

NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
July 15, 2019 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADOPT AGENDA**
- 5. CORRESPONDENCE**
- 6. PUBLIC HEARINGS:**
 - A. Case #JZBA190007 – Thomas Hahn, 212 Glenmoor Dr., Whitmore Lake, MI 48189 is requesting a variance from Article XXIV, Supplementary District Regulations, Section 36-715 (d) (1) Fence Regulations. The Ordinance allows fences of ornamental design and a maximum height of 3 feet in residential districts, in a required front yard setback or required side yard adjoining a public or private street. The applicant is seeking a variance for a 6-foot tall existing privacy fence along the front yard on Main Street. The parcel number is B-02-17-262-012 and zoned SR-2 Single Family Residential District.
 - B. Case #JZBA190006- Whitmore Lake Climate Storage, LLC, 6684 Whitmore Lake, MI 48189 is requesting a variance from Article XXIV, Supplementary Regulations and Standards, Section 36-736 (7) – Exterior Material and from Article XXV, Off Street Parking Loading and Unloading Requirements, Section 36-764 (24) – Mini-Warehousing, The applicant is seeking a variance to allow for partial use of masonry and provide less than the required number of parking spaces. The parcel number is B-02-20-300-018 and zoned LI-Limited Industrial and within the WLNT-Whitmore Lake/North Territorial Overlay District.
- 7. OLD BUSINESS**
- 8. NEW BUSINESS:**
 - A. Case #JZBA190007 – Thomas Hahn, 212 Glenmoor Dr., Whitmore Lake, MI 48189 is requesting a variance from Article XXIV, Supplementary District Regulations, Section 36-715 (d) (1) Fence Regulations. The Ordinance allows fences of ornamental design and a maximum height of 3 feet in residential districts, in a required front yard setback or required side yard adjoining a public or private street. The applicant is seeking a variance for a 6-foot tall existing privacy fence along the front yard on Main Street. The parcel number is B-02-17-262-012 and zoned SR-2 Single Family Residential District.
 - B. Case #JZBA190006- Whitmore Lake Climate Storage, LLC, 6684 Whitmore Lake, MI 48189 is requesting a variance from Article XXIV, Supplementary Regulations and Standards, Section 36-736 (7) – Exterior Material and from Article XXV, Off Street Parking Loading and Unloading Requirements, Section 36-764 (24) – Mini-Warehousing, The applicant is seeking a variance to allow for partial use of masonry and provide less than the required number of parking spaces. The parcel number is B-02-20-300-018 and zoned LI-Limited Industrial and within the WLNT-Whitmore Lake/North Territorial Overlay District.
- 9. APPROVAL OF MINUTES:** June 17, 2019
- 10. CALL TO THE PUBLIC**
- 11. ZBA MEMBER COMMENTS**
- 12. ANNOUNCEMENT OF NEXT MEETING:** Aug 19, 2019
- 13. ADJOURNMENT**

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

NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The Northfield Township Zoning Board of Appeals will hold a public hearing for a variance request from Thomas Hahn, 212 Glenmoor Drive, Whitmore Lake, MI 48189. The applicant has constructed a new 6' privacy fence to enclose the rear and side yards. The site is a corner lot located on the southeast corner of Main Street and Glenmoor Drive intersection and has two front yards. The parcel is zoned SR-2 Single Family Residential district and has a parcel number B-02-17-262-012. The proposal will require the following variance from the Zoning Ordinance:

1. Article XXIV. Supplementary District Regulations, Section 36-715. Fence Regulations, sub-section (d) (1) (a) fences in residential districts, allows for only ornamental fences not to exceed 3 feet in height in a required front yard or required side yard adjoining a public or private street. The applicant is seeking a variance for a 6 foot tall privacy fence along the front yard on Main Street.

The public hearing will be held on **Monday, July 15th, 2019** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

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

Kathy Manley – Northfield Township Clerk

Publish: Sunday, June 30, 2019
Newspaper: Ann Arbor News

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

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

ZONING BOARD OF APPEALS HEARING APPLICATION

Applicant Information:	Proprietor/Owner Information:
Name: <u>Thomas Hahn</u>	Name: _____
Address: <u>212 Glenmar St</u>	Address: _____
Phone: <u>(810) 599 3594</u>	Phone: _____
Email: <u>tombahn3@gmail.com</u>	Email: _____
<small>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.</small>	
Proof of Ownership Attached: <input checked="" type="checkbox"/>	Non-Owner Affidavit Attached: <input type="checkbox"/>
If applicant is not the owner, describe applicants interest in the property: _____ _____	
1. PROPERTY DESCRIPTION:	
A.) PROJECT ADDRESS: <u>212 Glenmar St Whitmore Lake MI 48189</u>	
B.) PARCEL ID(S): <u>B-02-17-262-012</u>	IS THIS PROPERTY IN A FLOOD PLAIN: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.) LEGAL DESCRIPTION: _____	
2. PRESENT ZONING CLASSIFICATION:	
AR LR MR MHP SR1 <u>(SR2)</u> LC HC GC LI GI RTM ES PUD PSC RC RO WLD-___ W.L./N.T. Overlay OTHER: _____	
3: PRESENT USE OF PROPERTY: <u>Home</u>	
4. NON-CONFORMING STATUS:	
A.) Please describe briefly the Non-Conformities which exist for this property (lot, structure or use): _____	
B.) State year/month Non-Conformity began (to the best of your knowledge): _____	
5. VARIANCE REQUEST:	
A.) Is a denial letter attached from the Zoning Administrator? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If no, identify each section of ordinance from which Variance is requested: _____	

B.) Describe reason/need for Variance: We need a six foot wooden privacy fence to block the litter from blowing in our yard from the highway and main street. It also blocks some noise and gives us privacy from all of the traffic. We need it to be six foot high to keep our 80lb dog in our yard.

