NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
July 20, 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 ZBA will hold a virtual meeting on

Monday, July 20, 2020 at 7:00PM

Join the virtual board meeting by visiting https://zoom.us/j/91113945811
Or dialing (312) 626-6799
Webinar ID: 911 1394 5811
Public participants will be able to address the board virtually during the public comment periods on the agenda.
Visit
http:□□□□t□p□north□ield□org□government□ho□□to□□oin□a□virtual□meeting□php
for more information.

AGENDA

1. **CA□□ TO ORDER**
2. **□□EDGE O□ A□□EGIANCE**
3. **RO□□ CA□□**
4. **ADO□T AGENDA**
5. **CORRES□ONDENCE**
6. **□UB□IC HEARINGS:**

   A□ Case □JZBA200001 – Recommend to Approve, Approve □ith Conditions or Deny the re□uest o□ James Azar, 587 □ North□ield Church Rd□, Ann Ar□or, MI 48105□The applicant proposes to split the parcel into □ lots measuring 5 acres, 5 acres and 10 acres, to accommodate □ single □amily d□ellings and a Mari□uana gro□ □acility□The proposed lot split re□uires the construction o□a private road to provide re□uired street □rontage□Due to the parcel shape, the length o□the private road □ill □e longer than 1000 □eet□The applicant proposes to build a 20' wide Class B Private Road, □hen the Ordinance re□uires a Class A Private Road□The parcel num□er is B□02□□1□100□010 and is zoned AR□Agricultural District□

7. **O□D BUSINESS**
8. **NE□ BUSINESS:**

   A□ Case □JZBA200001 – Recommend to Approve, Approve □ith Conditions or Deny the re□uest o□ James Azar, 587 □ North□ield Church Rd□, Ann Ar□or, MI 48105□The applicant proposes to split the parcel into □ lots measuring 5 acres, 5 acres and 10 acres, to accommodate □ single □amily d□ellings and a Mari□uana gro□ □acility□The proposed lot split re□uires the construction o□a private road to provide re□uired street □rontage□Due to the parcel shape, the length o□the private road □ill □e longer than 1000 □eet□The applicant proposes to build a 20' wide Class B Private Road, □hen the Ordinance re□uires a Class A Private Road□The parcel num□er is B□02□□1□100□010 and is zoned AR□Agricultural District□

B□Zoning Administrator □uarterly Report Jan 1, 2020 – March □1, 2020

9. **A□□RO□A□ O□ MINUTES:** January 21, 2020
10. **CA□□ TO THE □UB□IC**
11. **ZBA MEMBER COMMENTS**
12. **ANNOUNCEMENT O□ NE□T MEETING:** August 17, 2020
13. **AD□OURNMENT**

This notice is posted in compliance with PA 267 if 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, Whitmore Lake, MI 48189. 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 and a Marijuana grow facility.

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 XIV SUPPLEMENTARY REGULATIONS Section 36-719 Private Roads and Driveways; subsection (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**, July 20, 2020 at 7:00 p.m. This meeting will be held online using the Township's Zoom Account at the following web address: https://zoom.us/j/91113945811, you may also access the meeting via telephone by calling +1 312 626 6799 and using the Webinar ID: 911 1394 5811

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 of 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, Sunday, July 5th, 2020
Newspaper: Ann Arbor News

SZBA 200001

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: James Azar	Name: Same as Applicant
Address: 2852 Barclay Way, Ann Arbor, MI 48105	Address:
Phone: 734-834-6466	Phone:
Email: James@3dxonline.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: ☒ **Non-Owner Affidavit Attached:** ☐

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: ☐ Yes ☒ No

C.) LEGAL DESCRIPTION: See attached Site Plan for Legal Description

2. PRESENT ZONING CLASSIFICATION:

(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:

Current Use: Vacant

Proposed Use: Three (3) Single Family Residential Properties and a Marijuana Cultivation Facility

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? ☒ Yes ☐ 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 10ac. parcel will also include a proposed Marijuana Cultivation Facility as stated in question 3. 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 Class B 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 this parcel. Traffic will be minimal, especially for the southern 50% of the road that provides access to the proposed two (2) rear residential properties. 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 imperious 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 and small, family-run, Marijuana agricultural facility will be minimal. Please refer to the letter submitted to the ZBA from Bryan Azar for a detailed traffic estimate for the Marijuana facility.

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).

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.

Applicant(s) Signature _____ Date 6/18/2020

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: ☐ Yes ☐ No If yes, explain below:
RECEIVED JUN 18 2020 NORTHFIELD TOWNSHIP	PAID JUN 18 2020 NORTHFIELD TOWNSHIP TREASURER	

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	☐	☐	☐
2 Parking lot islands, etc.	☐	☐	☐
3 Site Landscaping	☐	☐	☐
4 Foundation Planting	☐	☐	☐
5 Dumpster Screening	☐	☐	☐
6 Comments:			
Signs:			
7 Number of Signs	☐	☐	☐
8 Size and area	☐	☐	☐
9 Comments:			

Comments:

Engineering: _____

Utilities: _____ ☐ Connection fee's paid

Fire Chief: _____ ☐ Inspection Complete

Access: _____

Other Conditions of Approval: _____

Additional Comments: _____

Revised Oct 11, 2017

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 Gean 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 Gean 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 Gean DiDonato

Time Submitted for Recording
Date 7-29 20 19 Time 1250 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.

JONATHAN P. CAREY
Notary Public – State of Michigan
County of Lenawee
My Commission Expires Jan 12, 2020
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

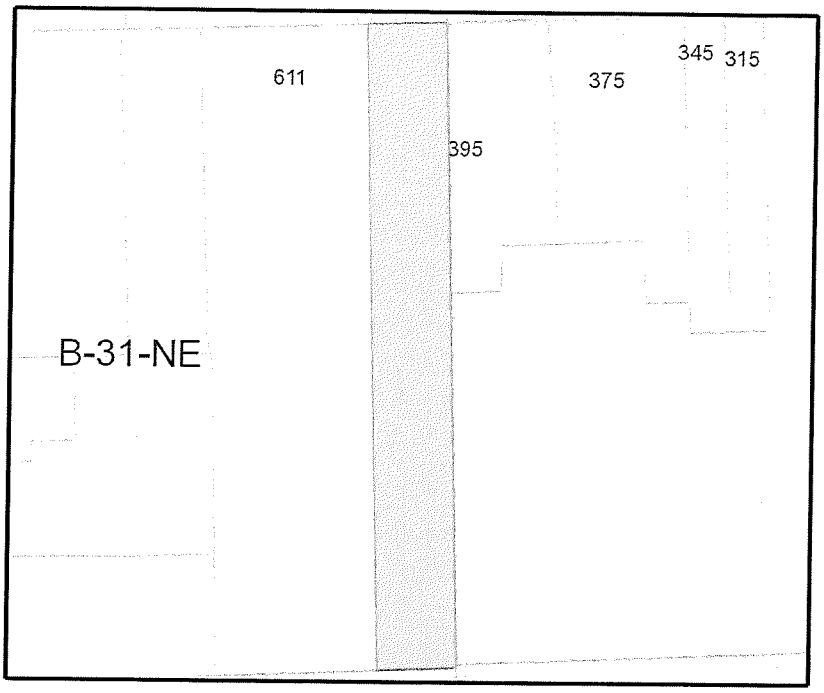
Washtenaw County Parcel Report

Parcel ID: **B -02-31-100-010**

Parcel Information

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

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



Parcel highlighted in blue

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

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

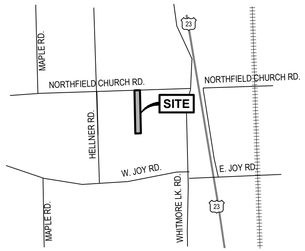
Tax Description

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

This report is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Washtenaw County Equalization Department: (734) 222-6662
Office of the Washtenaw County Water Resource Commissioner: (734) 222-6860

SHERWOOD VALLEY DRIVE (PRIVATE ROAD)

NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN



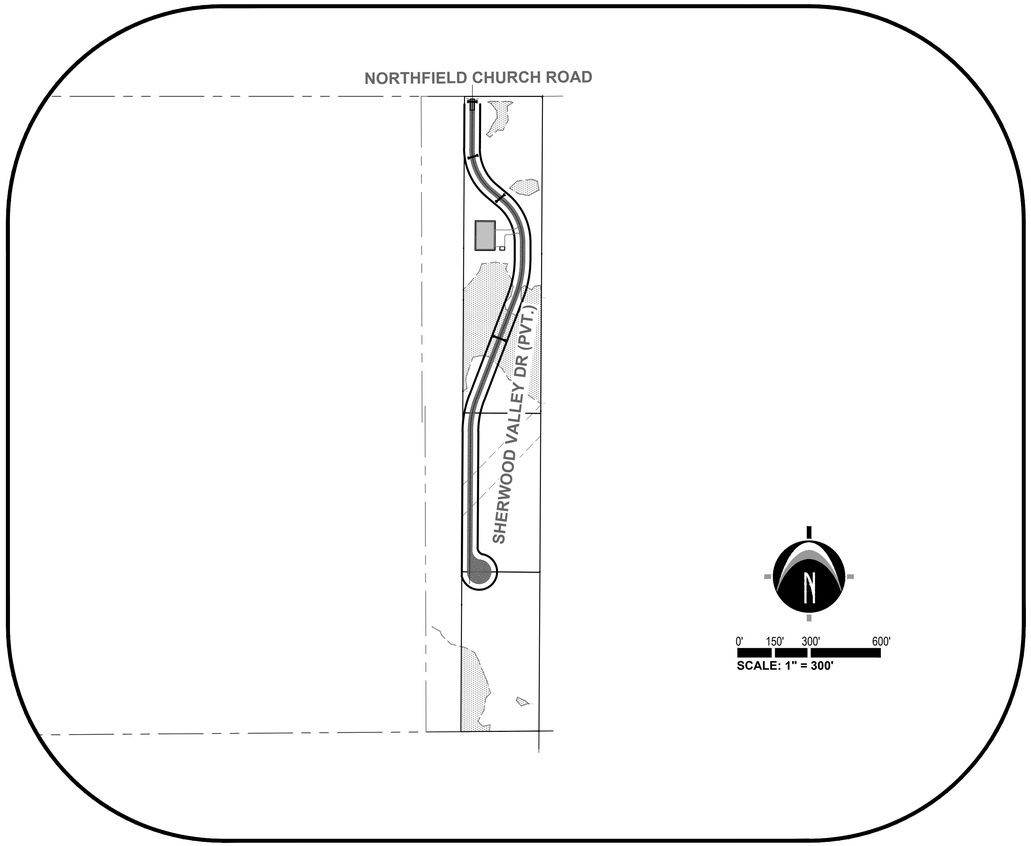
LOCATION MAP
NOT TO SCALE

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



SHEET INDEX

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Grading & S.E.S.C. Plan	C-301
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PROJECT NARRATIVE

PROPOSED 2190.0 L.F. CLASS B PRIVATE ROAD WITH 50.0'R EMERGENCY ACCESS CUL-DE-SAC, SERVICING A PROPOSED 80.0 x 120.0" STEEL AGRICULTURAL BUILDING AND THREE (3) FUTURE 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

1) ZONING OF PROPERTY: AR AGRICULTURE
   AR ZONING REQUIREMENTS
   - A) MINIMUM LOT AREA = 217,800 SQ.FT. (5 AC.)
   - B) MINIMUM LOT WIDTH = 150 FT.
   - C) MAXIMUM COVERAGE = 10%

   SETBACKS
   - A) FRONT YARD = 50 FT.
   - B) SIDE YARD = 30 FT.
   - C) REAR YARD = 50 FT.
2) SUMMARY OF LAND USE:
   - A) TOTAL ACREAGE = 20.01 ACRES (871,635 SQ.FT.) (EXCLUDING R.O.W.)
   - B) LOT COVERAGE = 1%
   - C) ROAD LENGTH = 2,190 FT. CLASS B PRIVATE ROAD
   - D) ZONING OF PARCELS TO SOUTH AND WEST = AR
   - E) ZONING OF PARCELS TO NORTH AND EAST = AR
4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
5) 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.
6) 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.
7) CONTRACTOR TO FIELD VERIFY ALL INVERTS.
8) THE PERMANENT PARCEL NUMBER FOR THE SITE IS B-02-31-100-010.
9) NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.
10) 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.

811 Know what's **below.** **CALL** before you dig.

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.

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OTHER LOGOS

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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

SHERWOOD VALLEY DR. (PRIVATE ROAD)

Cover Sheet

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

STAMP:

STATE OF MICHIGAN
TIMM E. APPLETON
ENGINEER
No. 42564
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
19500114

SHEET NO:
C-100

SHEET: 1 OF 1

19500114-PREL1.dwg BC 6/18/2020 09:45

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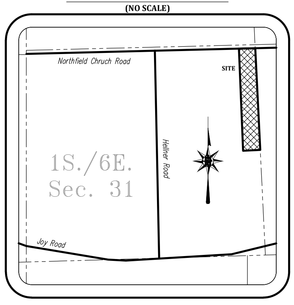
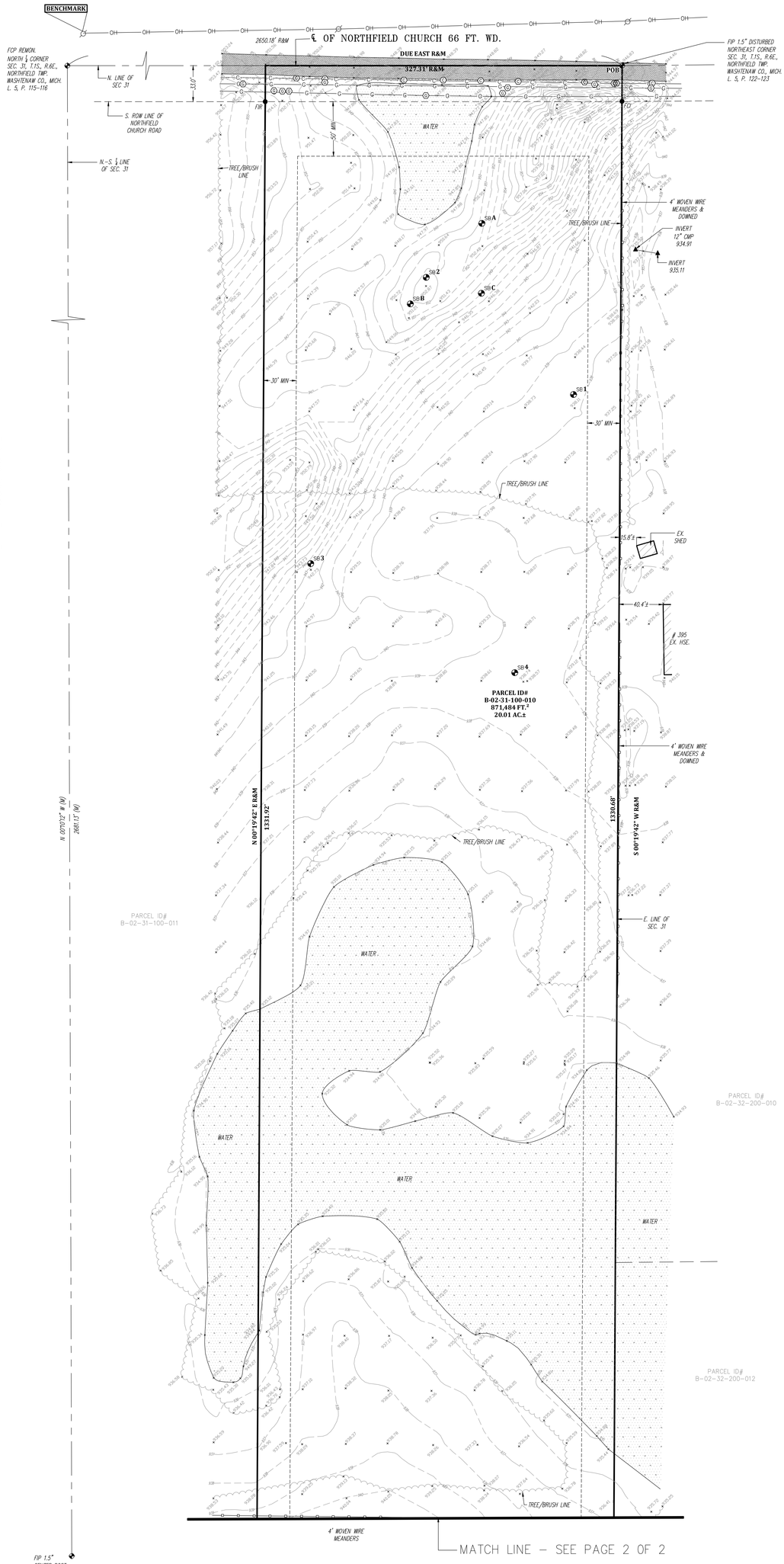
BOUNDARY AND TOPOGRAPHIC SURVEY

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

SITE LOCATION MAP
(NO SCALE)





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
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

EGA DESCRI TION

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

A PARCEL OF LAND BEING PART OF THE NORTHEAST ¼ OF SECTION 31, TOWN 1 SOUTH, RANGE 6 EAST, NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 19 MINUTES 42 SECONDS WEST 2661.36 FEET (RECORDED AS 2661.86 FEET) ALONG THE EAST LINE OF SAID SECTION 31 TO THE EAST ¼ CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 34 MINUTES 05 SECONDS WEST 327.33 FEET ALONG THE EAST-WEST ¼ LINE OF SAID SECTION 31; THENCE NORTH 00 DEGREES 19 MINUTES 42 SECONDS EAST 2663.86 FEET (RECORDED AS 2664.33 FEET) PARALLEL WITH THE EAST LINE OF SAID SECTION 31, TO A POINT ON THE NORTH LINE OF SAID SECTION 31, SAID LINE ALSO BEING THE CENTERLINE OF WEST NORTHFIELD CHURCH ROAD (66 FEET WIDE); THENCE DUE EAST 327.31 FEET ALONG SAID NORTH LINE AND CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 20.01 ACRES OF LAND MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET THEREOF FOR NORTHFIELD CHURCH ROAD. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

