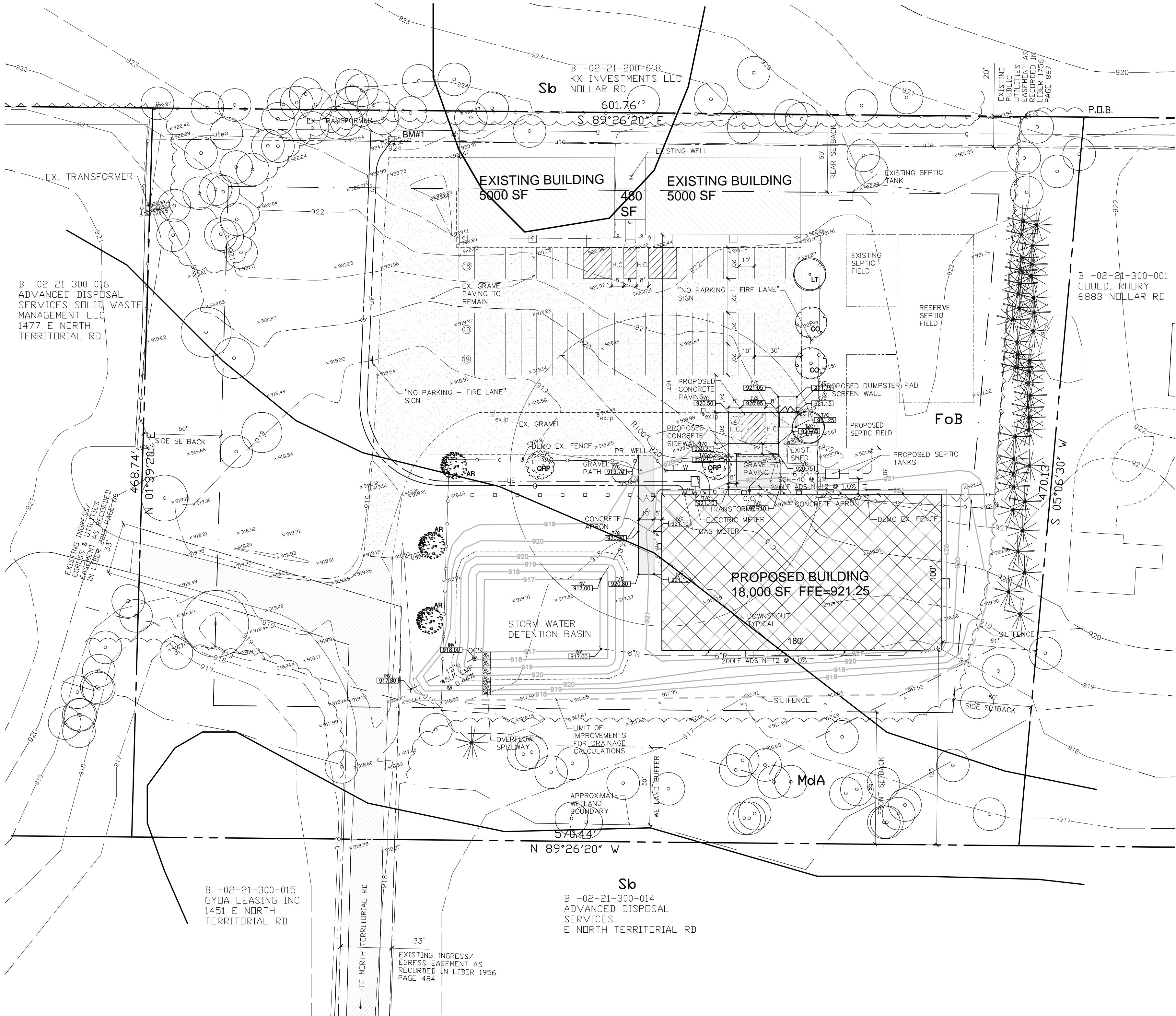
ANN ARBOR DOG TRAINING  
1575 E. North Territorial Road  
Northfield Township, Michigan



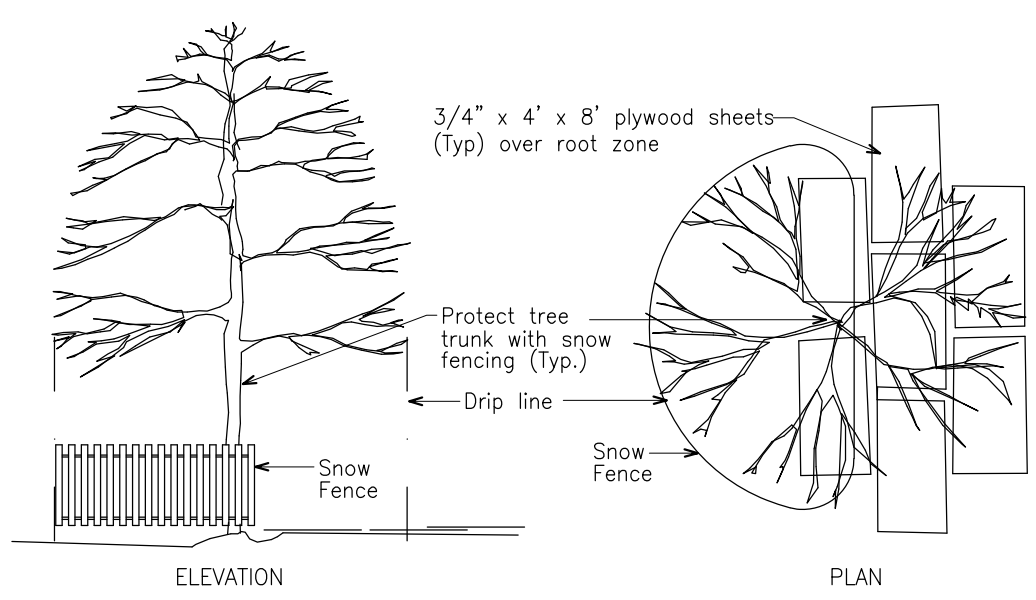
DESIGNERS  
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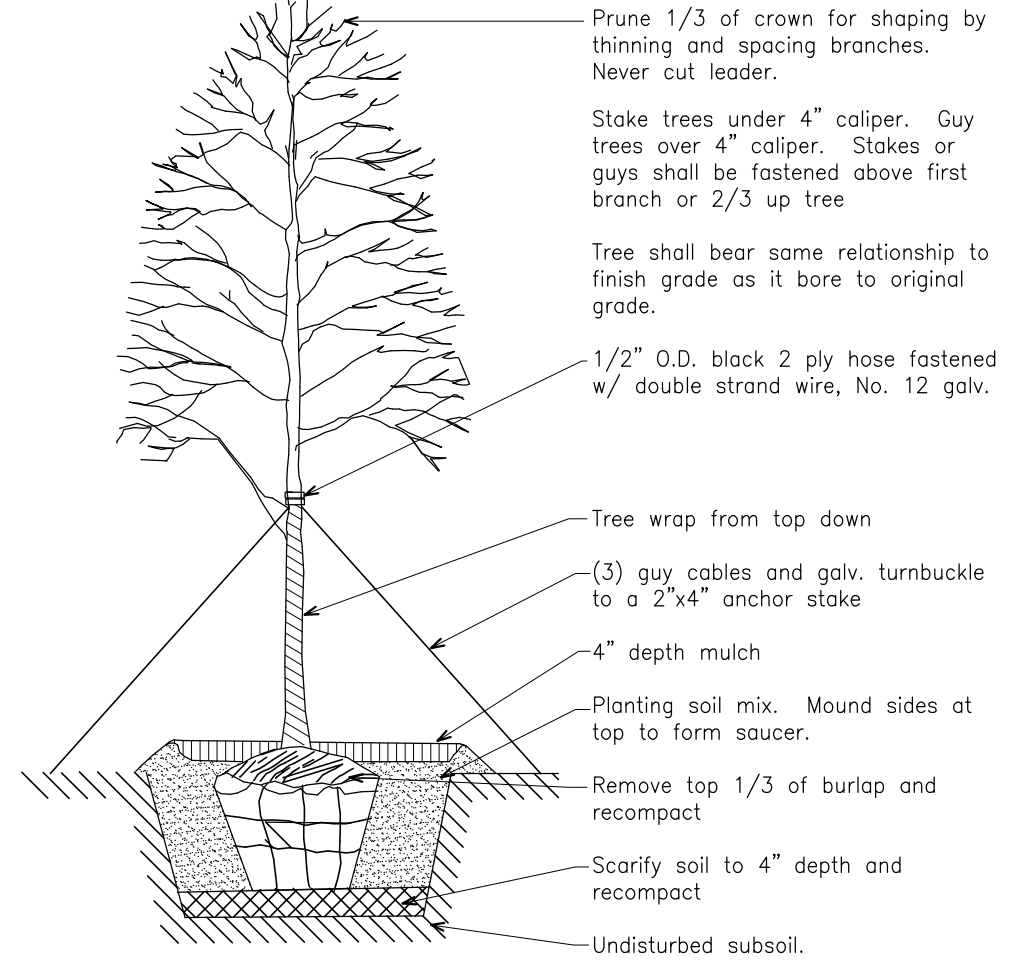