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:

Our lot is a corner lot so our "side" yard is considered our front yard but runs along side our back yard where we spend our time outside and where we let our dog out.

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

☐ Yes ☒ No

Describe:

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

Having to move our fence in would greatly shrink our back yard and will eliminate our trees from being within the fence. If we have to drop it to ~~over~~ three foot fence our dog could easily jump it and it would not keep trash out as well from blowing in from the highway.

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

Keeping our fence the way it is keeps our 80lb dog safely in our yard and where we have it gives him just enough space to be out playing in the back yard. We need it to be a privacy fence to block noise and trash from the road.

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:

The fence is completely on our property and we had a ~~survey~~ survey done to prove it. Our neighbors are okay with the fence and it in no way effects traffic or the line of sight while driving down Main St. or pulling out of Glenmoor.

H.) I, the applicant, request the Zoning Board of Appeals grant the following: Allow us (the residents of 212 Glenmoor St, Whitmore Lake, MI 48189) to leave our six foot privacy fence exactly where it is.

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

5/31/19
Date

APPLICANT CHECKLIST

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

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

FOR ZONING BOARD OF APPEALS USE ONLY

APPEAL OF DECISION

1.) Name and Office of Official/Commission:

2.) Date of Decision: _____

3.) Describe Decision that is being appealed:

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

ACTION TAKEN

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

☐ Approved: Date _____

☐ Denied: Date _____

Comments: _____

Signature of ZBA Chair

Signature of ZBA Secretary

Public Hearing date and time: _____

Notice sent to Newspapers: _____ for publication on: _____

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

Notice sent to neighboring owners / occupants: _____

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

Notice sent to Zoning Board of Appeals Members: _____

Copies of Minutes sent to: _____ File _____

Applicant: _____

Building Department: _____

Ordinance Enforcement Officer: _____

Received Date:
RECEIVED
JUN 25 2019

Paid Date:

PAID
JUN 25 2019

NORTHFIELD TOWNSHIP
TREASURER

Existing Legal Non-Conformities: ☐ Yes ☐ No

If yes, explain below:

ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date _____

☐ Approved As Noted: Date _____

☐ Denied: Date _____

☐ Conditional Use Required

☐ Site Plan Approval Required

COMMENTS:

Zoning Administrator Signature

Date

AREA OF CONCERN

Landscaping:

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

Signs:

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

Comments:

Engineering:

Utilities:

☐ Connection fee's paid

Fire Chief:

☐ Inspection Complete

Access:

Other Conditions of Approval:

Additional Comments:

WARRANTY DEED



File No. L25630

The Grantors: Stewart Property Solutions, LLC, a Michigan limited liability company
whose address is: PO Box 1211, Brighton, MI 48116

Convey and Warrant to: Thomas Michael Hahn and Karen Ann Hahn, husband and wife
whose address is: 31205 Wellington Drive Apt. 25101, Novi, MI 48377

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

SEE ATTACHED EXHIBIT A/LEGAL DESCRIPTION RIDER

for full consideration of: \$161,000.00 (One Hundred Sixty One Thousand and 00/100 dollars)

Subject to: Building and use restrictions and easements of record. Liens for any tax and/or assessment which
become due and payable on or after the effective date hereof.

Access to the property is over a private road/easement which is not required to be maintained by any governmental
entity.

Notice of private road given by separate document on even date herewith.

Dated 1 / 19 / 18

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 851271021

WARRANTY DEED

(Continued)

(Attached to and becoming part of the Warranty Deed between Stewart Property Solutions, LLC, a Michigan limited liability company, as Grantor(s) and Thomas Michael Hahn and Karen Ann Hahn, husband and wife, as Grantee(s).

Signed By:

Stewart Property Solutions, LLC, a Michigan limited liability company

By: [Signature] [Signature]
Jon Stewart Member

STATE OF MICHIGAN)
COUNTY OF Livingston)

The foregoing instrument was acknowledged before me this 16th day of January, 2018, by Stewart Property Solutions, LLC, a Michigan limited liability company by Jon Stewart, Member

[Signature] [Signature]
_____, Notary Public
_____, County

My Commission Expires: _____
Acting in the County of: _____

Drafted by: Jon Stewart
8569 Lee Rd

When recorded return to: Thomas & Karen Hahn
212 Glenmoor St
Whitmore Lake, MI 48189

Brighton, MI 48116
Tax Code: B-02-17-262-012

MICHELLE M. THOMPSON
Notary Public, State of Michigan
County of Livingston
My Commission Expires 12-05-2021
Acting in the County of Livingston

L25630

CERTIFICATE OF SURVEY

MAIN BOULEVARD 100 FT. WD.

GLENMOOR DRIVE 40 FT. WD.

S 89°51'00" W R&M
86.00' R&M

PROP. COR.
FALLS IN FP

75.00' R&M

25.0' R&M

61.0' R&M

PARCEL ID#
B-02-17-262-012
8,329 FT.²
0.19 AC.±

PART OF
LOT 644

PART OF
LOT 644

4' CHAIN
LINK

PARCEL ID#
B-02-17-262-011

LOT 645

38.0'±

212
EX. HSE.

S 00°03'21" E (M)
100.00' R&M

LOT 643

N 00°03'21" W (M)
65.26' (M)

SCI

N 24°17'30" W (M)
38.08' (M)

EAST SERVICE DRIVE

SCI

70.37' R&M
S 89°51'01" W R&M

S. FACE OF 6"
WOOD PRIVACY

25.0' R&M

465.00' R&M
464.46' (M)

4' CHAIN LINK

0.3'±

4' CHAIN LINK

LOT 700

PARCEL ID#
B-02-17-262-013

LOT 700

REFERENCE LINE OF EAST SERVICE ROAD
OF LIMITED ACCESS HIGHWAY US-23
L. 962, P. 1



LEGAL DESCRIPTION

PARCEL ID# B-02-17-262-012
PER WARRANTY DEED L. 5241, P. 994 W.C.R.