LEGEND

FOUND MONUMENTATION	●
SET MONUMENTATION	○
SECTION CORNER	
RECORD MEAS.	R
FIELD MEAS.	M
PRORATED DIST.	P
CALCULATED DIST.	C
PROPERTY LINE	
SECTION LINE	
EASEMENT LINE	
PARCEL LINE	
PLATTED LINE	
FENCE LINE	
STORM SEWER	S
SANITARY SEWER	SS
WATER LINE/MAIN	W
GAS LINE/MAIN	G
OVERHANG LINE	OH
BURIED CABLE	C
BURIED ELEC.	T
GAS METER	
GAS SHUT OFF	
GAS MARKER/FLAG	
WATER MANHOLE	W
HYDRANT	
WATER SHUT OFF	
WATER METER	
WATER WELL	
WATER MARKER/FLAG	
STORM MANHOLE	S
STORM BASIN	
STORM BEEHIVE BASIN	
STORM OUTLET	
SAN. MANHOLE	S
SAN. CLEANOUT	
SAN. MARKER/FLAG	
COMM. MANHOLE	C
COMM. PEDESTAL	
COMM. MARKER	
LIGHT POLE	
UTILITY POLE	
POWER TRANSFORMER	
ELEC. MARKER/FLAG	
ELEC. METER	
GRND. WTR. MON. WELL	
SIGN	
AIR CONDITIONING UNIT	
FOUND IRON ROD	FIR
FOUND CAPPED PIPE	FCP
FOUND IRON PIPE	FIP
FOUND CAPPED T-IRON	FCTI
SET CAPPED IRON	SCI
BACK OF CURB	BC
TOP OF CURB	TC
CURB GUTTER	G
HIGH POINT	HP
LOW POINT	LP
FINISHED GRADE	FG
FINISHED FLOOR	FF
MATCH EX. GRADE	ME
AS-BUILT MEAS.	AB
POINT OF CURVE	PC
POINT OF REV. CURVE	PRC
POINT OF COMP. CURVE	PCC
RIGHT OF WAY	ROW
POINT OF BEGIN	POB
POINT OF COMMENCE	POC
EX. SPOT ELEVATION	955.56
PROPOSED ELEVATION	XXX.XX
DECIDUOUS TREE	

Nowry & Hale Land Surveying LLC
115 N. Main St., Suite 5 Pinckney, MI 48169
Work: 517-404-5201 Email: surveyor@hotmail.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 Kast
4000 Northfield Ville Road
South Lyon, MI 48178

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby certify that the survey shown on this map was made by me or under my supervision and that the part hereon is a true representation of the survey performed, that the error of closure is no greater than 1 in 5000 and that I have fully complied with the requirements of Section 9, Public Act 132 of 1970.

Michael J. Nowry Professional Surveyor # 52472

PAGE # 1 OF 2

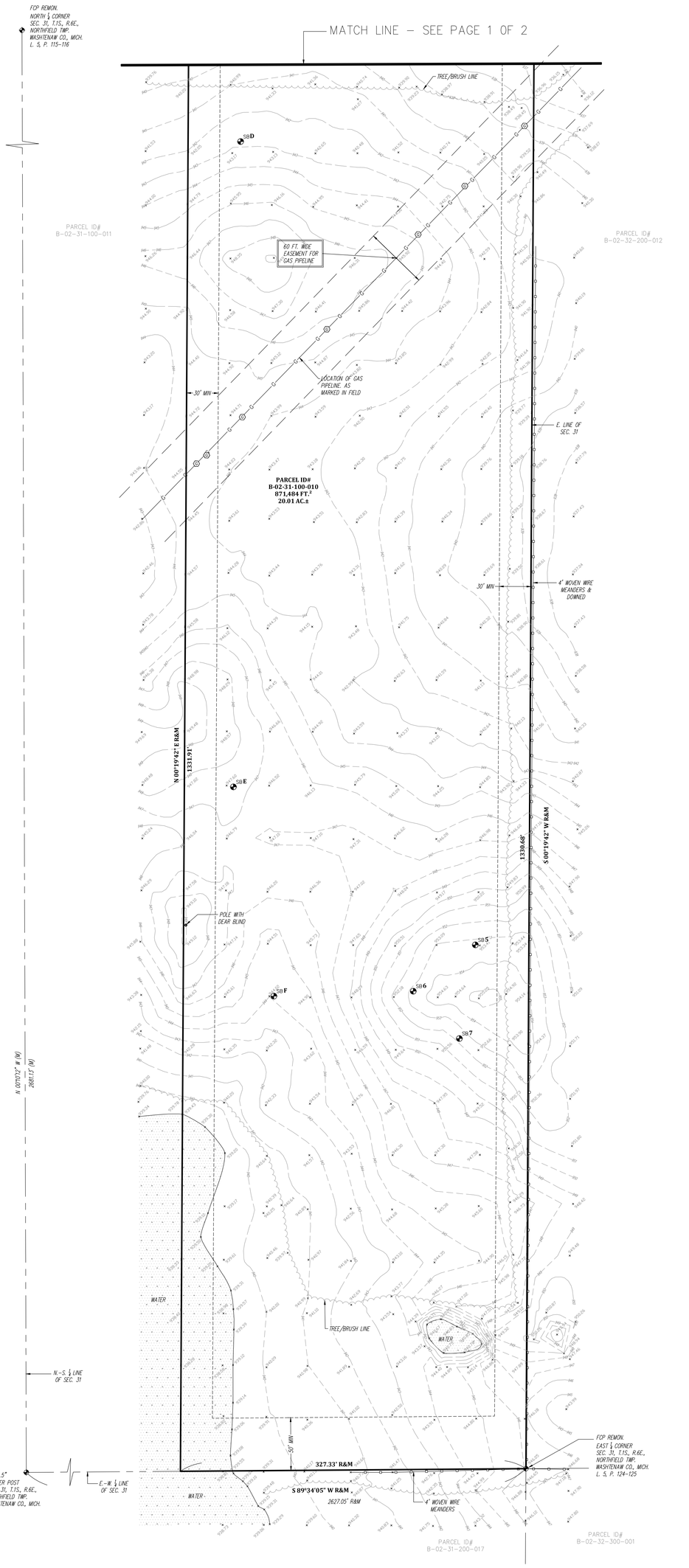
Topographic Survey

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

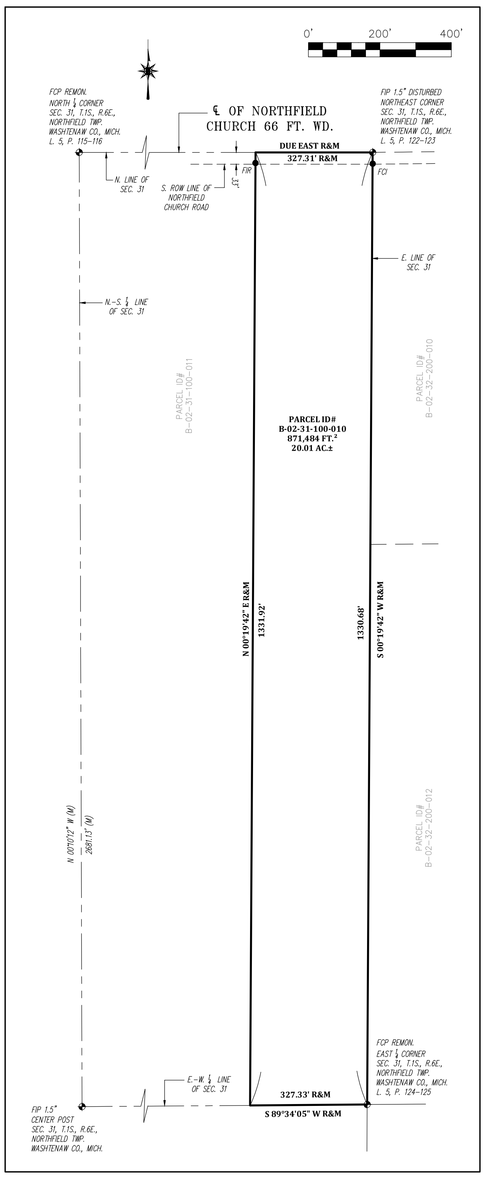
REVISIONS

BOUNDARY AND TOPOGRAPHIC SURVEY

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



BOUNDARY: 1"=200'



LEGEND

FOUND MONUMENTATION	●
SET MONUMENTATION	○
SECTION CORNER	
RECORD MEAS.	R
FIELD MEAS.	M
PRORATED DIST.	P
CALCULATED DIST.	C
PROPERTY LINE	
SECTION LINE	
EASEMENT LINE	
PARCEL LINE	
PLATTED LINE	
FENCE LINE	
STORM SEWER	S
SANITARY SEWER	SS
WATER LINE/MAIN	W
GAS LINE/MAIN	G
OVERHANG LINE	OH
BURIED CABLE	C
BURIED ELEC.	E
GAS METER	
GAS SHUT OFF	
GAS MARKER/FLAG	
WATER MANHOLE	
HYDRANT	
WATER SHUT OFF	
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WATER WELL	
WATER MARKER/FLAG	
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GRND. WTR. MON. WELL	
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AIR CONDITIONING UNIT	
FOUND IRON ROD	FIR
FOUND CAPPED PIPE	FCP
FOUND IRON PIPE	FIP
FOUND CAPPED T-IRON	FCTI
SET CAPPED IRON	SCI
BACK OF CURB	BC
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CURB GUTTER	G
HIGH POINT	HP
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FINISHED GRADE	FG
FINISHED FLOOR	FF
MATCH EX. GRADE	ME
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POINT OF CURVE	PC
POINT OF REV. CURVE	PRC
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RIGHT OF WAY	ROW
POINT OF BEGIN	POB
POINT OF COMMENCE	POC
EX. SPOT ELEVATION	×
PROPOSED ELEVATION	XXX.XX
DECIDUOUS TREE	

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ELEVATION = 955.56 NAVD88

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby certify that the above plat is based on an actual survey performed under my supervision and that the plat hereon is a true representation of the survey performed, that the error of closure is no greater than 1 in 5000 and that I have fulfilled all the requirements of Section 2, Public Act 132 of 1970.