**LANDSCAPE PLAN**  
SCALE: 1" = 40'-0"



**STANDARD TREE PROTECTION**  
NOTE: Pull back fencing to install plywood when access in root zone is necessary.



**DECIDUOUS TREE PLANTING DETAIL**

**Landscape Notes**

- All plant material shall meet current American Association of Nurserymen, Inc. (AAN) standard for nursery stock. (ANSI 260.1 - 1973)
- Landscape installation shall be in accordance with the American Association of Nursery standards and with the Township/City's landscape requirements.
- Planting schedules: 1) Deciduous material shall be planted from March 15 for spring planting and from October 1 until the ground freezes for fall planting. 2) Evergreen material shall be planted from March 1 through May 31 for Spring plantings and from August 1 through September 30 for all fall planting.
- Mulch plant beds, individual tree and shrub planting pits uniform depth of 4 inches.
- Provide weed mat for greenbelt and foundation plantings.
- All planting beds are to be edged. Recommended either "Permaloc Aluminum" edging or "Black Diamond" plastic edging.
- All areas with stone cover shall have weed mat.
- All landscaping to be continuously maintained.
- All site improvements detailed on this plan are to be completed prior to issuance of final certificate of occupancy.
- All construction to conform to the latest applicable Township/City regulations.
- R.O.W. areas to be seeded or sod.
- Tree protection consists of:
  - A. Yellow ribbon barriers for large areas not disturbed by construction.
  - B. Stakes 10' on center and wood snow fence around individual and groups of individual trees.
  - C. Trees to be removed will be tagged with red ribbon.
- The barrier or fence surrounding the tree or group of trees shall be located no closer to the tree than the tree's drip line. If this is not possible, the barrier shall be no closer than 6 feet from the trunk of the tree or group of trees.
- There will be no outside storage on site.
- Seed Mix
  - \* Temporary planting mixture for erosion control.
    - Seed Oats 30 pounds per acre
    - Annual Rye 10 pounds per acre
  - \* Permanent planting mixture on all disturbed areas, excluding BMPs.
    - Scalds Hard Fescue 12 pounds per acre
    - Danson's Creeping Red Fescue 6 pounds per acre
    - Perennial Rye 20 pounds per acre
    - Buffalo Grass 20 pounds per acre
    - Creeping Bent 0.5 pounds per acre
    - Little Blue Stem 20 pounds per acre
    - Sheep Fescue 15 pounds per acre
- Rain Water Garden / Infiltration Basin Plantings
  - \* Within areas above the first flush elevation of the infiltration basins, seeding and/or live plantings are allowed. Only native seeds (as defined by Michigan Flora, www.michiganflora.net) are allowed for permanent soil stabilization. Annual seeds are allowed in an amount necessary to temporarily stabilize the limits of disturbance.
  - \* Within areas below the first flush elevation of the infiltration basins, only live plantings are allowed in a storm water system of any kind. Native plants are preferred. Cultivars and non-native perennials are allowable if approved by WCWRC. Plants listed on the WCWRC Rain Garden Plant List are acceptable. Invasive species are not allowed (see the City of Ann Arbor's invasive species list).
- Large trees shall not be planted directly on top of utility pipes or service leads.

**PLANT LIST**

KEY	QTY	SPECIES	SIZE	SPECS
AR	3	Acer rubrum 'Autumn Blaze'	2.5" cal	B&B
CO	2	Autumn Blaze Red Maple	2.5" cal	B&B
LT	2	Celtis occidentalis	2.5" cal	B&B
QRP	2	Hackberry	2.5" cal	B&B
	2	Liriodendron tulipifera	2.5" cal	B&B
	2	Tulip Poplar	2.5" cal	B&B
	2	Quercus x warei 'Long'	2.5" cal	B&B
	2	Regal Prince Oak	2.5" cal	B&B