THE WEST 25 FEET OF LOT 644 AND ALL OF LOT 645, OF "HORSESHOE LAKE DEVELOPMENT COMPANY'S SHADY BEACH SUBDIVISION", A PART OF THE NORTHWEST ¼ OF SECTION 17, AND A PART OF THE NORTHEAST ¼ OF SECTION 18, TOWN 1 SOUTH, RANGE 6 EAST, NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 6 OF PLATS ON PAGE 17 OF WASHTENAW COUNTY RECORDS, EXCEPT THAT PART OF LOT 645 WHICH LIES SOUTHWESTERLY OF A LINE 35 FEET NORTHEASTERLY OF, MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE REFERENCE LINE OF THE EAST SERVICE ROAD OF LIMITED ACCESS HIGHWAY US-23, AS DESCRIBED IN LIBER 962 ON PAGE 1 OF WASHTENAW COUNTY RECORDS. CONTAINING 0.19 ACRES OF LAND MORE OR LESS. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

LEGEND

FOUND MONUMENTATION	●
SET MONUMENTATION	○
RECORD MEAS.	R
FIELD MEAS.	F
PROPERTY LINE	—
PARCEL LINE	- - -
PLATTED LINE	- · -
FENCE LINE	— □ —
FOUND IRON PIPE	FIP
FOUND CAPPED IRON	FCI
FENCE POST	FP
SET CAPPED IRON	SCI
SET MAG. NAIL	SMN



I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby Certify that the parcel of land described and delineated hereon has been surveyed under my supervision, that the plat hereon is a true representation of the survey as performed, that the error of closure is no greater than 1 in 5000 and that I have fully complied with the requirements of Section 3, Public Act 132 of 1970.

Michael J. Nowry Professional Surveyor # 52472



**Nowry & Hale
Land Surveying LLC**

192 N. Main St., Suite D, Plymouth, MI, 48170
Office: (734)446-5501 Email: nowryhale@yahoo.com

SECTION:	N.W. 1/4 Sec. 17	DATE:	04/09/19	CLIENT:
TN./RGE.:	1S./6E.	PROJ. #:	019-032	Thomas Hahn
CITY/TWP:	Northfield	DWG. BY:	VP/JCP	212 Glenmoor Drive
COUNTY:	Washtenaw			Whitmore Lake, MI 48189
		1 INCH - 20 FEET		PAGE # 1 OF 1