Michael J. Nowry Professional Surveyor # 52472

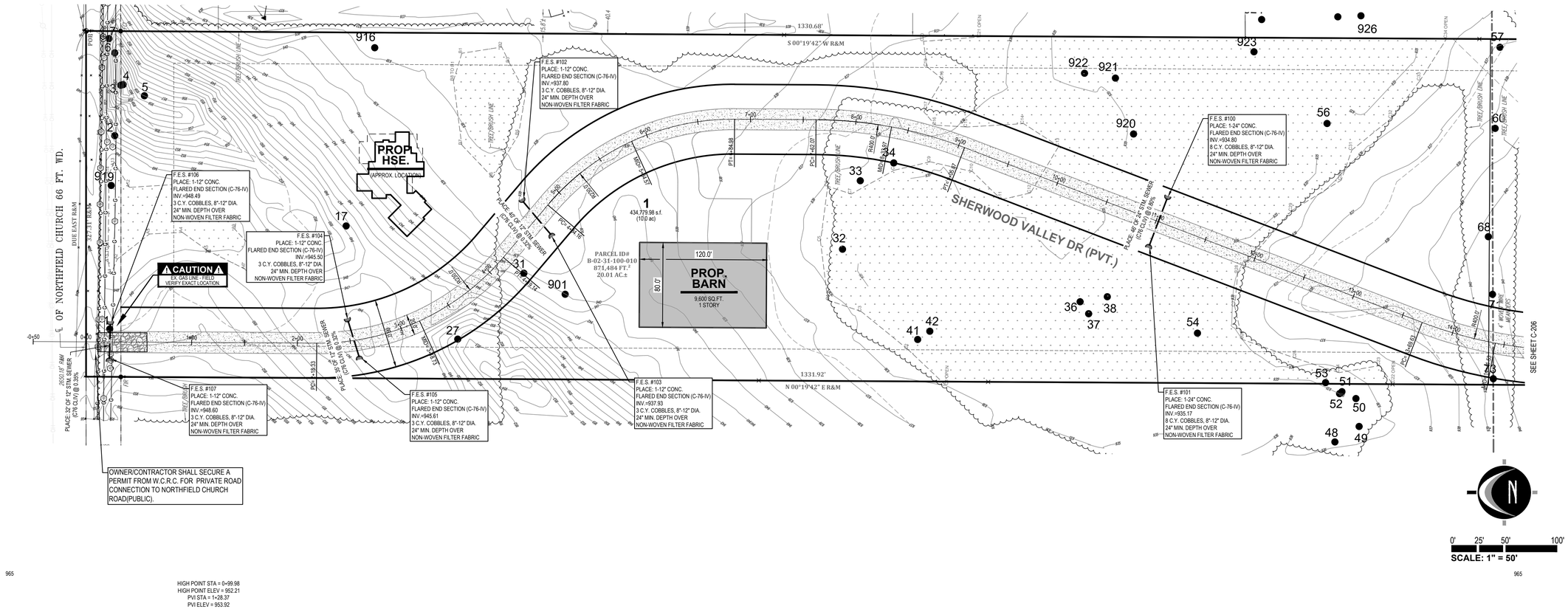
SECTION:	N.E. 1/4 Sec. 31	PROJ. #:	019-098	DATE:	11/21/19
TN./RGE.:	1S./6E.	DWG. BY:	VP/JCP	CLIENT:	James Aust 7000 Northfield Hills Road South Lyon, MI 48178
CITY/TWP.:	Northfield	1 - INCH = 50 FEET		PAGE # 2 OF 2	
COUNTY:	Washtenaw				

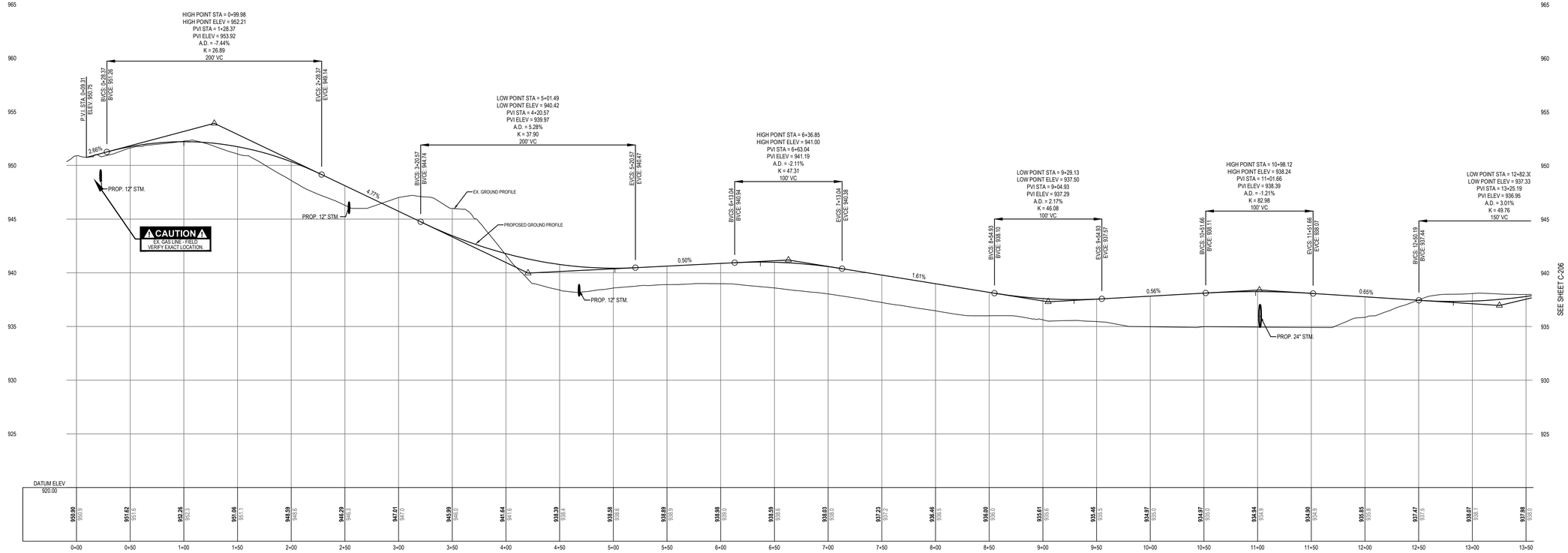
Nowry & Hale Land Surveying LLC
165 N. Main St., Suite 3 Plymouth, MI 48170
Work: 734.459.0030 Email: nowryandhale@gmail.com

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.

REVISIONS





ROADWAY PROFILE

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

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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		
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SHERWOOD VALLEY DR. (PRIVATE ROAD)