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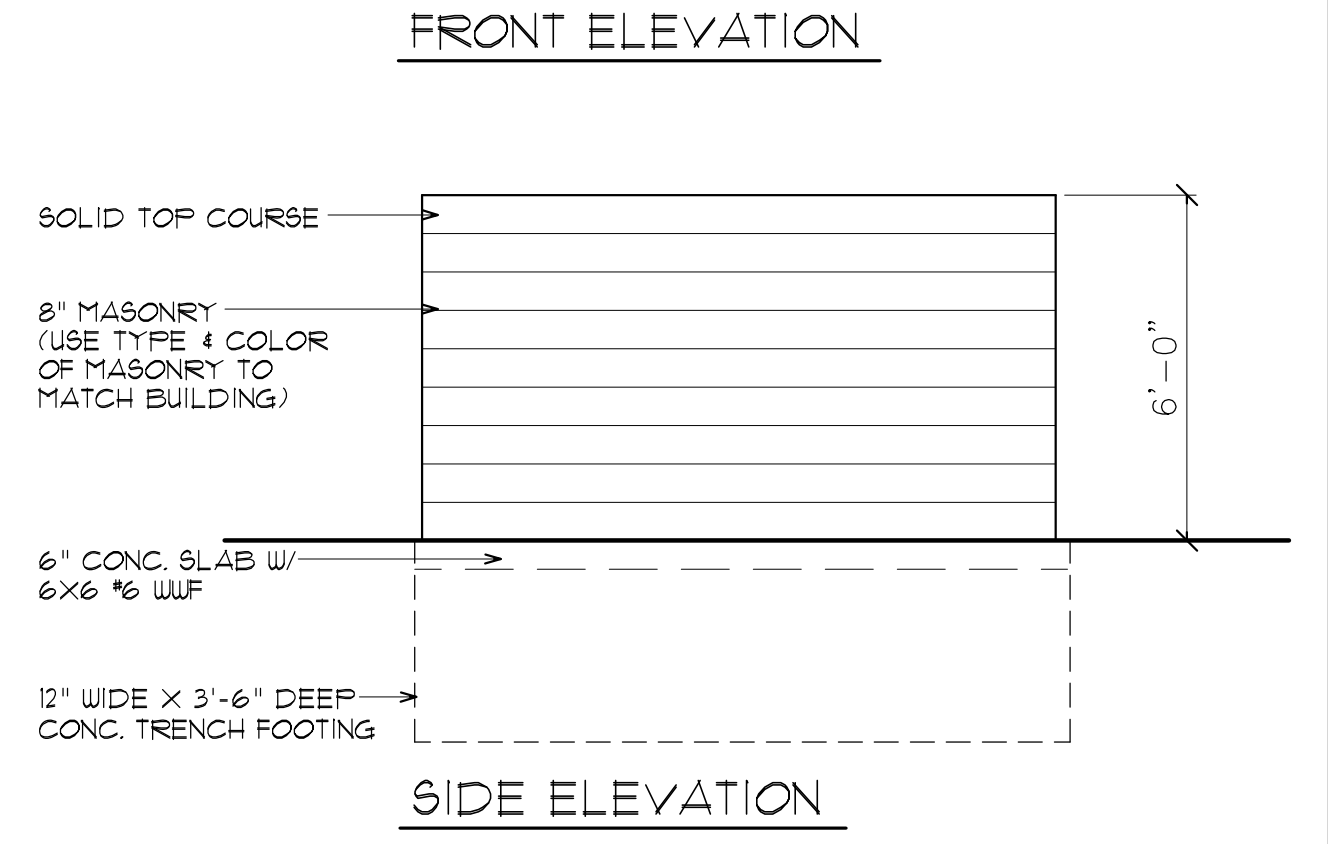
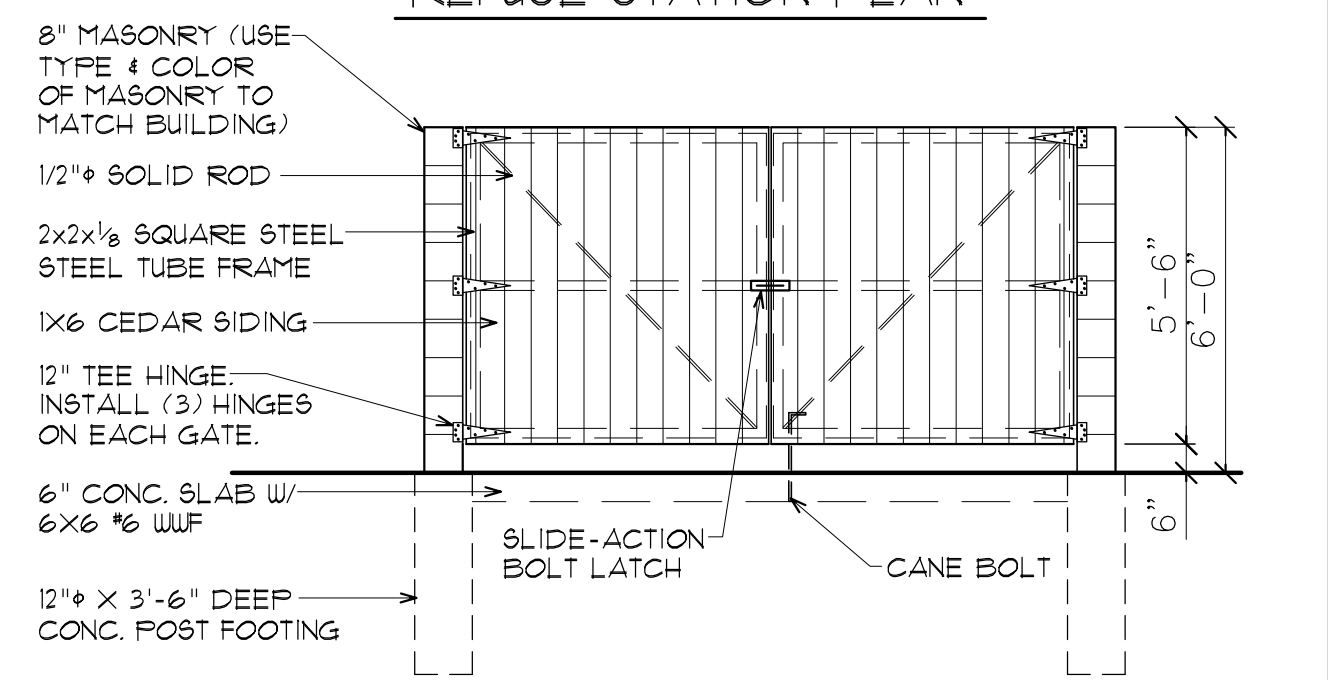
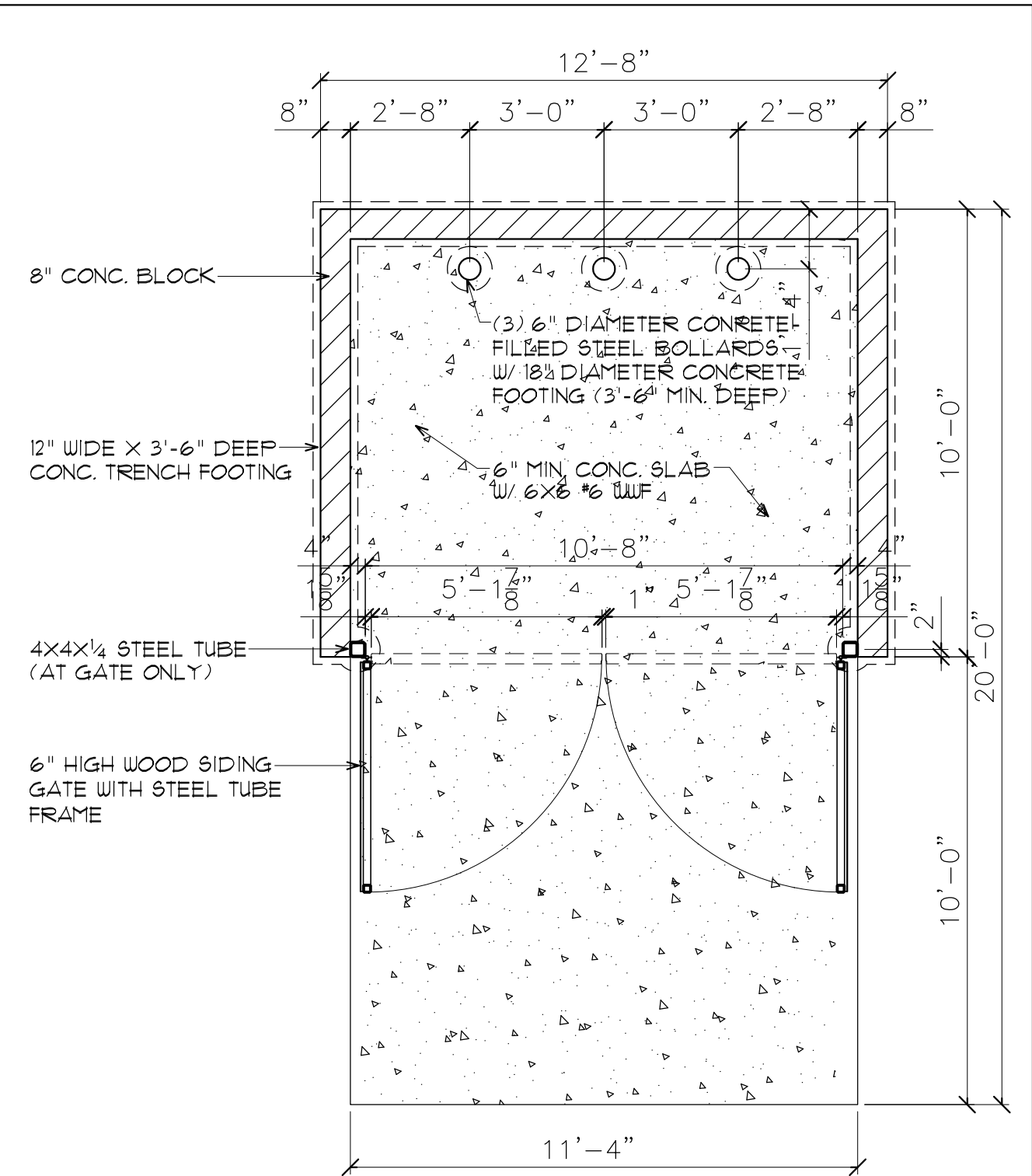
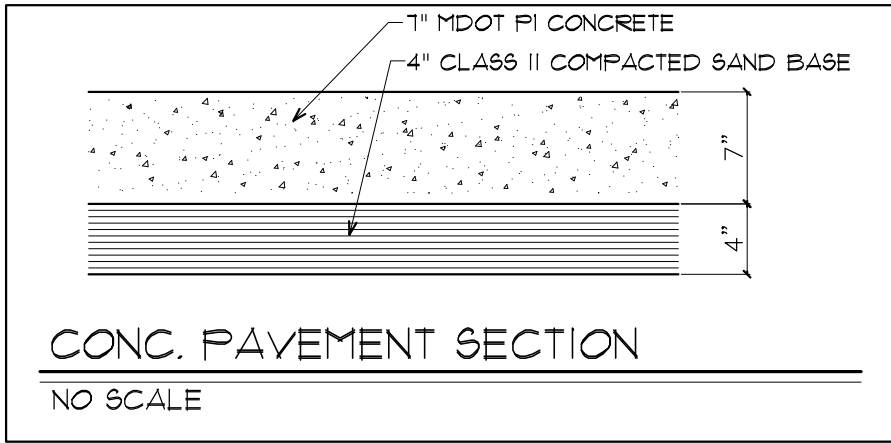
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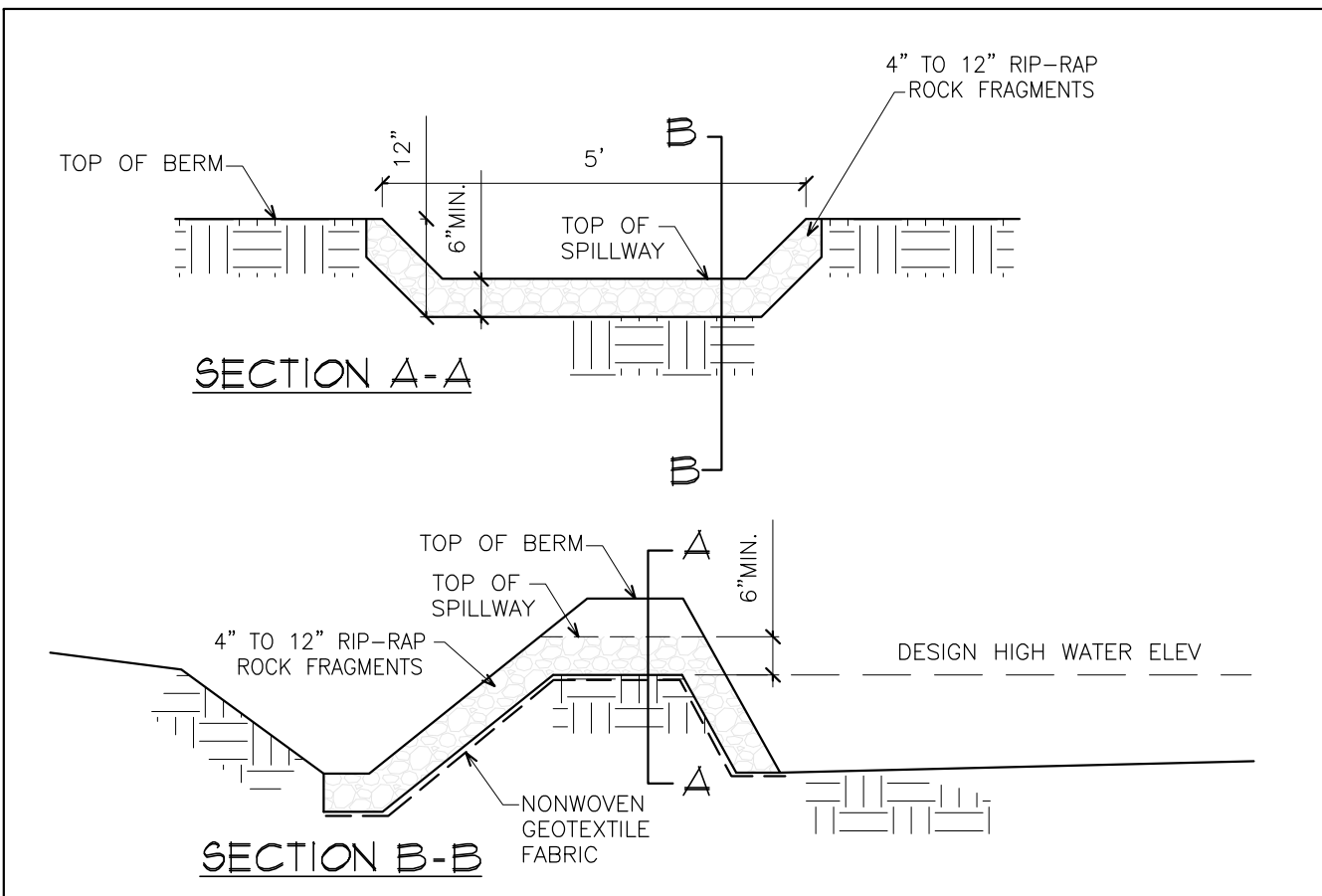
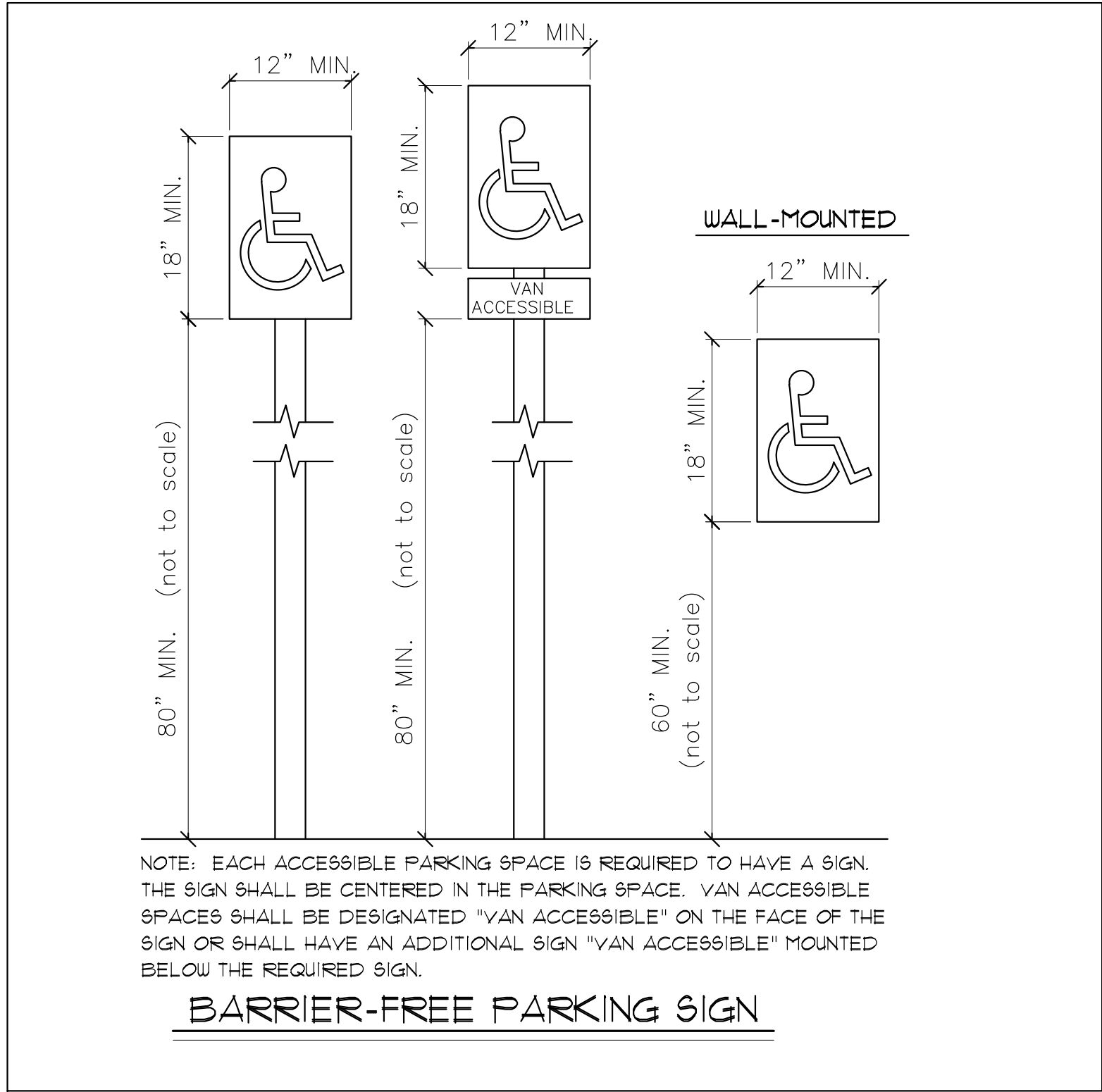
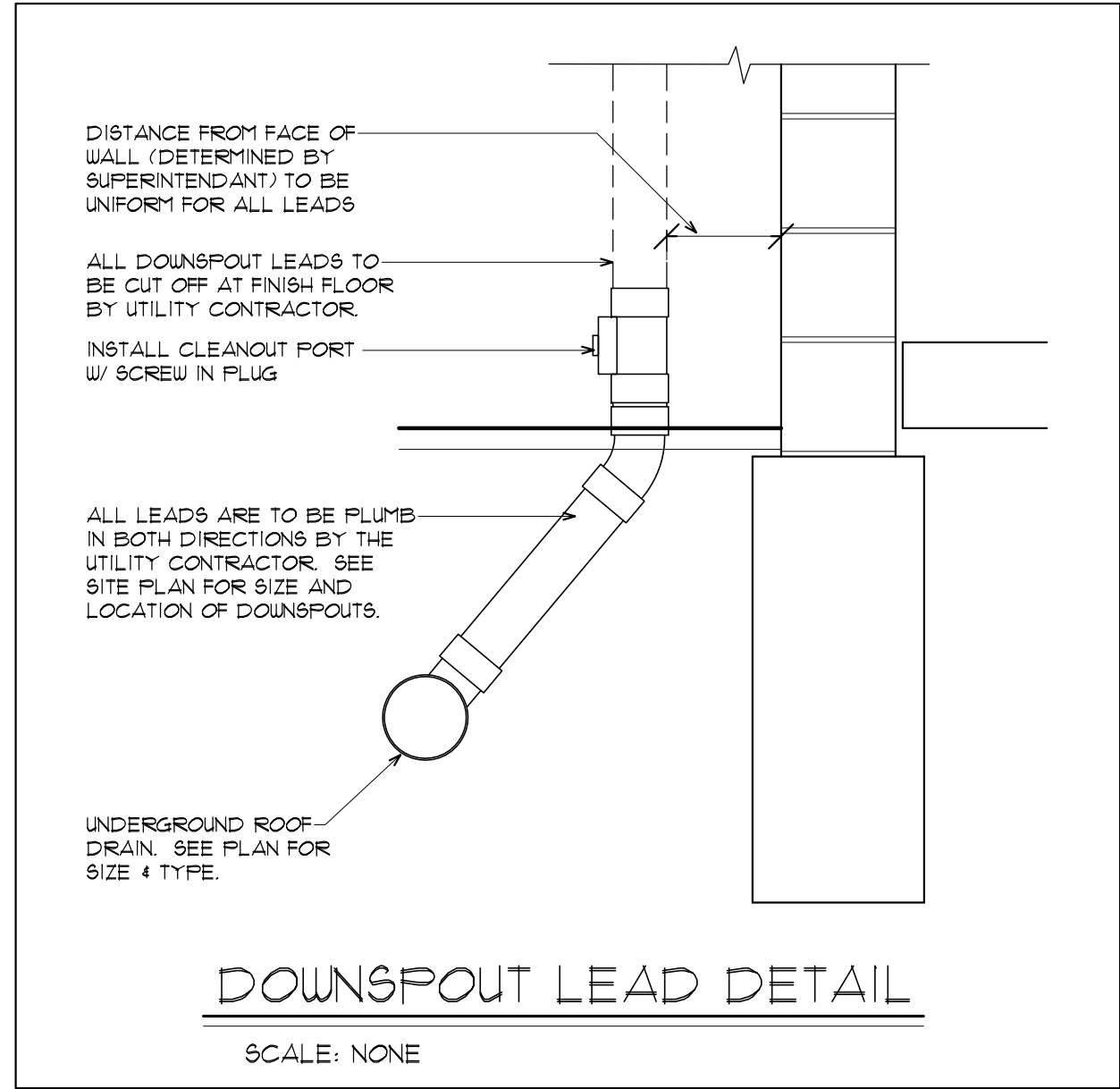
DRAWN BY: GAH  
JOB NO.: ---