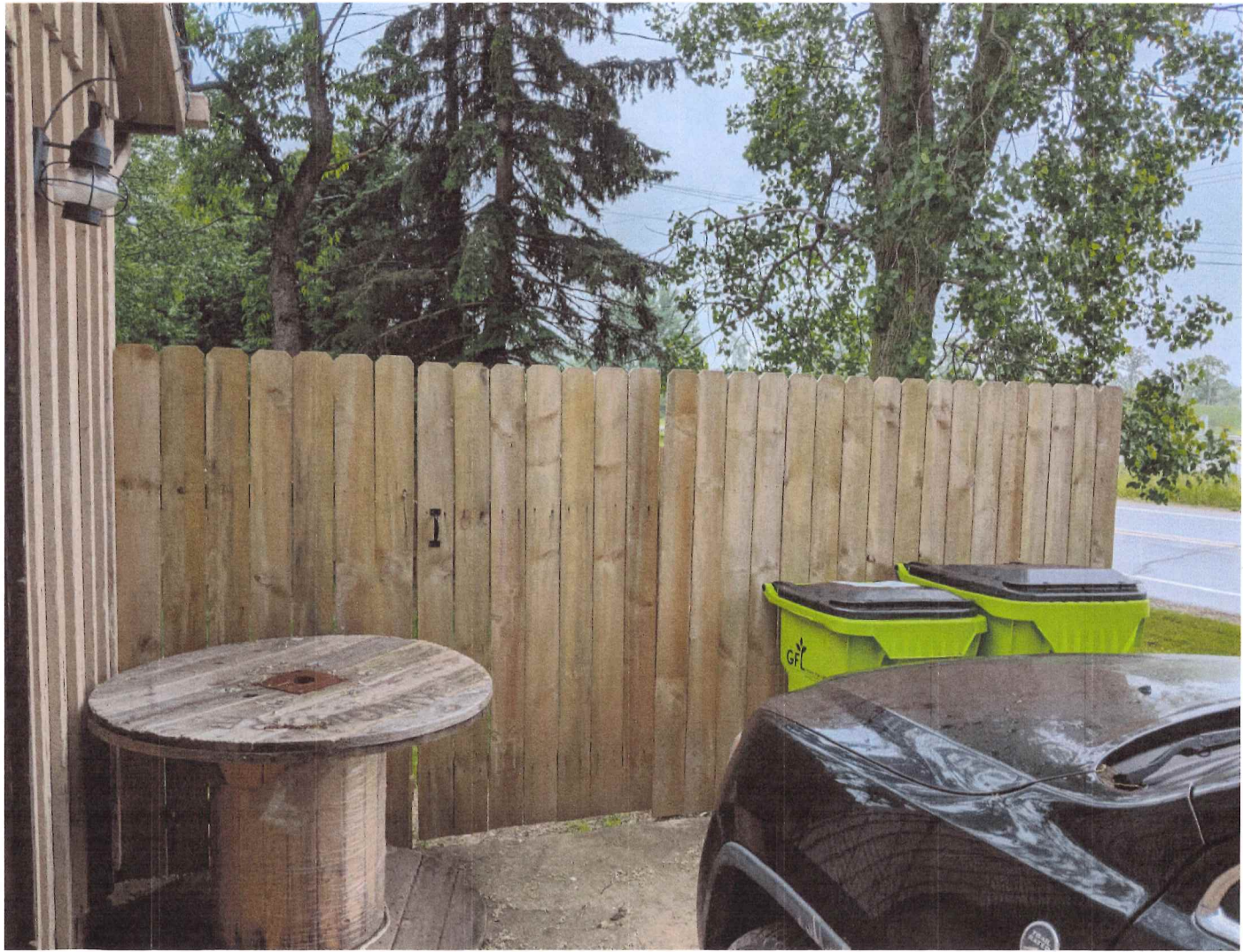














June 28, 2019

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

Subject: Thomas Hahn/220 Glenmoor Drive; Variance Review #1 (Application and materials dated 5/31/19).

Dear ZBA Members:

We have reviewed the above referenced variance application submitted by Thomas Hahn for approval of an existing privacy fence placed on an existing single family residential parcel. The parcel is a corner lot with frontage onto Glenmoor Drive to the north and Main Street to the west, and is zoned SR-2 (Single Family Residential) District.

VARIANCES

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

1. Article XXIV. Supplementary District Regulations, Section 36-715. Fence Regulations, sub-section (d) (1) (a) fences in residential districts, allows for only ornamental fences not to exceed 3 feet in height in a required front yard or required side yard adjoining a public or private street. The applicant is seeking a variance for a 6 foot tall privacy fence along the front yard on Main Street.


This is an AFTER-THE-FACT request for approval and was brought to the Township's attention through the issuance of a code violation notice for installation of a fence with no approval.

COMMENTS

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

- (1) ***Strict compliance with restrictions governing area, setback, frontage, height, lot coverage, density or other non-use matters will unreasonably prevent the owner from using the property for a permitted purpose or will render conformity with those restrictions unnecessarily burdensome.*** The applicant has installed a 6' tall wood privacy fence to enclose his backyard. The site is located on the southeast corner of Main Street and Glenmoor Drive intersection and is a corner lot. The fence is placed along the east and south property lines, and within the required front yard of 30' from Main Street.

Per Section 36-29, a corner lot is defined as "a lot of which at least two adjacent sides abut for their full length upon a street." Further, a front yard is defined as "an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the principal building. Unless otherwise specified, on corner lots there shall be maintained a front yard along each street frontage". Based on these definitions, the lot has two



front yards. Therefore, the fence placed within the front yard off Main Street is allowed to have a maximum height of only 3 feet.

The applicant's justification in requesting the variance is to have an enclosed yard with fencing suitable to contain their pet dog and provide privacy from abutting Main Street and US-23. The fence would also help them keep trash from blowing into their backyard. The subject site is located along a curve on Main Street, so the fence line is not parallel to the street right-of-way and is a lot closer at the south end than the north end. The grade of the property also slopes significantly from the north end of the fence to the south. As a result a 3' tall fence will likely provide no screening at all from Main Street for the deck area located just behind the fence. In addition a 3' high fence would not be adequate to contain a larger dog.

Compliance with the Ordinance standards would require the fence to be reduced in height, which would essentially prevent the applicant from having any privately enclosed yard space, or would require the fence to be completely moved back and relocated at the 30 foot line which would place it at an awkward diagonal in the backyard. We acknowledge that for most single family dwellings, the expectation is to have an enclosed rear yard space for privacy and enjoyment. Both options can be considered as being 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 allowing them to have an enclosed yard space for their privacy and pet, and is not adverse to the interests of other property owners in the neighborhood. The subject site is a corner lot located on a curve and with several mature trees in the foreground, the fence does not appear to encroach upon lines of sight along Main Street or create a wall effect. The proposed fence is not likely to impact any health, safety or quality of life issues.
- (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 variance requested is to allow the applicant to raise the height of the fence from 3' to 6' and install a privacy fence instead of a more ornamental design. The 6' height proposed is a standard height for privacy fences enclosing yard spaces. We have reviewed and approved several 6' fences in single family residential districts.
- (4) ***The need for the variance is due to unique circumstances that are peculiar to the land, structure or building involved and not generally applicable in the area or to other properties in the same zoning district.*** The subject site is challenged by having frontage along 2 streets, and limited area to provide an enclosed yard space. This is however, not a unique feature and is common to other corner lots too.
- (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 problem necessitating the variance is to some extent self-created by the applicant installing a fence with no approval. Some of the challenge arises from the parcels double frontage and grade change.
- (6) ***The variance will be in harmony with the spirit and intent of this ordinance, will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety and welfare.*** The proposed variance is not likely to have any adverse impact on the neighborhood or on public health, safety and welfare.



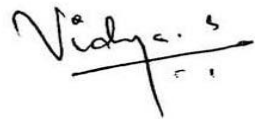
RECOMMENDATION AND FINDINGS

Based on the findings below, and subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals **approve** the requested variance for the property located at 212 Glenmoor Drive, subject to the following findings of fact:

1. Compliance with ordinance standards would prevent the creation of any privately enclosed yard space.
2. The subject parcel is located along a curve on Main Street which would allow for an awkwardly angled fence along that side.
3. The variance will provide substantial justice to the applicant and is not adverse to the interests of other property owners.
4. The variance requested is the minimum requested for residential privacy fences.
5. While not unique, smaller sized corner lots do present a challenge for placement of fences to enclose yard space.
6. The variance will have no detrimental impact on public health, safety or welfare.
7. The need for the variance is partly self-created.