Road Plan & Profile

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

STAMP:
STATE OF MICHIGAN
TIMM E. APPLETON
ENGINEER
No. 42564
LICENSED PROFESSIONAL ENGINEER

PROJECT NO: 19500114

SHEET NO: C-205

SHEET: 1 OF 1

19500114-PREL1.dwg BC 6/18/2020 09:56

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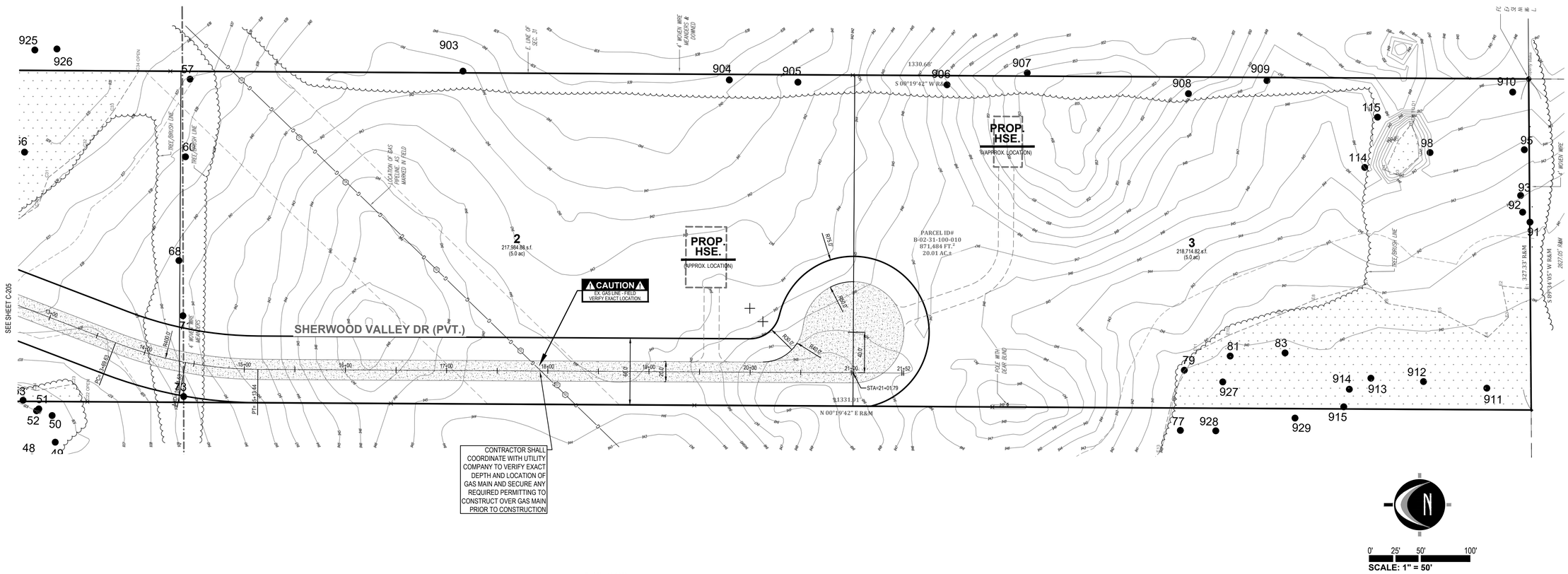

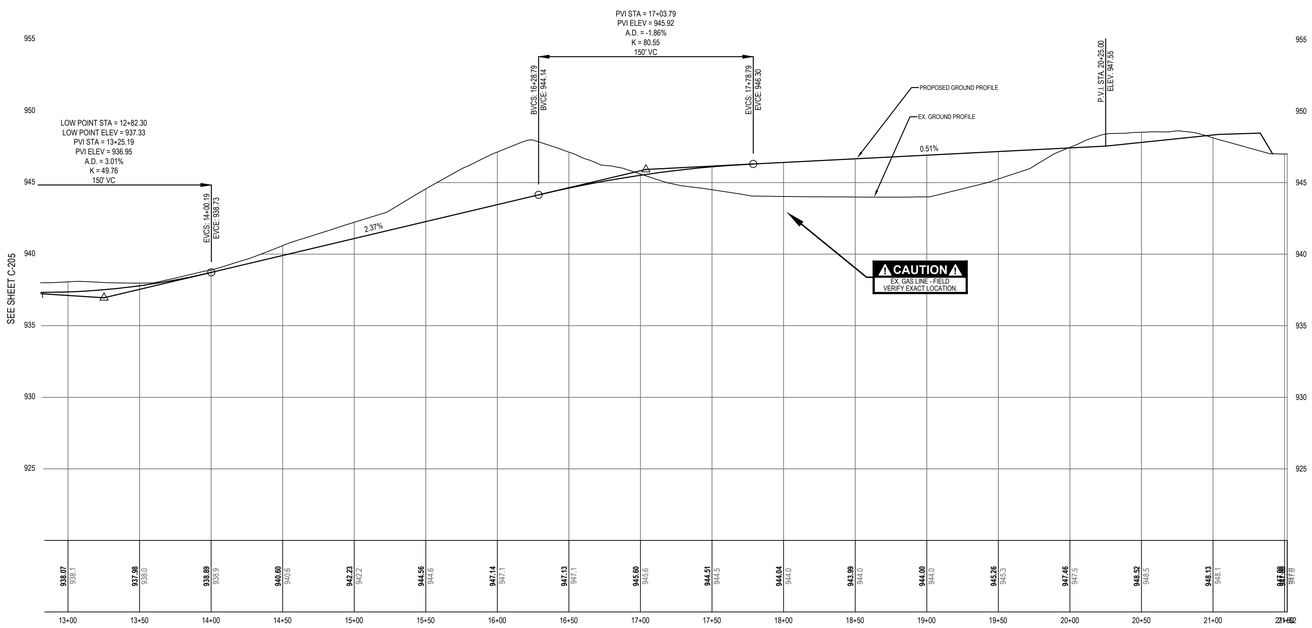

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SHERWOOD VALLEY DR. (PRIVATE ROAD)

Road Layout & Grading Plan

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

STAMP:

STATE OF MICHIGAN
TIMM E. APPLETON
ENGINEER
No. 42564
LICENSED PROFESSIONAL ENGINEER

PROJECT NO: 19500114

SHEET NO: C-206

SHEET: 1 OF 1

19500114-PRELL.dwg BC 6/18/2020 09:56

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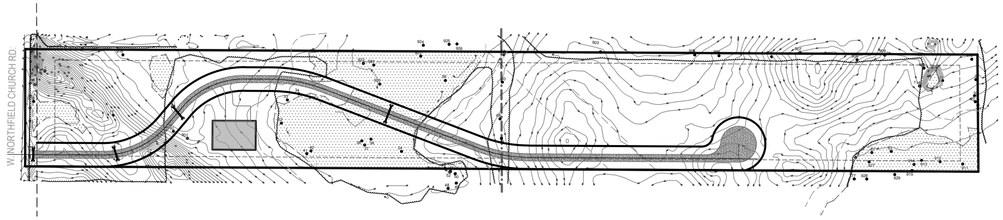

OVERALL PARCEL MAP

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.
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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.
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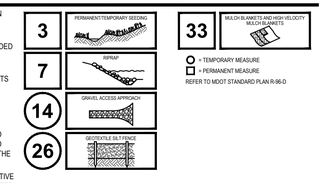
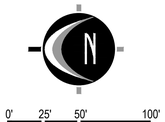
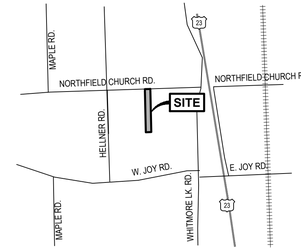




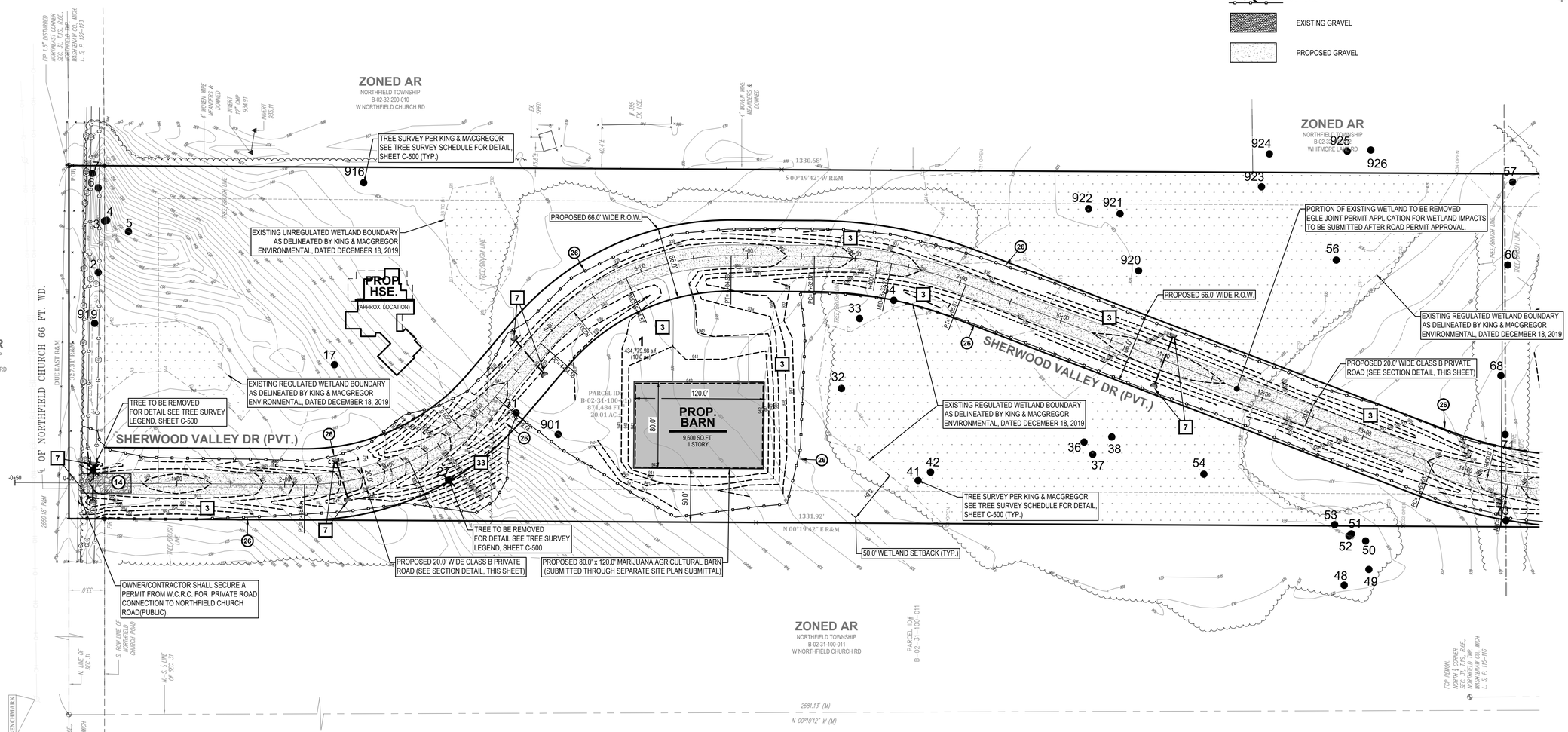
LEGEND

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



LOCATION MAP

NOT TO SCALE



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston loam	7.0	27.7%
CoB	Conover loam, 0 to 4 percent slopes	6.2	24.4%
CpA	Conover-Brookston loams, 0 to 2 percent slopes	3.2	12.5%
WawabC	Wawasee loam, 6 to 12 percent slopes	8.9	35.4%
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												