**LANDSCAPE PLAN**  
SHEET NO.  
**C-4**





MASONRY DUMPSTER DETAIL  
NO SCALE



WASHTENAW COUNTY PROPOSED DRAINAGE CALCULATION	ACRES	ON-SITE	
Impervious Area (0.95)	0.44	C=	0.61
Pervious Area (0.30)	0.70	A=	1.33 ACRES
Impervious Area (0.85)	0.07		
Bankfull Basin (1.0)	0.13		
ALLOWABLE RELEASE RATE=			0.15 CFS/AC
Q <sub>a(on-site)</sub> = ALLOWABLE RELEASE RATE x A =			0.20 CFS

FIRST FLUSH VOLUME  
V<sub>ff</sub> = (1") (1/12") (43560 SF/1ac) x A x C = V<sub>ff</sub> = 2945 cf

Pre-Development Bankfull Volume 2-year/24 hour storm event Pre-Development CN S = 1000/CN - 10 = Q = (P-0.2S)/2 / (P+0.8S) Total Site Area (sf) excl. S-C BMPs V <sub>bf-pre</sub> = Q/12 x A Pervious Cover Post-Development Bankfull Volume 2-year/24 hour storm event Pervious Cover CN S = 1000/CN - 10 = Q = (P-0.2S)/2 / (P+0.8S) Pervious Cover Area (sf) V <sub>bf-per post</sub> = Q/12 x A <sub>p</sub> Impervious Cover Post-Development Bankfull Volume 2-year/24 hour storm event Impervious Cover CN S = 1000/CN - 10 = Q = (P-0.2S)/2 / (P+0.8S) Impervious Cover Area (sf) V <sub>bf-imp post</sub> = Q/12 x A <sub>i</sub> Pervious Cover Post-Development 100-Year Volume 100-year storm event Pervious Cover CN S = 1000/CN - 10 = Q <sub>100-per</sub> = (P-0.2S)/2 / (P+0.8S) Pervious Cover Area (sf) V <sub>100-per post</sub> = Q/12 x A <sub>p</sub> Impervious Cover Post-Development 100-Year Volume 100-year storm event Impervious Cover CN S = 1000/CN - 10 = Q <sub>100-imp</sub> = (P-0.2S)/2 / (P+0.8S) Impervious Cover Area (sf) V <sub>100-imp</sub> = Q/12 x A <sub>i100imp</sub>	P = CN = S = Q = A = V <sub>bf-pre</sub> = P = CN = S = Q = A <sub>p</sub> = V <sub>bf-per post</sub> = P = CN = S = Q = A <sub>p</sub> = V <sub>bf-imp post</sub> = P = CN = S = Q = A <sub>i100-imp</sub> = V <sub>100-imp</sub> =	2.35 in. 58 7.241 in. 0.100 in. 58060 sf 483 cf 2.35 in. 61 6.393 in. 0.154 in. 30455 sf 390 cf 2.35 in. 97 0.349 in. 1.978 in. 27605 sf 4550 cf 5.11 in. 61 6.393 in. 1.436 in. 30455 sf 3644 cf 5.11 in. 97 0.349 in. 4.714 in. 27605 sf 10844 cf
--	---	--

Runoff Summary	
V <sub>ff</sub> =	2945 cf
V <sub>bf-pre</sub> =	483 cf
V <sub>bf-per post</sub> =	390 cf
V <sub>bf-imp post</sub> =	4550 cf
V <sub>bf-post</sub> =	4940 cf
V <sub>p</sub> =	0 cf
V <sub>100-per</sub> =	3644 cf
V <sub>100-imp</sub> =	10844 cf
V <sub>100</sub> =	14488 cf

On-Site Infiltration Requirement  
Greater of First Flush volume or Difference between pre and post development bankfull volumes  
Bankfull Volume Difference = V<sub>bf-post</sub> - V<sub>bf-pre</sub> = 4457 cf

INFILTRATION DESIGN	
Required Infiltration	V <sub>req-inf</sub> = 4457 cf
Depth of basin storage	d = 1 ft
Field Infiltration Rate	I <sub>f</sub> = 0.5 in/hr
Design Infiltration Rate I <sub>d</sub> = I <sub>f</sub> / 2	I <sub>d</sub> = 0.25 in/hr
Infiltration period	t <sub>i</sub> = 6 hr
Infiltration Interface Area	A <sub>i</sub> = 4100 sf
Initial Infiltration Volume	V <sub>i</sub> = 512 cf
V <sub>i</sub> = A <sub>i</sub> x I <sub>d</sub> (in/hr) x 1 (ft) (12 in) x t <sub>i</sub> (hr) =	V <sub>i</sub> = 4100 cf
Basin Storage Volume	V <sub>s</sub> = 4100 cf
Total Proposed Infiltration	V <sub>inf</sub> = 4612 cf