Respectfully submitted,

McKENNA



Vidya Krishnan
Principal Planner

cc: Township Manager: Steven Ayness, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
 Assessing/Building Asst. Mary Bird, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
 Applicant: Thomas Hahn, 212 Glenmoor Drive, Whitmore Lake, MI



NORTHFIELD TOWNSHIP

MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

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

ZONING COMPLIANCE APPLICATION / CERTIFICATION

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

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

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

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

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

PROJECT NAME: <u>Hahn</u>	
PROJECT ADDRESS: <u>212 Glenmoor St. Whitmore Lake MI 48189</u>	
PARCEL ID(S):	IS THIS PROPERTY IN A FLOOD PLAIN: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Applicant Information:	
Name: <u>Thomas Hahn</u>	Name: <u>//</u>
Address: <u>212 Glenmoor St</u>	Address: <u>//</u>
Phone: <u>(810) 599-3594</u>	Phone: <u>//</u>
Email: <u>TOMhahn3@gmail.com</u>	Email: <u>//</u>
If application is made by anyone other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.	
Proof of Ownership Attached: <input checked="" type="checkbox"/>	Non-Owner Affidavit Attached: <input type="checkbox"/>
If applicant is not the owner, describe applicants interest in the property: _____	
PROPERTY DESCRIPTION	
Description of Proposed Use: <u>Home / Residence</u>	
Sanitary Facilities: <input checked="" type="checkbox"/> Sewer; Sewer Tap Permit #: _____ <input type="checkbox"/> Septic; WCHD Permit #: _____	
Zoning Classification(s): AR LR MR MHP SR1 <u>SR2</u> LC HC GC LI GI RTM ES PUD PSC RC RO WLD-___ W.L./N.T. Overlay OTHER: _____	
Type of Construction/Alteration: <u>Fence</u>	
Project Start Date: <u>APR 1 2018</u> Project Completion Date: <u>APR 4 2018</u>	
AUTHORIZED SIGNATURE	
In the case of a false statement or misrepresentation of fact in the application or on the plans on which the certificate is based, any zoning compliance certificate issued thereto shall be null and void. I hereby acknowledge the above facts and those on the attached site sketch and prints to be true to the best of my knowledge and state that said construction and/or occupancy of the structure and/or site shall occur in accordance with this certificate. Further, I agree to give permission for officials of Northfield Township, Washtenaw County and the State of Michigan to enter the property for the purposes of inspection.	
<u>[Signature]</u> Applicant(s) Signature	<u>8/29/18</u> Date

FOR OFFICE USE ONLY

Received Date:

Paid Date:

Existing Legal Non-Conformities:

☐ Yes☐ No

If yes, explain below:

RECEIVED

SEP 28 2018

NORTHFIELD TOWNSHIP

SEP 28 2018

NORTHFIELD TOWNSHIP
TREASURER

ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date _____☐ Approved As Noted: Date _____☒ Denied: Date 6-27-19☐ Conditional Use Required☐ Site Plan Approval Required

COMMENTS:

See attached comment sheet
ZBA approval reqd.Nidzars
Zoning Administrator Signature

Date

6-27-2019

AREA OF CONCERN

Landscaping:	Complies	Does Not Comply	N/A
1 Greenbelt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Parking lot islands, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Site Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Foundation Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Dumpster Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Comments:			
Signs:			
7 Number of Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Size and area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Comments:			

Comments:

Engineering: _____

Utilities: _____ ☐ Connection fee's paidFire Chief: _____ ☐ Inspection Complete

Access: _____

Other Conditions of Approval: _____

Additional Comments: _____

212 Glenmoor Drive

Applicant: Thomas Hahn
Zoning: SR-2 (Single Family Residential District)
Request: Fence in front and rear yard
Action: **DENIED – ZBA approval required** (See comments below)

Comments:

This is an after-the-fact request for approval. It is our understanding that the applicant has already installed the fence.

The applicant has built a new 6' privacy fence to enclose the front and rear yards. The site is located on the southeast corner of Main Street and Glenmoor Drive and is a corner lot. The fence is placed behind the house, along the west side yard, rear lot line and east side lot line. The fence on the west side is located within the required front yard along Main Street.

Per Section 36-29, a corner lot is defined as *"a lot of which at least two adjacent sides abut for their full length upon a street."* Further, a front yard is defined as *"an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the principal building. Unless otherwise specified, on corner lots there shall be maintained a front yard along each street frontage"*. Based on these definitions, the lot has two front yards.

Per Fences are regulated under Section 36-715 of the Zoning Ordinance. Per sub-section (d) (1) (a) governing location of fences on residential lots *"Only ornamental type fences shall be located in a required front yard or in a required side yard adjoining a public or private street and shall not exceed three feet in height."* Therefore, the fence placed within the front yard off Main Street is allowed to have a maximum height of only 3 feet. The fence currently installed with a height of 6' is not permitted.

Had the applicant applied for a Zoning Compliance (as required) prior to installing the fence we would have made the requirement known. At this time the applicant's options are to reduce the fence height to 3 feet along Main and to a setback of 30 feet along the side lot lines **OR** apply for a variance from the Zoning Board of Appeals. After several discussions, the applicant has decided to appeal to the ZBA.