811 Know what's **below.** **CALL** before you dig.

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SHERWOOD VALLEY DR. (PRIVATE ROAD)

Grading & S.E.S.C. Plan

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STAMP:

STATE OF MICHIGAN
TIMM E. APPLETON
ENGINEER
No. 42564
LICENSED PROFESSIONAL ENGINEER

PROJECT NO: 19500114

SHEET NO: C-300

SHEET: 1 OF 1

19500114-PREL1.dwg BC 6/18/2020 09:06

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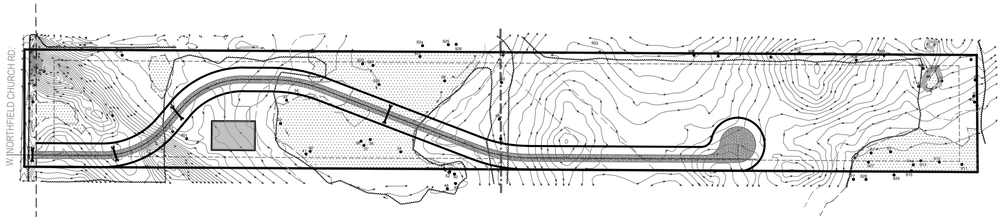

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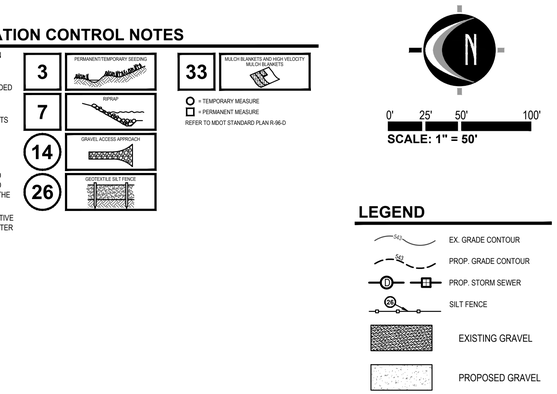
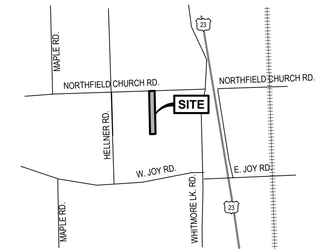
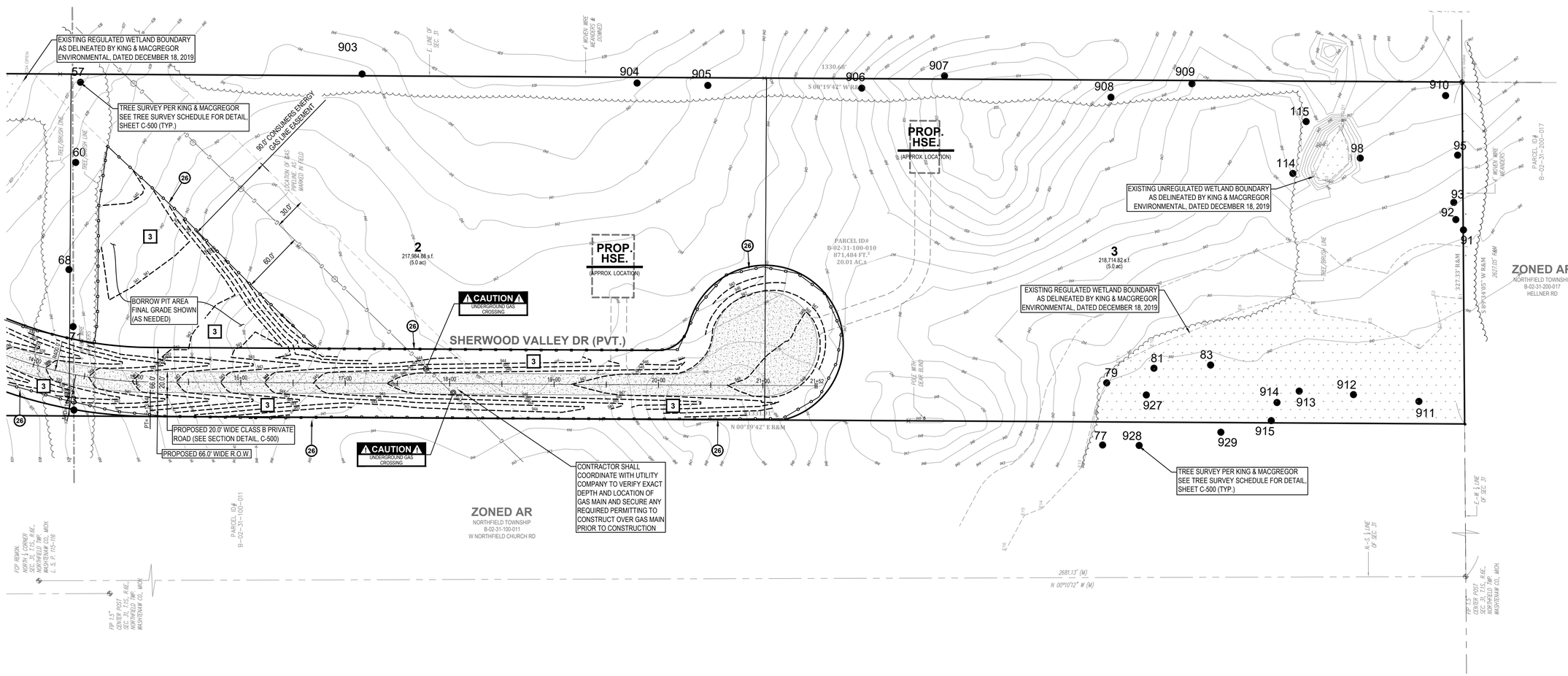
6) THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNIT FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.





LOCATION MAP

NOT TO SCALE



811 Know what's below. CALL before you dig.

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
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Ann Arbor, MI 48103
Phone: 734.929.6963
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GRAND RAPIDS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
James & Angela Azar

2852 Barclay Way
Ann Arbor, MI 48105

REVISIONS:

Title	Drawn	Checked	Date
Private Road Permit Submittal	BC & JVR	BC	3/6/2020
Private Road Permit - Revised per Township Comments	BC & TEA	JVR	6/19/2020

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:
STATE OF MICHIGAN
TIMM E. APPLETON
ENGINEER
No. 42564
LICENSED PROFESSIONAL ENGINEER

PROJECT NO: 19500114

SHEET NO: C-301

SHEET: 1 OF 1

19500114-PRELI.dwg BC 6/18/2020 09:57

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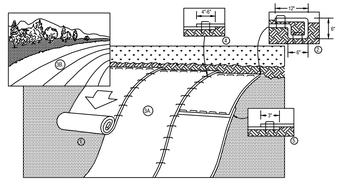
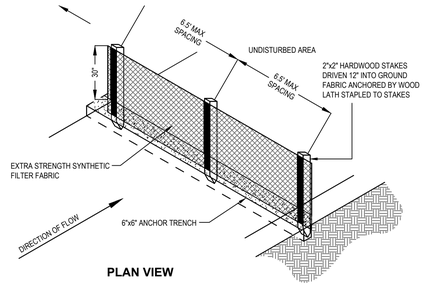


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET 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 FOLD 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 WIDTH OF THE BLANKET.
3. 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 MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"-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 STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

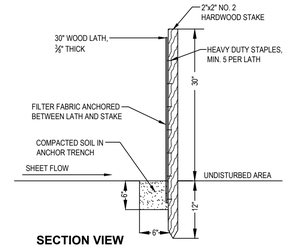
NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 8" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

EROSION CONTROL BLANKET

N.T.S.



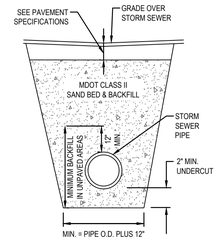
PLAN VIEW



SECTION VIEW

SILT FENCE DETAIL

N.T.S.



NOTE:
1. TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL PAVED AREAS.
2. WHEN STORM SEWER PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF STORM PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOILS.

STORM SEWER TRENCH AND BACKFILL DETAIL

N.T.S.