On-Site Infiltration Proposed  
On-Site design soil infiltration rate I<sub>d</sub> = 0.25 in/hr  
PROPOSED INFILTRAION V<sub>inf</sub> = 4612 cf  
INFILTRATION PERIOD T<sub>i</sub> = 64.0 hr

DRAINAGE AREA CALCULATIONS								
Pre-Development		Cover Type	Soil Type	AREA(sf)	AREA(ac)	C Value	CN	CN'A
BBB		Meadow	B	58060	1.333	0.30	58	77
			TOTAL	58060	1.333	Weighted CN	58	
Post-Development		Cover Type	Soil Type	AREA(sf)	AREA(ac)	C Value	CN	CN'A
Impervious		Pavement	B	1195	0.027	0.95	98	3
			B	5500	0.126	1	98	12
			B	2910	0.067	0.85	85	6
			B	18000	0.413	0.95	98	40
			TOTAL	27605	0.634	Weighted CN	97	
Pervious		Lawn	B	30455	0.699	0.30	61	43
			TOTAL	30455	0.699	Weighted CN	61	

Time of Concentration							
Flow Type	K	Elev. Change	Length (L)	Slope % (S)	S <sup>0.5</sup>	V = K * S <sup>0.5</sup>	T <sub>c</sub> = L / (V*3600)
Sheet Flow	0.48	4.0	300	1.300	1.140	0.547	0.152
Waterway	1.20	0.5	100	1.300	1.140	1.368	0.020
Small Tributary	2.10	0.0	0	0.000	0.000	0.000	0.000

Q <sub>p</sub> = 238.6 x T <sub>c</sub> <sup>-0.82</sup> =	Q <sub>p</sub> =	1007.77 cfs/in-mi <sup>2</sup>
Total Site Area (ac) excl. SC-BMPs	A =	1.33 ac
Q <sub>100</sub> = Q <sub>100-per</sub> + Q <sub>100-imp</sub> =	Q <sub>100</sub> =	6.15 in
Peak Flow (PF) = Q <sub>p</sub> x Q <sub>100</sub> x A / 640	PF =	12.91 cfs
Δ = PF(cfs) - 0.15(cfs/ac)*A(ac)	Δ =	12.71 cfs
V <sub>0</sub> = Δ / PF x V <sub>100</sub>	V <sub>0</sub> =	14263 cf
REQUIRED DETENTION VOLUME WITH INFILTRATION		
V <sub>det</sub> = V <sub>0</sub> - V <sub>inf</sub> =	V <sub>det</sub> =	9651 cf

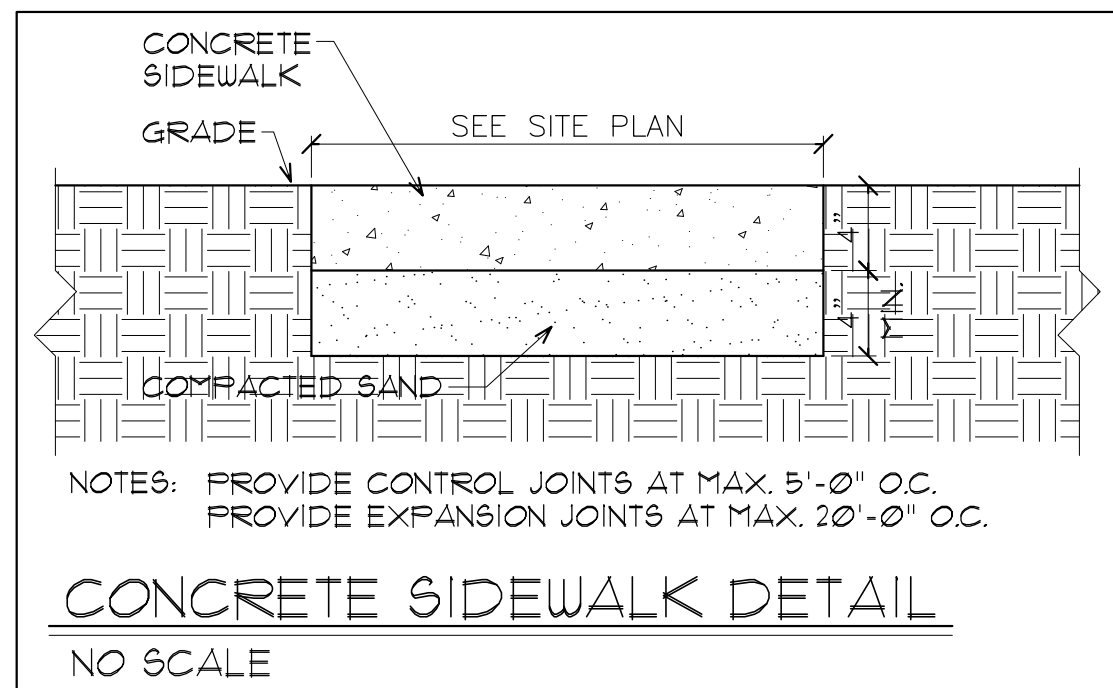
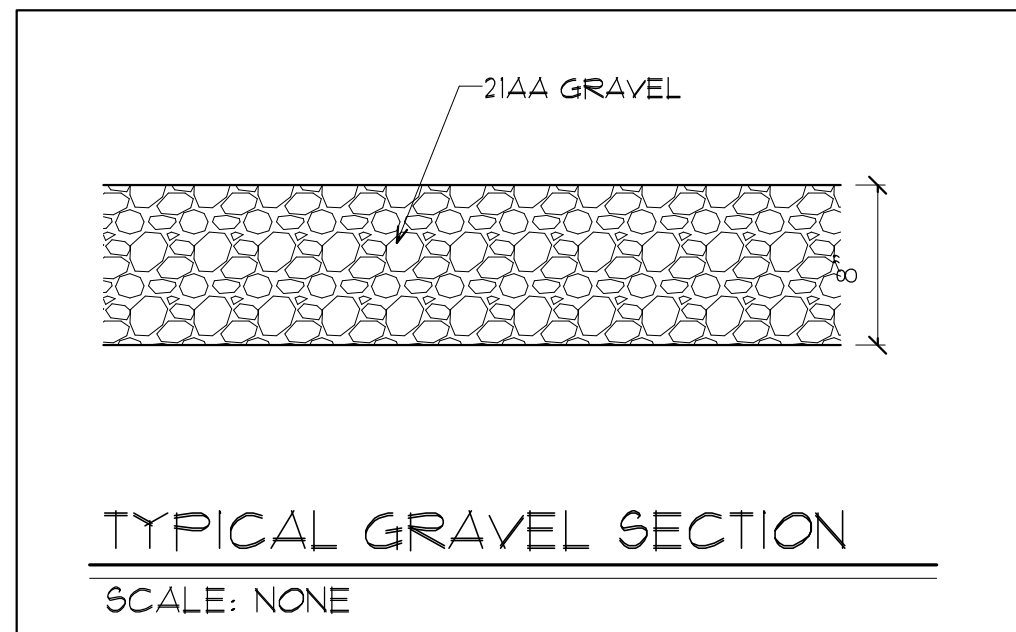
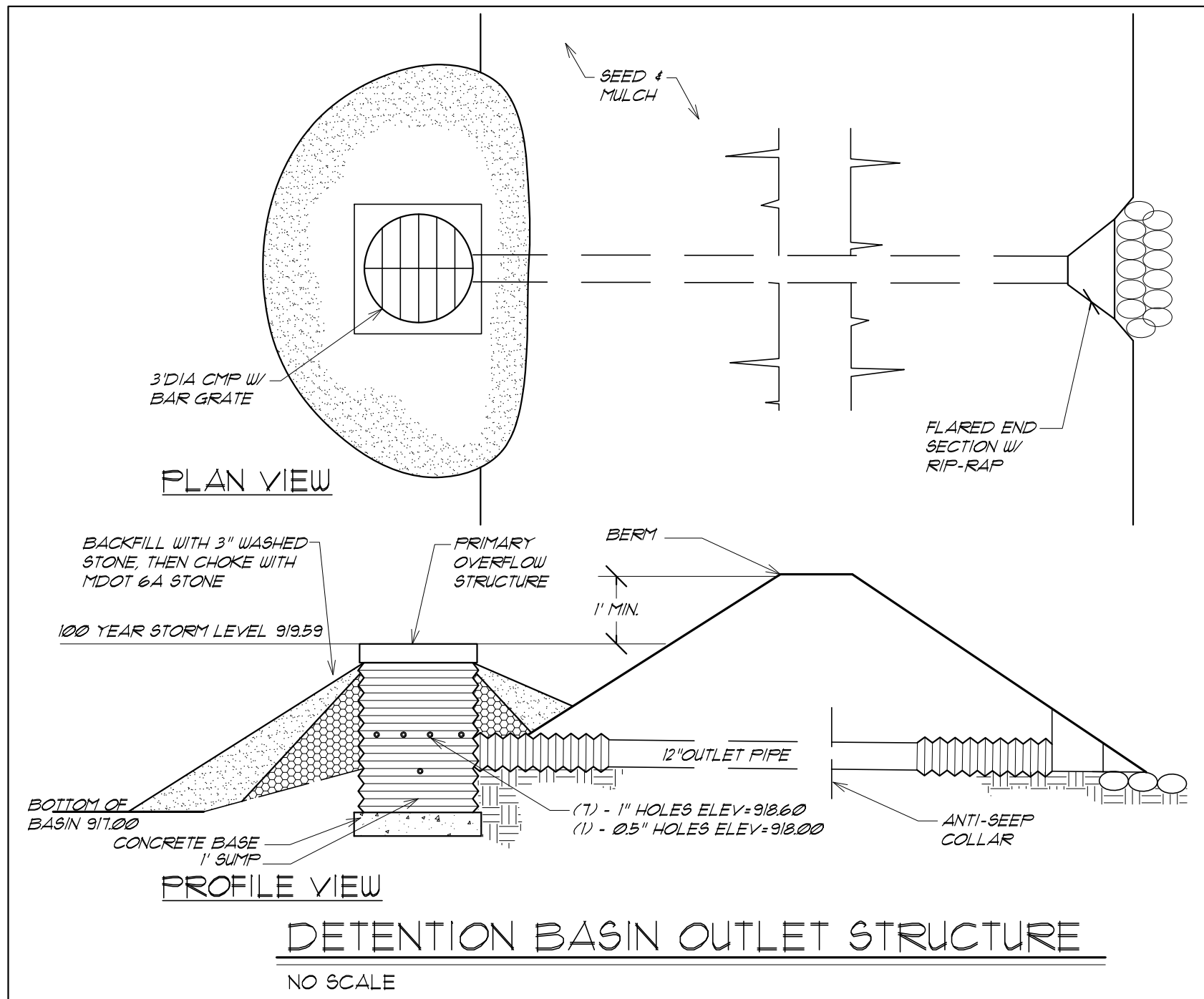
BASIN STORAGE PROVIDED					
ELEV.	AREA	DEPTH	VOLUME	TOTAL	
	(FT <sup>2</sup> )	(FT)	(FT <sup>3</sup> )	VOLUME (FT3)	
920.6	8935	0.6	5,041	17,592	Freeboard
920	7867	1	7,054	12,552	Design Volume
919	6240	1	5,498	5,498	
918	4756	1	4,100	4,100	Infiltration
917	3443	0	0	0	