Zoning Administrator
6-27-2018

NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The Northfield Township Zoning Board of Appeals will hold a public hearing for a variance request from Jeffery Evans of Absolute Self-Storage, located at 6684 Whitmore Lake Road, Whitmore Lake, MI 48189. The applicant is proposing to construct two (2) 40' x 160' self-storage buildings, a 42' x 180' covered RV and bus parking structure and a 6,000 square foot warehouse addition in 3 phases, respectively. The parcel is zoned LI (Limited Industrial) district and has a parcel number B-02-20-300-018. The applicant is requesting the following variance from the Zoning Ordinance:

1. Article XXIV. Supplementary Regulations and Standards, Section 36-736. Mini-Warehousing, Sub-section (7):
 - Exterior Material
 - Exterior wall of all storage units masonry construction required
 - Partial masonry exterior proposed
 - Variance to allow for partial use of masonry
2. Article XXV. Off-Street Parking Loading and Unloading Requirements, Section 36-764. Schedule of Off-Street parking requirements; sub-section (24) Mini-Warehouses:
 - Parking
 - 69 parking spaces required
 - 42 parking spaces proposed
 - 27 spaces variance requested

The public hearing will be held on **Monday, July 15th, 2019** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

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

Kathy Manley– Northfield Township Clerk

Publish: Sunday, June 30, 2019
Newspaper: Ann Arbor News

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

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

ZONING BOARD OF APPEALS HEARING APPLICATION

Applicant Information:	Proprietor/Owner Information:
Name: Jeffery Evans	Name: George Kelsey
Address: 4805 Diuble Rd. Ann Arbor MI 48103	Address: 11427 Lauderdale Ct Pinckey MI 48169
Phone: 734-323-0929	Phone: 734-904-1415
Email: jeff@absolutestoragemi.com	Email: gkelsey@kelsey.com
If application is made by anyone other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.	
Proof of Ownership Attached: <input type="checkbox"/>	Non-Owner Affidavit Attached: <input checked="" type="checkbox"/>
If applicant is not the owner, describe applicants interest in the property: This property is owned by my parents. I am authorized to speak on their behalf.	
1. PROPERTY DESCRIPTION:	
A.) PROJECT ADDRESS: 6684 Whitmore Lake Rd. Whitmore Lake MI 48189	
B.) PARCEL ID(S): B02 20 300 018	IS THIS PROPERTY IN A FLOOD PLAIN: <input type="checkbox"/> Yes <input type="checkbox"/> No
C.) LEGAL DESCRIPTION:	
2. PRESENT ZONING CLASSIFICATION:	
AR LR MR MHP SR1 SR2 LC HC GC <u>(L)</u> GI RTM ES PUD PSC RC RO WLD- <input checked="" type="checkbox"/> W.L./N.T. Overlay OTHER:	
3: PRESENT USE OF PROPERTY: Self-Storage Facility	
4. NON-CONFORMING STATUS:	
A.) Please describe briefly the Non-Conformities which exist for this property (lot, structure or use): Currently operated as a self-storage buildings but doesn't conform to allowed uses under LI. Expanding under WL/NT orders	
B.) State year/month Non-Conformity began (to the best of your knowledge): Prior to purchase of property in 2002.	
5. VARIANCE REQUEST:	
A.) Is a denial letter attached from the Zoning Administrator? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If no, identify each section of ordinance from which Variance is requested: Required parking spaces based upon units and masonry exterior on new buildings.	

69
B.) Describe reason/need for Variance: Requires masonry exterior and ~~eighty-eight~~ parking spaces which are unnecessary as described in D.

Parking reqd - 69; Proposed - 42
var. requested - 27 spaces

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:

Six current structures on this property are sheet metal exterior with no masonry.

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

Describe: Complete masonry exterior is cost prohibitive. Eighty-eight parking spaces are unnecessary burden because of the nature of self-storage and low volume of customers on a daily basis and the fact that persons renting storage units generally only park their vehicle in front of their units.

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

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

The lower portion being masonry reduces my building costs by 30%. The exterior will be ^{artistically} ~~astonishingly~~ pleasing with wainscot, a masonry product. Adding parking spaces that will not be used is unnecessary.

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: The wainscot will be very attractive, interesting and cost effective.

H.) I, the applicant, request the Zoning Board of Appeals grant the following: Allow me to have a partial masonry exterior where visible from US-23 & Whitmore Lake Rd corridor and customers visiting.

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

APPLICANT CHECKLIST

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

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

FOR ZONING BOARD OF APPEALS USE ONLY

APPEAL OF DECISION

1.) Name and Office of Official/Commission:

2.) Date of Decision:

3.) Describe Decision that is being appealed:

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

ACTION TAKEN

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

☐ Approved: Date _____

☐ Denied: Date _____

Comments:

Signature of ZBA Chair

Signature of ZBA Secretary

Public Hearing date and time:

Notice sent to Newspapers:

for publication on:

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

Notice sent to neighboring owners / occupants:

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

Notice sent to Zoning Board of Appeals Members:

Copies of Minutes sent to:

File

Applicant:

Building Department:

Ordinance Enforcement Officer:

RECEIVED
MAY 31 2019
NORTHFIELD TOWNSHIP

Received Date:

Paid Date:

PAID

MAY 31 2019

NORTHFIELD TOWNSHIP
TREASURER

Existing Legal Non-Conformities:

☐ Yes ☐ No

If yes, explain below:

ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date _____

☐ Approved As Noted: Date _____

☐ Denied: Date _____

☐ Conditional Use Required

☐ Site Plan Approval Required

COMMENTS:

Zoning Administrator Signature

Date

AREA OF CONCERN

Landscaping:

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

Signs:

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

Comments:

Engineering: _____

Utilities: _____ ☐ Connection fee's paid

Fire Chief: _____ ☐ Inspection Complete

Access: _____

Other Conditions of Approval: _____

Additional Comments: _____



5278079

Page: 1 of 2
04/03/2002 12:24P

Peggy M. Haines - Washtenaw Co. DW

L-4111 P-891

STATE OF
MICHIGAN
Washtenaw
04/03/2002
57723REAL ESTATE
TRANSFER TAX
\$1210.00-C
\$8250.00-S
#80665**WARRANTY DEED**

LIBERTY TITLE COMPANY

File No. 64693

The Grantors: Thomas M. Nowatzke, a single man, and Laurie J. Stockton f/k/a Laurie Nowatzke

whose address is: 4335 Diuble Road, Ann Arbor, MI 48103 and 5015 Oak Tree Court, Ann Arbor, MI 48108, respectively

Convey and Warrant to: WHITMORE LAKE CLIMATE CONTROLLED STORAGE, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY

whose address is: 1935 S. Industrial

Ann Arbor MI 48104

the following described premises situated in the Township of Northfield, Washtenaw County, State of Michigan, to-wit:
(Continued)

SEE ATTACHED EXHIBIT A/LEGAL DESCRIPTION RIDER

for the full consideration of: One Million One Hundred Thousand Dollars

subject to: 1. Building and use restrictions and easements of record.