STORM DRAINAGE CALCULATION SHEET

Runoff Formula: Q = CIA

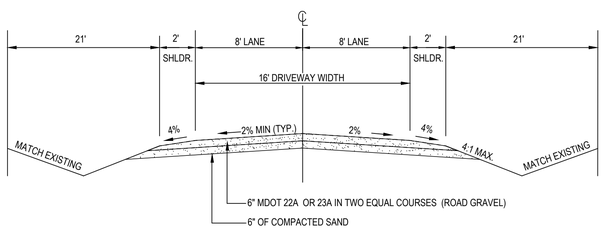
I = x/T+y x = 175 'C' factor (10 Year Storm Event)
Type of Pipe = rcp y= 25 Impervious 0.95
n = 0.013 Pervious 0.30

PROJECT/CLIENT: Sherwwood Valley Dr
Job No.: 19500114
Date: 6/11/2020
By: tea
Revised:

Structure No. From	Structure No. To	Drainage Area A (Acres)	% Imperv.	Runoff Coeff. C Composite	CxA	ADD. CxA	Σ CxA	Time T (min.)	Rainfall I (in./hr.)	Q (cfs)	Pipe Dia. (in.)	Pipe Length (ft.)	Pipe Slope %	H.G. Slope %	Velocity Flowing Full (ft./sec.)	Travel Time (min.)	Pipe Capacity (cfs)	Surface Elev. Upstr.	H.G. Upstr.	H.G. Dwnstr.	Invert Elev. Upstr.	Invert Elev. 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

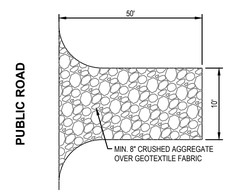
STORM SEWER CALCULATIONS

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

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

GENERAL

1. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MDOT CONSTRUCTION AND MATERIALS SPECIFICATIONS (LATEST EDITION) AND THE ORDINANCES OF THE TOWNSHIP. WHERE CONFLICTS OCCUR IN THE ABOVE, THE TOWNSHIP SHALL BE THE GOVERNING AUTHORITY.
2. 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 UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
3. ANY DEFECTS 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.
4. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE TOWNSHIP BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT-OF-WAY.
5. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES.
6. THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
7. THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL FURNISH, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL TRAFFIC CONTROL DEVICES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION AS ARE REQUIRED ON THOSE STREETS WHICH ARE USED AS DETOURS, INCLUDING "ROAD CLOSED" SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.
8. THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.
9. ALL WORK CONTEMPLATED SHALL AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF THE TOWNSHIP, OWNER AND THEIR REPRESENTATIVES. THE TOWNSHIP AND OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NONCONFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
10. PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE TOWNSHIP.
12. PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL OR DISTURBANCES OUTSIDE LIMITS, THE TOWNSHIP AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS IN THE FIELD.
13. ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE TOWNSHIP AND THE OWNER.
14. NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEE'S VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
15. ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE TOWNSHIP AND THE OWNER.
16. DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE TOWNSHIP, COUNTY, MDEQ OR ANY OTHER GOVERNING AUTHORITY.
17. ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE TOWNSHIP AND OWNER.
18. IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
19. COMPACTED PREMIUM BACKFILL (MDOT CLASS II SAND) WILL BE REQUIRED AT ALL FILL AREAS OR ANY STREETS WHERE REMOVAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY DRIVEWAY OR PAVEMENT INCLUDING THE 45 DEGREE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB. COMPACTION TESTS SHALL BE REQUIRED EVERY 50 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.
20. NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
21. STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
22. CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS.
23. ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

TREE SURVEY LEGEND

Tag	Scientific Name	Common name	Diameter at Breast Height (DBH) Trunk 1	Trunk 2	Trunk 3	Condition
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	25.0			Good
903	Quercus rubra	Red Oak	33.0			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:
1. "Landmark Tree" as defined by Northfield Township Ordinance.

2. 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.

811 Know what's below. CALL before you dig.

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 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		
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

SHERWOOD VALLEY DR. (PRIVATE ROAD)

Details & Specifications

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

STAMP:
STATE OF MICHIGAN
TIMM E. APPLETON
ENGINEER
No. 42564
LICENSED PROFESSIONAL ENGINEER

PROJECT NO: 19500114

SHEET NO: C-500

SHEET: 1 OF 1

19500114-PREL1.dwg BC 6/18/2020 09:57

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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

Dear ZBA,

I have been in the Medical Marijuana business for 12 consecutive years and managed one of the first, Class C commercial medical grow facilities in Michigan. I am the master grower for Great Lakes Logistical Experts, LLC., who intends to operate at 587 W. Northfield Church Rd.

It has been brought to my attention that the amount of traffic by the agriculture building might be a factor in the variance request. Specifically, as it relates to road traffic from W. Northfield Church Rd. to the architectural building that will house the Class A Medical Marijuana operation. Below is a list of the expected traffic caused by operations at the proposed building.

1) Once a month we will require nutrient and soil deliveries. After 3 months, the deliveries will be every other month. The vehicle used for this will be a truck and 30' flatbed trailer owned by the business.
2) Once a month we will require product pick-up from the facility by a licensed transporter. The vehicle used for this will be a standard size cargo van.
3) Once a month, it will take 10 trimmers 5-6 hours to complete the trimming required. The vehicles will be personal sized automobiles.
4) Three to four times a week we will water, mix nutrients, and tie plants. No vehicles for this as the three employees that complete this work will be the residences of the property that also manage the facility.

In my professional opinion, the facility will have less traffic than an average family home and definitely less than my family of 7 has at our home.

Thank you for your consideration.

Sincerely,

Bryan M. Azar
Master Grower

MCKENNA

July 9, 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 received by Township on 6/18/2020).**

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 and a Marijuana grow facility.

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.

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. Recently, with the passing of the Marijuana Ordinance, the applicant has also applied for and is seeking approval to locate a grow facility on the parcel.

   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.

The subject site has a frontage of approximately 325+feet on E. Northfield Church Road. The frontage gives ample width for the placement of the proposed private road. It is perfectly feasible to still place the roadway and preserve existing landmark trees 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.

The documents submitted by the applicant include two letters from neighbors of the subject site that state their support to the proposed Class B Road under the assumption that the Class B Road will generate less dust and speed when compared to a Class A Road. That understanding is incorrect. The only difference between a Class A and a Class B private Road is the width of the roadway surface and the length of the roadway. Irrespective of BZA action the road constructed will be *Six inches of crushed limestone, slag or processed road gravel (MDOT 22A or 23A) in two equal courses*. The road surface is still likely to generate dust. With regard to a Class B road generating less traffic than Class A, this is a private road which will serve 3 dwellings and a business, irrespective of road type.

Compliance with the Ordinance standards would require the applicant to build a wider road surface, which will cost more. The ordinance requirement is not preventing use of the property. The request for variance results from the applicant's financial considerations and is not a factor for granting a variance. The applicant proposes to operate a marijuana business which requires a considerable investment, which the applicant is willing to undertake; therefore, requiring a roadway in compliance with ordinance standards is not unnecessarily burdensome.

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 investing in the construction of a lesser standard roadway than required by the Ordinance, but is not in the interest of other property owners or the intent of the Zoning Ordinance. Approval of a variance with no valid justification per State Law sets a precedent for similar requests from other developments in the future.

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. The argument is inaccurate. Land divisions are done for various reasons. Approval of a lot split is no guarantee on the buildability of a parcel. The applicant can very well build 2 dwellings on the parcel with a common shared driveway if needed. The reason for the variance is the applicant's desire to maximize the use of the property by building 3 dwellings and a commercial business.

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 entirely self-created. As noted previously the proposed length of the private road is approximately 2000 feet, which requires the construction of a Class A Road. The applicant could build 2 dwellings and leave the rear portion of the parcel in its natural state and build a driveway with a length less than 1000 feet. The problem necessitating the variance is entirely self-created by the applicant's desire to maximum use of the property.

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 intent of zoning and land use planning is to provide for the orderly development and use of land. The property owner should have been aware of the Ordinance requirements for access, if the intent was to build multiple dwellings and a business. To our knowledge the Planning Commission has rarely granted any approval for a commercial facility without a paved parking lot irrespective of the intensity of the use. In this case, allowing for a lower standard roadway sets a precedent for lowering development standards within the Township.

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 ***deny*** the requested variance for the parcel located at 587 W. Northfield Church Road for the following findings of fact:

1. Compliance with ordinance standards is entirely feasible.

2. The request for variance is owing to the applicant's financial considerations, which are not relevant to the standards of review.

3. Approval of the variance will set a precedent.

4. There are no unique circumstances associated with the request for variance.

5. Existing parcel dimensions are not a hardship. Approval of a lot split is not a guarantee of the buildability of the parcel.

6. The problem resulting in the need for variance is entirely self-created.

7. The variance will have no detrimental impact on public health, safety or welfare.

8. The variance requested is adverse to the spirit and intent of the ordinance.

Respectfully submitted,

McKENNA

Vidya Krishnan
Principal Planner

cc:	Township Manager:	Steven Aynes, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
	Assessing/Building Asst.	Mary Bird, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
	Applicant:	James Azar, via e-mail: James@3dxonline.com

MCKENNA

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.

DETROIT
28 West Adams Street
Suite 1000
Detroit, Michigan 48226

O 313.888.9882
F 248.596.0930
MCKA.COM

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 proosed development on natural features. A tree surevey 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 addres 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

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities

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 with, 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.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

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.