BOTTOM OF BASIN	X <sub>b</sub> =	917.00
INFILTRATION	X <sub>i</sub> =	918.00
FIRST FLUSH	X <sub>ff</sub> =	917.72
BANKFULL	X <sub>bf</sub> =	918.60
100 YEAR	X <sub>j</sub> =	919.59

PROPOSED OUTLET CONTROL  
BANKFULL FLOOD  
A PORTION OF THE BANKFULL VOLUME SHALL BE STORED FOR INFILTRATION  
THE REMAINING VOLUME SHALL DISCHARGE THROUGH HOLES AT THE TOP OF THE INFILTRATION STORAGE X  
REMAINING VOLUME = 328 CF  
Q<sub>BF</sub> = REMAINING VOLUME x (1 / 24HRS) x (1 / 3600SEC) = 0.004 CFS  
PLACE OPENINGS AT INFILTRATION STORAGE ELEVATION = 918.00  
h<sub>ave</sub> = 2/3 x (X<sub>BF</sub> - X<sub>i</sub>) = 0.40 FT  
A = Q<sub>BF</sub> / { (0.62 \* SQRT(2\*32.2\*h<sub>ave</sub>)) } = 0.001 SF  
A / 0.001 = 0.88  
INCH DIAMETER ORIFICE HAS AN AREA OF 0.001 SF  
THEREFORE, USE 1 0.5 INCH DIAMETER HOLES AT ELEV. = 918.00

100 YEAR FLOOD  
Q<sub>a</sub> = ALLOWABLE RELEASE RATE x AREA SITE IN ACRES = 0.20 CFS  
Q<sub>a</sub> IS A PEAK OR MAXIMUM FLOW. CALCULATE THE MAXIMUM FLOW PASSING THROUGH  
BANKFULL ORIFICES. USING THE TOTAL HEAD, AND SUBTRACT FROM Q<sub>a</sub> TO DETERMINE  
THE ORIFICE SIZE TO RELEASE THE 100 YEAR STORM VOLUME:  
Q<sub>BF</sub> = 0.62x#HOLESxI<sub>d</sub>xAREA EACH HOLExI<sub>d</sub>x(2\*32.2\*(X<sub>100</sub>-X<sub>i</sub>))<sup>0.5</sup>  
Q<sub>BF</sub> = 0.01 CFS  
Q<sub>a</sub> - (Q<sub>BF</sub>) = 0.19 CFS  
A = Q<sub>a</sub> / (0.62 \* (2 \* 32.2 \* (X<sub>100</sub>-X<sub>i</sub>))<sup>0.5</sup>) = 0.039 SF  
A / 0.005 = 7.10  
INCH DIAMETER ORIFICE HAS AN AREA OF 0.005 SF  
THEREFORE, USE THE FOLLOWING NUMBER OF 1" DIAMETER HOLES:  
7 HOLES AT ELEV. = 918.00

SUMMARY OF REQUIRED STANDPIPE HOLES:		
ELEVATION	# OF HOLES	DIAMETER OF HOLES
918.60	7	1 in.
918.00	1	0.5 in.



ANN ARBOR DOG TRAINING  
1575 E. North Territorial Road  
Northfield Township, Michigan

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ISSUED FOR: DATE: 3-9-17  
CONDITIONAL USE: 3-9-17  
SITE PLAN: 5-9-17  
REVISED: 6-5-17

DRAWN BY: GAH/CLN  
JOB NO.:  
DETAIL SHEET  
SHEET NO.

C-5

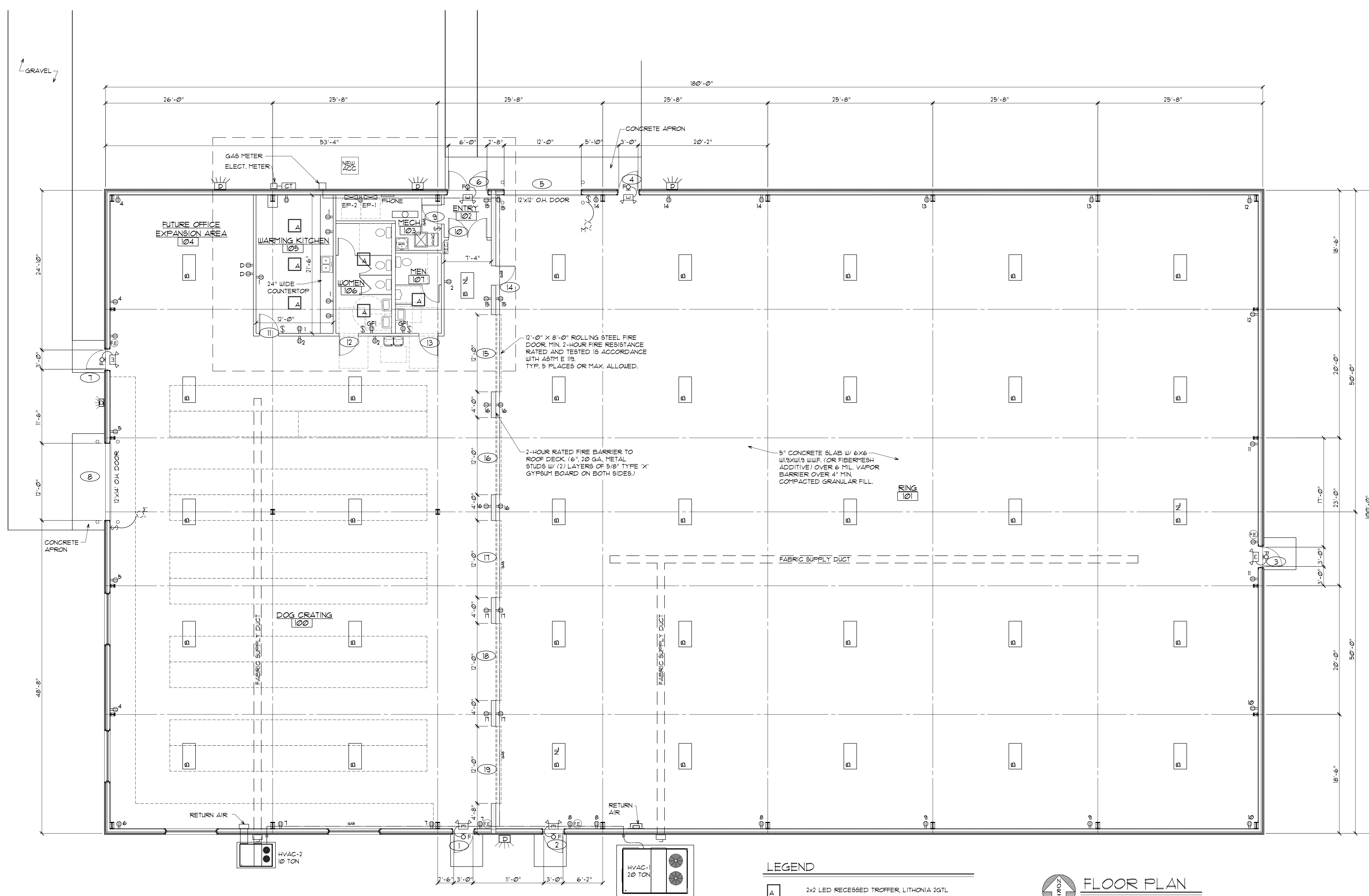
ANN ARBOR DOG TRAINING  
DESIGNERS  
Vanston/O'Brien, Inc.  
BUILDERS  
2375 Bishop Circle West  
Dexter, MI 48130  
Tel: (734) 424-0661  
Fax: (734) 424-0677  
e-mail: sales@vanston.com • www.vanston.com

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ISSUED FOR:	DATE:
REVIEW	5-31-12
PROPOSAL	6-5-12
REVISED	4-26-16
REVISED	5-3-16
PROPOSAL	7-11-16
REVISED	5-17-17

DRAWN BY: CLN/SA  
JOB NO.: -FLOOR PLAN  
SHEET NO.