2. Liens for any tax and/or assessment which become due and payable on or after the effective date hereof.

(Continued)

Dated this 1st day of April, 2002

Signed by:

Thomas Nowatzke

Witness:

Karen L. Levinski

Karen L. Levinski

STATE OF MICHIGAN

COUNTY OF WASHTENAW) ssWASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 1432 Rn

Laura Stockton

Laura Stockton

Witness:

Karen L. Levinski

Karen L. Levinski

The foregoing instrument was acknowledged before me this 1st day of April, 2002 by Thomas M. Nowatzke, a single man, and Laurie J. Stockton f/k/a Laurie Nowatzke

My commission expires: 7/26/04

Karen L. Levinski

Washtenaw County, Michigan

SC 11-
9460-

EXHIBIT A/LEGAL DESCRIPTION RIDER

(SEE ATTACHED LEGAL DESCRIPTION)

PARCEL I:

Commencing at the West 1/4 corner, Section 20, T1S, R6E, Northfield Township, Washtenaw County, Michigan; thence along the E-W 1/4 line of said section N 87° 57' 43" E 24.65 feet; thence along the Northeast line of Whitmore Lake Road S 39° 19' 22" E 1499.84 feet for a Place of Beginning; thence N 50° 40' 39" E 333.94 feet; thence N 39° 59' 04" W 207.87 feet; thence S 85° 06' 13" E 539.33 feet; thence along the West line of U.S. 23 S 23° 41' 59" E 624.39 feet; thence S 50° 40' 38" W 93.45 feet; thence N 23° 41' 59" W 155.75 feet; thence S 50° 40' 38" W 498.41 feet; thence along the Northeast line of Whitmore Lake Road N 39° 19' 22" W 619.60 feet to the Place of Beginning, being a part of the SW 1/4 of said Section 20, subject to and including an easement for septic fields and sanitary sewer lines for use in common with others described as follows:

Commencing at the West 1/4 corner of Section 20, T1S, R6E, Northfield Township, Washtenaw County Michigan; thence along the E-W 1/4 line of said section N 87° 57' 43" E 24.65 feet; thence along the northeast line of Whitmore Lake Road S 39° 19' 22" E 2269.44 feet; thence N 50° 40' 38" E 456.47 feet for a Place of Beginning; thence N 23° 41' 59" W 155.75 feet; thence S 50° 40' 38" W 36.35 feet; thence N 23° 41' 59" W 571.73 feet; thence S 85° 06' 13" E 142.36 feet; thence along the West line of U.S. 23 S 23° 41' 59" E 624.39 feet; thence S 50° 40' 38" W 93.45 feet to the Place of Beginning, being a part of the SW 1/4 of said section.

REQUIREMENTS CONTINUED

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

The grantor grants to the grantee the right to make 100% division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

DRAFTED BY:

Thomas D. Richardson
111 North Main Street
Ann Arbor MI 48104

Return To: ☒ Grantee:

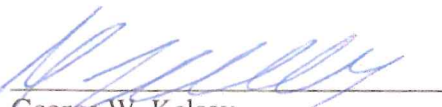


TAX PARCEL : 02-20-300-018

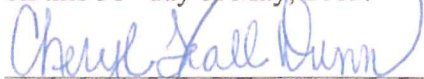
AFFIDAVIT

Now comes George Kelsey, being first duly sworn and says:

1. That I am the owner of the business and property known as Whitmore Lake Climate Control, 6634 Whitmore Lake Road, Whitmore Lake, MI 48189 ("Company")
2. That I authorize Jeffery Evans to represent the Company before the Northfield Township Zoning Board of Appeals and to conduct any other business on the Company's behalf.


George W. Kelsey

Sworn and subscribed to before me
on this 31st day of May, 2019.



Cheryl Teall Dunn, Notary Public
Washtenaw County, Michigan
Acting in Wayne County
My commission expires: Mar 23, 2021

RECEIVED
MAY 31 2019
NORTHFIELD TOWNSHIP

Rejection Letter

RECEIVED

MAY 31 2019

NORTHFIELD TOWNSHIP

McKenna
ASSOCIATES COMMUNITY PLANNING AND DESIGN

October 5, 2017

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

Subject: Site Plan Review #2; Absolute Self Storage Building Addition (6684 Whitmore Lake Road)
Site plan received by Township on September 7, 2017 (revisions dated August 23, 2017)

Dear Planning Commissioners:

George Kelsey, the owner of the Absolute Self Storage site located at 6684 Whitmore Lake Road (Parcel ID#: B -02-20-300-018), proposes to construct the following on the site: two 40' x 160' storage buildings, two 40' x 100' storage buildings, and a 42' x 180' "Covered RV & Bus Parking" structure. There are four storage buildings of different sizes and two additional buildings currently on site. This parcel is roughly 10 acres and is located near the southwest corner of the interchange with US-23.