MCKENNA

April 20, 2020

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

Subject: **Zoning Administrator Quarterly Report 1/1/2020 – 3/31/2020**

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 FIRST quarter of 2020 (January 1 through March 31, 2020).

Zoning Compliance Applications: A total of 11 applications were APPROVED.

1. Approved one (1) new dwelling.
2. Approved one (1) new accessory structure - deck.
3. Approved one (1) new shed.
4. Approved three (3) new swimming pools.
5. Approved five (5) new fences.

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

1. ***New Sign Permit*** – at 6270 Whitmore Lake Road – GLR recycling.

2. ***9075 Brookside Drive –*** The applicant filed a request for Zoning Compliance approval 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. However, the change of use requires site plan approval. Since no addition of floor area is proposed, Administrative approval can be granted. The applicant has not yet submitted for site plan approval.

3. ***6454 Sutton/Rolling Meadows golf course*** – The applicant filed a request for Zoning Compliance to build a walkway connection between an existing clubhouse and a 'permanent tent' type structure on the property. Golf courses are special land uses in the AR district. I could find no record of the tent structure to which the connection is being built, on the Assessor's records. Although small, as an addition to a conditional land use, this proposal will require site plan approval from the Planning Commission.

Denied

1. One application for an in-ground pool and boardwalk was denied and subsequently approved after additional information was provided.

2. One application for a shed was denied due to non-compliance with required setbacks. It was subsequently approved after revised drawing was submitted.

Marijuana Applications: Reviewed 16 zoning compliance applications for recreation marijuana related uses, which included a total of 31 permit requests.

Administrative Site Plan Approvals:

None this quarter.

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

1. ***501 East Shore Drive/Finn*** – The applicant applied for and obtained approval of variance from lot width to depth ratio for two (2) newly created parcels (split to be approved). The property is located in the SR-2 District and ¾ of the parcel is located under the waters of Whitmore Lake, which makes compliance with 1:4 ratio impossible. The applicant also received approval for a variance to retain the garage on one of the parcels with no principal dwelling with the condition that the structure will be converted to a single family dwelling within a period of one year from the time of approval of the variance.

Final Site Inspections:

1. ***Living Waters Church/200 Barker*** – Conducted final site inspection for compliance to Planning Commission approved plans for the use of a former retail building as a church with associated site improvements, and granted approval.

2. ***Cantelon Finishes/8711 Main Street*** - Conducted final site inspection for compliance to administratively approved plans for a reuse of an existing commercial use building, and granted approval.

Zoning Administrator Office Hours:

Upon authorization from the Township Board, I continue to have office hours at Township Hall every Wednesday for four (4) hours in the morning. I work with the Zoning Coordinator, Township Manager and Code Enforcement official to address and resolve issues by meeting with property owners and going on-site inspections. I am also available to meet by appointment with any citizen who has any questions or concerns regarding zoning matters. I continue to have multiple meetings every Wednesday with property owners to help them with zoning related questions. I also meet with property owners in response to code violation notices and help guide them.

Due to the current CoVID-19 pandemic situation, the Township offices are under lockdown per the Governor's orders. Therefore, I had suspended in-person office hours from the second week of March. However, I have been available on the phone and via email to numerous applicants in response to some concerns. I have answered several questions and processed several applications in the past few weeks. The lockdown has not resulted in any delay or inconvenience to any homeowner/applicant, to my knowledge. The Zoning Coordinator and I have ensured that all calls, applications and queries are still answered promptly.

<u>Other Items</u>: I have continued working with the Code Enforcement Officer in addressing issues of long pending code violations. We are making slow progress in achieving compliance on some violators.
Some challenges remain in our interactions with property owners who are non-compliant with the regulations; however, the Code Enforcement Officer and I continue to do our best to be supportive of existing businesses in the Township, within the limits to our authority established in the Zoning Ordinance.

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

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
January 21, 2020

1. CALL TO ORDER

The meeting was called to order by chair Kenneth Dignan at 7:13 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

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

Also present:
Building/Planning/Zoning Coordinator Mary Bird
Planning Consultant Vidya Krishnan
Members of the public

4. ADOPT AGENDA

Dignan noted that a revised agenda includes election of offices as the first item of New Business.

▶ **Motion:** Gustafson moved, Otto supported, accept the agenda as presented.
Motion carried e—0 on a voice vote.

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

6A. Case #JZBA190011; Thomas Finn; Location: 501 East Shore Drive; Request for variances from Chapter 14, Land Divisions and Subdivisions, Section 14.23(a)(5), to allow splitting of a parcel into two parcels. Parcel 02-05-100-022; zoned SR-2, Single Family Residential and within the Whitmore Lake/Horseshoe Lake Overlay District.

▶ **Motion:** Dignan moved, Otto supported, that the public hearing be opened.
Motion carried 3—0 on a voice vote.

Thomas Finn said the existing parcel is 153 feet wide at the lake, and he has had a survey prepared to split the parcel. He said he has gotten permission for a driveway for the existing house, and he has been working with a design and engineering firm to convert the two car garage into a single-family dwelling, which would be on the second parcel.

Planning Consultant Vidya Krishnan reviewed her written report, noting that the parcel is 4.5 acres. She explained that variances would be required:

- from the 4:1 maximum depth:width ratio, with proposed parcels A and B having ratios of 20.32:1 and 20.32:1 and 15.72:1 respectively, which would require variances of 16.32:1 and 11.72:1.
- to allow a garage on a parcel without a dwelling.

She also noted:

- Only approximately 25% of the total 4.5 acres is buildable, with the rest being underwater.
- The proposed new lot line dividing the parcels was adjusted by the applicant to allow both parcels to meet the lot width and area requirement of the SR-2 district.
- The applicant has provided evidence that the garage can be converted for residential use.

Krishnan reviewed the Standards for Determination and noted that it is unusual for platted lot lines to extend so far into the lake, and this contributes to the need for the ratio variances. She said the proposal is harmonious with the neighborhood, the variances requested are the minimum possible, and the problem is not created by the applicant.

Krishnan noted no objections have been received from neighbors and she recommended approval subject to the eight findings of fact and subject to the garage being converted into a residence within one year.

Dignan called for comments from the public. There were none.

▶ **Motion:** Dignan moved, Otto supported, that the public hearing be closed.
Motion carried 3—0 on a voice vote.

7. OLD BUSINESS

None.

8. NEW BUSINESS

8A. Election of Officers.

▶ **Motion:** Otto moved, Gustafson, that Dignan serve as Chair for the Zoning Board of Appeals for 2020.
Motion carried 3—0 on a voice vote.

▶ **Motion:** Dignan moved, Gustafson, that Otto serve as Vice-Chair for the Zoning Board of Appeals for 2020. **Motion carried 3—0 on a voice vote.**

▶ **Motion:** Dignan moved, Gustafson, that Kolecki serve as Secretary for the Zoning Board of Appeals for 2020. **Motion carried 3—0 on a voice vote.**

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8B. Case #JZBA190011; Thomas Finn;
Location: 501 East Shore Drive;
Request for variance from Chapter 14, Land Divisions and Subdivisions, Section 14.23(a)(5), to allow splitting of a parcel into two parcels. Parcel 02-05-100-022; zoned SR-2, Single Family Residential and within the Whitmore Lake/Horseshoe Lake Overlay District.

▶ **Motion:** Dignan moved, Otto supported, that in Case #JZBA190011, Thomas Finn, for Parcel 02-05-100-022, zoned SR-2, Single Family Residential, in accordance with the finding of fact in a letter dated January 15, 2020, from the Township Planner, the variances of the subject property be granted with the following condition: Parcel A, the parcel containing a detached garage structure, be converted into a single-family dwelling within a period of not more than one year. Failure to do so will result in the necessity to demolish the structure.

In answer to a question from Dignan, Mr. Finn acknowledged that the well for the house on Parcel B is currently on Parcel A, and said he has contacted a well company which will construct a new well for the existing house at the same time the existing well is connected to the converted garage. Dignan and Otto noted that all of the lots on this part of the lake extend into the lake and some lots are actually completely in the lake, so the depth:width ratio is not of the applicant's making.

Otto asked if the variance for the garage could be extended if the conversion is not complete within one year. Krishnan said that request could be made as long as there is proof of progress on the conversion.

Motion carried 3—0 on a roll call vote.

8C. Adoption of 2020 ZBA Calendar.

▶ **Motion:** Dignan moved, Otto supported, to adopt the 2020 Zoning Board of Appeals calendar as presented. **Motion carried 3—0 on a voice vote.**

8D. Zoning Administrator Quarterly Report: 10/1/19 – 12/31/19.

Krishnan referred to the written report. She noted that applications has showed down in the winter as expected.

9. UNFINISHED BUSINESS

None.

10. MINUTES

▶ **Motion:** Dignan moved, Gustafson supported, that the minutes of the November 18, 2019, regular meeting be approved as presented.
Motion carried 3—0 on a voice vote.

11. CALL TO THE PUBLIC

No comments.

12. ZBA MEMBER COMMENTS

Board members thanked the Finns for the participation and investment in the community.

13. ANNOUNCEMENT OF NEXT MEETING

February 18, 2020, 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, Gustafson supported, that the meeting be adjourned.
Motion carried 3—0 on a voice vote.

The meeting was adjourned at 7:41 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 ____________________, 2019.

______________________________ ______________________________
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/