A-1



## LEGEND

- A 2x2 LED RECESSED TROFFER, LITHONIA 2GTL
- B 2x4 LED HIGH-BAY, LITHONIA 1BH (12,000 LUMENS)
- B EM SAME AS B W/ BATTERY BACKUP
- B NL SAME AS B ON A NIGHT LIGHT CIRCUIT
- 4'-0" LONG, 2 TUBE, CHAIN HUNG, FLUORESCENT LIGHT FIXTURE
- LED, 76 WATT, WALL-MOUNTED, DOWN LIGHT, EXTERIOR FIXTURE
- X EXIT SURFACE MOUNTED EMERGENCY EXIT SIGN SHALL BE "LED" W/ BATTERY BACK UP. LITHONIA • LQMSUBR 120/211 EL
- X1 EXIT/COMBO SAME AS TYPE EBU AND X EXCEPT COMBINATION. LITHONIA • LQMSUBR 120/211 H
- FQ REMOTE EMERGENCY EGRESS UNIT VIA 'E'
- BATH EXHAUST FAN
- NEW DUPLEX ELECTRICAL RECEPTACLE. NUMBER DEFINES CIRCUIT.
- ΦD SAME AS ABOVE - ON DEDICATED CIRCUIT
- S SWITCH
- S3 THREE-WAY SWITCH
- E FIRE EXTINGUISHER
- E2 FIRE EXTINGUISHER IN CABINET



## FLOOR PLAN

SCALE: 1/8" = 1'-0"

## HVAC, PLUMBING &amp; ELECTRICAL GENERAL NOTES:

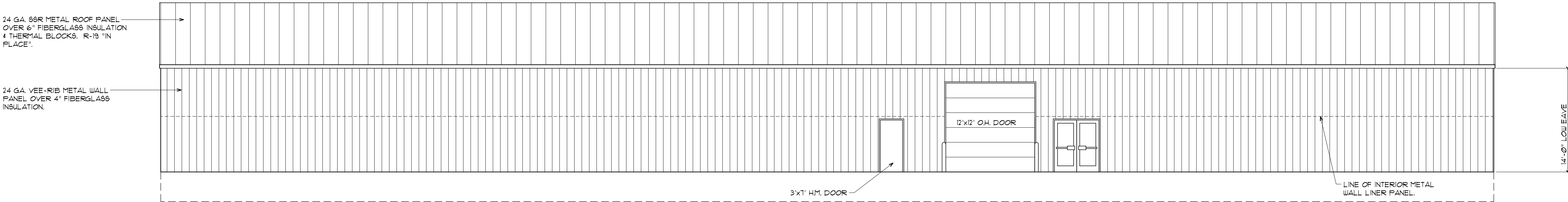
- These drawings are to be considered as design drawings only and are meant to establish minimum requirements for the project.
- Work not identified on the drawings, however, required by code and/or required to provide complete operable systems shall be the subcontractors responsibility.
- Subcontractor shall be responsible for final shop drawings, properly engineered and containing all information as may be required by the local Building Department for issuance of the building permit. Sealed drawings shall not be part of the subcontractors responsibility.

## MECHANICAL NOTES:

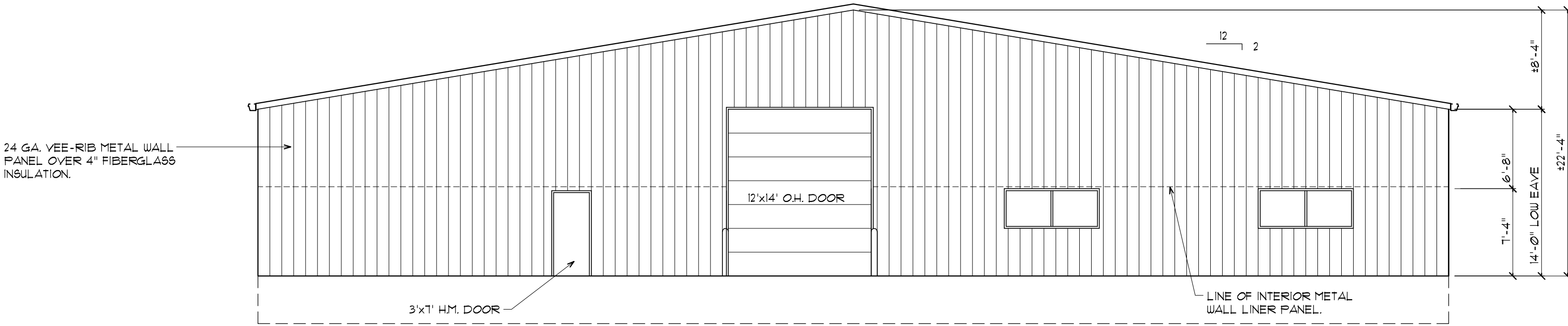
- All supply air ducts shall be wrapped with insulation.
- HVAC contractor shall be responsible for all roof curbs, wall penetrations, curbs, flashings and sealants as required.
- Supply and return air duct sizes to be determined by mechanical contractor.
- Gas piping sizes shall be determined by mechanical contractor.

## PLUMBING NOTES:

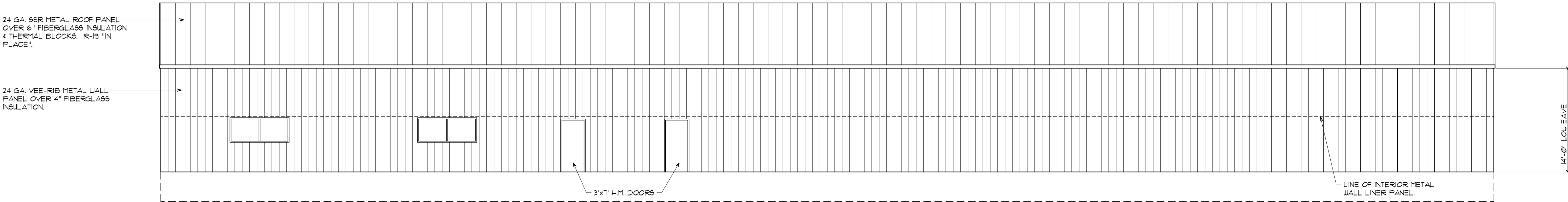
- All sanitary piping shall be SCH. 40 PVC.
- All hot and cold water piping shall be type K copper.
- All cold water piping shall be insulated.



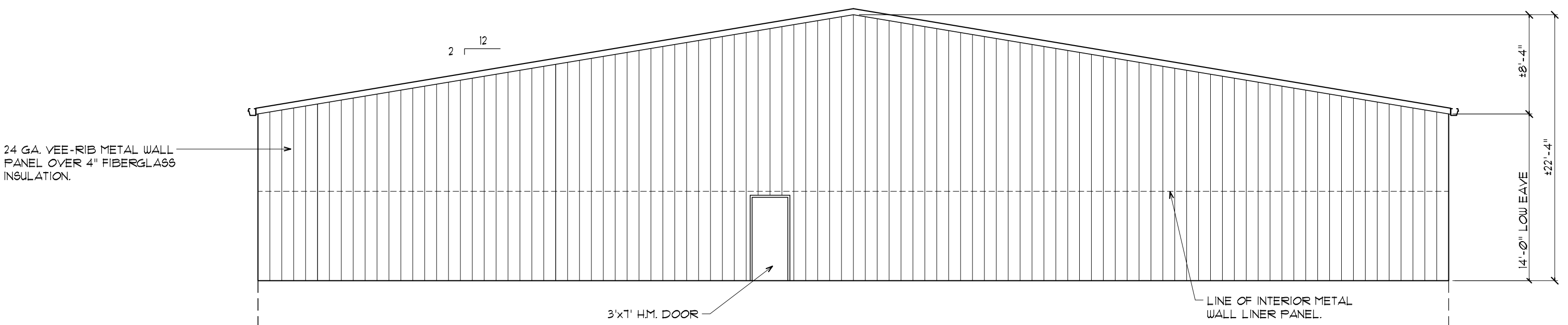
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

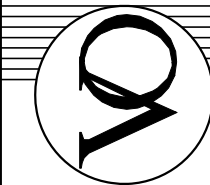


**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

ANN ARBOR DOG TRAINING



DESIGNERS  
**Vanston/O'Brien, Inc.**  
BUILDERS

Tel: (734) 424-0661  
Fax: (734) 424-0677  
e-mail: sales@vanston.com • www.vanston.com

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ISSUED FOR:	DATE:
REVIEW	5-31-12
PROPOSAL	6-5-12
REVISED	4-26-16
REVISED	5-3-16
PROPOSAL	7-11-16
REVISED	5-17-17

DRAWN BY: CLN  
JOB NO.: -

ELEVATIONS  
SHEET NO.

**A-2**

October 10, 2017

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

**Subject: Zoning Administrator Quarterly Report 7/1/17 – 9/30/17**

Dear Trustees and Commissioners:

Section 36-971(6) of the Zoning Ordinance requires the Zoning Administrator to submit to the Township Board and Planning Commission, a quarterly report in which a summary of the activities of the office is presented. Following is a concise summary of the activities of note in the THIRD quarter of 2017 (July 1 through September 30).

**Zoning Compliance Applications: A total of 30 applications were APPROVED**

1. Approved six (6) new dwellings and additions to one (1) other existing dwelling.
2. Approved four (4) new accessory structures such sheds and pole barns.
3. Approved five (5) new decks.
4. Approved two (2) home occupations.
5. Approved four (4) new fence permits.
6. Approved soil permit for one (1) residential use parcel.

**Non-residential Uses:**

1. Approved sign permit for three (3) commercial uses (Arvin Sango; O'Donnell Electric; Bigtex Trailers).
2. Approved one request for temporary fireworks sales from Yellow Box fireworks; use required site plan and conditional use approval; however, applicant conducted the use without any approvals due to timeline issues.
3. ***Fiber Optics Business/175 Barker*** – Approved as an equipment services facility with outdoor storage, requiring site plan approval from the Planning Commission for change of use and site improvements beyond the scope of authority of the Zoning Administrator.
4. ***Dog Grooming/102 Barker*** – Approved proposed dog grooming business as being similar to a personal service establishment such as a beauty parlor or salon; administrative site plan approval required. Applicant was provided guidance for most basic requirements to be shown under ordinance provisions.
5. ***People's Express/9859 N. Main*** – Partly approved/partly denied. The use includes a transportation hub with an office and extensive service vehicle parking and facilities for service/repair and maintenance of fleet vehicles, in the WLD-W district. The transport service use is permitted as a conditional use in the district and requires site plan approval from Planning Commission and recommendation for conditional use approval from the Planning Commission with final approval by the Township Board of Trustees. The proposal to construct a garage/structure to allow for repair and maintenance of fleet vehicles is not permitted in the WLD-W district. Such use is classified as

vehicle repair and permissible only in the General Commercial (GC) and Light Industrial (LI) district. Therefore, that portion of the use was denied.

**NO applications were DENIED.** Four (4) applications were received, that were incorrectly drawn or showed non-compliance with ordinance standards and were initially turned down. We were able to direct the applicant to submit revisions and guide them to alter the plans to achieve compliance resulting in subsequent approval.

**Zoning Board of Appeals Cases:**

1. **Bobber Down/8475 N. Main** – Request for variance from side yard setback for proposed addition on the north side; recommended approval of variance – variance was granted by ZBA.
2. **3375 Five Mile Road** – Request for variance to exceed maximum permitted driveway length of 1000 feet; recommended approval of variance – variance was granted by ZBA.
3. **Ann Arbor Dog Training Club/1575 E. North territorial Road** – Request for variance from side yard setback for new building on site; recommended approval of variance – On ZBA agenda for consideration on 10/16/17.

**Final Site Inspections:** The Township has several sites that have been through site plan approval but have never been inspected for compliance to the approved plans which is very important to maintain the integrity of the Ordinance and ensure enforcement. The authority for such inspection lies with the Zoning Administrator per Sec. 36-87. Inspection of the Zoning Ordinance which states:

*(a) All subgrade improvements, such as utilities subbase and base installations for drives and parking lots, and similar improvements, shall be inspected by the building inspector and approved prior to covering. The zoning administrator shall be responsible for the inspection of all improvements for conformance to the approved site plan. The zoning administrator is authorized to employ the township planner, township engineer, or other township departments or experts to assist in the inspection of all site improvements required by the approved site plan.*

1. **O'Donnell Electric/8505 N. Main** – A letter was issued granting final site plan approval subject to installation of landscaping as shown on the approved site plan.
2. **RheTech/1500 E. North territorial Road** – A letter was issued granting final site plan approval subject to replacement of two (2) light fixtures on the north façade with shielded fixtures as shown on the approved site plan.
3. **Arvin Sango/955 E. North territorial Road** – Applicant requested intermediate site inspection to determine if they are compliant. Minor issues were found with regard to parking placement that are being resolved administratively.

**Site/Code/Zoning Violations:** Section 36-974 (a) of the Zoning Ordinance states:

*It shall be unlawful to use or occupy or to permit the use or occupancy of any structure or premises, or both, or part thereof, hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of occupancy shall have been issued by the building inspector. A certificate of occupancy shall not be issued until it has been signed by the zoning*

*administrator, said signature signifying compliance with all provisions of this chapter. A certificate of occupancy shall not be issued for any building or structure or a part thereof, or for the use of land, which does not comply with all provisions of this chapter. The certificate shall state that the building, structure, and lot and use thereof, conform to the requirements of this chapter, and shall list each legal nonconformity existing on the premises. Failure to obtain a certificate of occupancy when required shall be a violation of this chapter and punishable under section 36-979.*

The Township brought to our attention two (2) properties which appeared to be in violation of the ordinance, and asked for an inspection report. I visited the sites with the Code Enforcement Officer and made the following observations, which were presented with details to the Township in written reports:

1. **Broadscape/6350 Whitmore Lake Road** - The site is zoned AR (Agriculture) District and is located within the Whitmore Lake North Territorial Overlay District. Landscape Supply companies are permitted in the AR district as a conditional use per Section 36-157 (16) of the Zoning Ordinance. A landscape supply use on the site, therefore, would be permitted, but only with approval from the Planning Commission and Township Board of Trustees. Broadscape Landscape Supply has no record of site plan approval or even a Zoning Compliance application on file.
2. **Regal Recycling/6270 Whitmore Lake Road** - The site is zoned AR (Agriculture) District and is located within the Whitmore Lake North Territorial Overlay District. Scrap recycling and junk yards are not permitted in the AR district or the overlay district; however, the use received approval from the Zoning Board of Appeals on November 26, 2012 as an existing legal non-conforming use. The business received site plan approval from the Planning Commission in August 2013 for a 7,200 square foot accessory structure, which was built without any permits. The site plan application/approval was an 'after the fact' request/action. As part of the site plan approval, the applicant was required to bring several items up to code. The Township records indicate that since site plan approval, the applicant has not made the necessary changes to meet the conditions of approval. Per records, the Township has reminded the applicant numerous times to comply with the planning and engineering requirements, to no avail. A site visit indicated numerous violations on the site and non-compliance with the approved site plan.

#### **Meetings:**

1. Met on 8/9/17 with new Township Manager, Supervisor, Zoning Coordinator and Code enforcement official on updates to various issues and cases within the Township.

#### **Other Issues:**

1. Identified need for revising WLD-W district use profile. The district currently permits uses that are typically allowable only in industrial and heavy commercial districts.
2. Discussed with Zoning Coordinator interpretation on measurement of waterfront yard setbacks, living space above garage, ordinance requirements of professional site plan drawings, soil permit requirements etc.

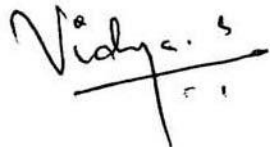
I have continued to work in the past few months to facilitate a smooth Zoning Compliance application process. In working with the Zoning Coordinator, we have tried our best to guide applicants into turning in proper drawings. Having accurately measured drawings is a must in order to safeguard the Township and the property owners' interests. Approval of a structure that may have been incorrectly shown resulting in the construction

of a non-conforming new structure will have implications for property insurance and liability in the event of a fire or other disaster, and can create issues between neighbors.

I am aware that the Planning Commission and Township Board of Trustees have heard from residents and property owners about our being "rigid" with rules. The Zoning Ordinance is a legal binding document adopted under a State law. It is not within the scope of my authority to waive or modify rules arbitrarily. We have suggested that the Ordinance be amended in some cases where the regulations seem excessively burdensome; however, until such time the ordinance is amended, we are bound by the rules on the book and by a code of ethics. Exempting some property owners from complying with the Ordinance would be unfair to those who follow the rules and eventually will be a detriment to the quality of life factors for the Township as a whole.

Well written and impartially administrated Zoning Regulations are not a detriment to a community's growth. In fact, developers welcome the opportunity to build in a community that has clear-cut guidelines and rules that enable the construction of well-designed sites with consideration to long term growth. As the Zoning Administrator, I strive to be prompt and attentive to the needs of the applicants while ensuring that they understand the process and also comply with the rules and regulations set forth in the Zoning Ordinance.

Respectfully submitted,  
**McKenna Associates**

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

Vidya Krishnan  
Senior Planner



# NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

## Minutes of Regular Meeting September 18, 2017

### 1. CALL TO ORDER

The meeting was called to order by chair Stephen Safranek at 7:00 P.M. at 8350 Main Street.

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL AND DETERMINATION OF QUORUM

Greg Kolecki	Present
Jacqueline Otto	Absent with notice
Stephen Safranek	Present
Amy Steffens	Present
Gary Wellings	Present
Jeff Lehrke, Alternate	Present

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

### 4. ADOPT AGENDA

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

### 5. CORRESPONDENCE

None.

### 6. PUBLIC HEARINGS

- 6A. Case #JZBA170004; Robert and Susan Garza; Location: 3375 Five Mile Road, South Lyon; Request for variance from Section 36-719(d)(3), Private Roads and Driveway Regulations; to construct a 15 foot wide 1,365 foot long gravel driveway (ordinance maximum is 1,000 feet); Parcel 02-14-300-017; zoned AR—Agriculture.**

Planning Consultant Vidya Krishnan reviewed the request and her report dated September 5, 2017. She noted that creation of flag-shaped lots can no longer legally be created, so this lot was created some time ago. She said literal interpretation of the ordinance would deprive the applicant of rights afforded to others in the district, no special privilege would be granted by approval, and while the variance requested could be slightly reduced, doing so would require

relocating the well and septic field. She noted the Fire Department is requiring a dry hydrant/pond installation.

- **Motion:** Safranek moved, Steffens supported, that the public hearing be opened.  
**Motion carried 5—0 on a voice vote.**

Corey Kanitz said he is attempting to purchase this property to build a house. He said the intent is to disturb as little of the land as possible while building the planned home. In answer to questions he said the road will be 15 feet wide and gravel. In answer to a question from Steffens, Krishnan said the Washtenaw County Road Commission will allow the road as long as the lot is buildable.

- **Motion:** Wellings moved, Kolecki supported, that the public hearing be closed.  
**Motion carried 5—0 on a voice vote.**

### 7. OLD BUSINESS

None.

### 8. NEW BUSINESS

- 6A. Case #JZBA170004; Robert and Susan Garza; Location: 3375 Five Mile Road, South Lyon; Request for variance from Section 36-719(d)(3), Private Roads and Driveway Regulations; to construct a 15 foot wide 1,365 foot long gravel driveway (ordinance maximum is 1,000 feet); Parcel 02-14-300-017; zoned AR—Agriculture.**

Krishnan recommended approval of the requested variance, subject to approval of a dry hydrant/pond installation as required by the Fire Department, based on compliance with the findings of fact including:

- slopes on the site and the flag-shape of the parcel create difficulties in placement of the home
- the natural characteristics of the site are not the result of action by the applicant,
- if the variance is not granted the applicant would have to change the location of the house, garage, septic field, and well, which would be burdensome,
- while the requested variance is not the minimum possible, other factors may be affecting the design of the development,
- there will be no adverse on the public as the result of the variance being granted.



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Corey Kanitz said he believes construction of a pond on the site will be feasible, and he understands this is required to be within 1,000 feet of the house.

- **Motion:** Steffens moved, Lehrke supported, that the request in Case #JZBA170004, Corey Kanitz, at 3375 Five Mile Road, South Lyon for variance from Section 36-719, Private Roads and Driveway Regulations; to allow a 15 foot wide gravel driveway with a total length of 1,365 feet. The proposed project meets the standards of Section 36-94(3)(d) of the Northfield Township zoning ordinance as discussed at tonight's hearing and as presented in the staff report dated September 5, 2017. Approval is conditioned on all Fire Department requirements being met.  
**Motion carried 5—0 on a roll call vote.**

**9. MINUTES**

- **Motion:** Wellings moved, Lehrke supported, that the minutes of the August 21, 2017, regular meeting be approved as presented.  
**Motion carried 5—0 on a voice vote.**

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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 \_\_\_\_\_, 2017.

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Stephen Safranek, Chair

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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/)

**11. CALL TO THE PUBLIC**

None present.

**12. ZBA MEMBER COMMENTS**

No comments.

**13. ANNOUNCEMENT OF NEXT MEETING**

**October 16, 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:** Safranek moved, Kolecki supported, that the meeting be adjourned.  
**Motion carried 5—0 on a voice vote.**

The meeting was adjourned at 7:20 P.M.