The subject site is zoned Limited Industrial (LI), which does not permit mini-warehouses or mini-storage facilities as either permitted or conditional uses. However, the site is also located within the Whitmore Lake/North Territorial (WLNT) Overlay district based around the intersection of US-23, Whitmore Lake Road, and North Territorial Road. The WLNT Overlay district permits mini-warehousing as a conditional use. Our comments regarding the Conditional Use application for the proposed mini-warehouse will be addressed in a separate letter.

We have reviewed the site plan for compliance with the Township's Zoning Ordinance and with sound planning and design principles, and we offer the following comments for your consideration (any items requiring correction or additional information are underlined):

Site Photo: 6684 Whitmore Lake Road (Source: Google Maps 2017; site boundary is approximate)



WWW.MCKA.COM
888.226.4326

HEADQUARTERS 235 East Main Street, Suite 105 • Northville, MI 48167 **T:** 248.596.0920 **F:** 248.596.0930
WEST MICHIGAN 151 South Rose Street, Suite 920 • Kalamazoo, MI 49007 **T:** 269.382.4443 **F:** 248.596.0930
DETROIT 28 West Adams Street, Suite 1000 • Detroit, MI 48226 **T:** 888.226.4326 **F:** 248.596.0930

- a. **Berms.** The landscape plan clarifies that there is no berm around the retention pond. The plan shows some new landscaping materials being added on the east side of the pond, for added help with screening from U.S. 23.

11. **Building Façade and Floor Plan.** In addition to the site plan, the specifications of the proposed storage buildings and carport were also submitted. These are the engineering details for both the storage buildings and carport.
12. **Signs.** Article 26 includes all of the requirements for the number, height, area, and placement of signs. According to Google Street View imagery, there are several existing signs on the site, such as the pole sign for the business itself, a small permanent ground sign to direct customers to the office, and some temporary ground signs. All existing and proposed signs must be shown on the site plan.

RECOMMENDATION

We recommend the following items be addressed prior to consideration of this site by planning commission.

1. The site plan as proposed includes three variances that could be addressed to conform with the Zoning Ordinance. The proposed variances include 1) a variance from parking standards 2) a variance from minimum building distance standards 3) a variance from building material standards. We recommend the site plan is revised to comply with these standards. Alternatively, the applicant must receive variances from the ZBA.
2. A note should be added to the plan stating no hazardous materials will be stored onsite.
3. All existing sign locations must be put on the site plan. ~
4. Parking lot landscaping shall be added to the site plan. ~
5. Details of the proposed covered RV structure shall be provided. ~

We will happily work with Planning Commission and Absolute Self-Storage to bring the plan into compliance. If you have any questions about this report or require additional information, please contact us.

Respectfully submitted,

McKENNA ASSOCIATES, INCORPORATED



Paul Lippens, AICP
Senior Principal Planner



Stephen Hannon
Assistant Planner

cc: Marlene Chockley, Township Supervisor
Kathleen Manley, Township Clerk
Tim Hardesty, Township Wastewater Superintendent
William Wagner, Township Public Safety Director
Kurt Weiland, Township Building Official
Marcus McNamara, P.E., Township Engineer, OHM
Vidya Krishnan, McKenna Associates

Parking Variance Summary

Based on the total number of current and proposed storage units, current ordinance requires a total of eighty-eight spaces. This required amount of customer parking is entirely unnecessary due to the nature of self-storage. Existing customers park directly in front of their storage unit to add/remove items from their unit. During a move in or out, customer parking may be needed for their helpers.

Some of our customers store their recreational vehicles and/or trailers with us. When they depart, either they use the vehicle they drove to tow a trailer or they park that vehicle back in their motor home space and then leave the property with their motor home.

We currently have eighteen parking spaces. Our new plans expand that number to fifty spaces. I have included gate logs to show the amount of gate activity at this facility for Thursday and Friday before Labor Day 2018. I have removed customer names from this report for privacy reasons, but employee activity is documented.

On Thursday August 30, 2018, the entrance was triggered eighteen times. One instance was employee activity. Two customers entered three times each. Another customer entered twice. This shows twelve individuals visiting throughout the day.

On Friday August 31, 2018, the entrance was triggered thirty-three times. Eight instances were employee activity. Three instances were denied unknown code. Only fifteen instances were individuals visiting the property throughout the day.

RECEIVED

MAY 31 2019

NORTHFIELD TOWNSHIP

Site Activity By Remote Number

Thursday, August 30, 2018

Time	Remote #	Description	Data	Tenant
7:46:00 PM	1-South Gate Entranc	Enter Area	S0023	
7:34:00 PM	1-South Gate Entranc	Enter Area	S0027	
7:19:00 PM	1-South Gate Entranc	Enter Area	N0038	
7:05:00 PM	1-South Gate Entranc	Enter Area	S0027	
6:41:00 PM	1-South Gate Entranc	Enter Area	N0040	
5:38:00 PM	1-South Gate Entranc	Enter Area	A0045	
5:13:00 PM	1-South Gate Entranc	Enter Area	A0045	
4:38:00 PM	1-South Gate Entranc	Enter Area	S0046	
4:16:00 PM	1-South Gate Entranc	Enter Area	N0011	
2:17:00 PM	1-South Gate Entranc	Enter Area	B0154	
2:02:00 PM	1-South Gate Entranc	Enter Area	0001	
1:15:00 PM	1-South Gate Entranc	Enter Area	0258	
12:45:00 PM	1-South Gate Entranc	Enter Area	0004	Rochelle Skalski
12:40:00 PM	1-South Gate Entranc	Enter Area	A0045	
12:35:00 PM	1-South Gate Entranc	Enter Area	0001	
11:01:00 AM	1-South Gate Entranc	Enter Area	0001	
10:24:00 AM	1-South Gate Entranc	Enter Area	S0022	
7:34:00 AM	1-South Gate Entranc	Enter Area	S0022	

Total Records: 18

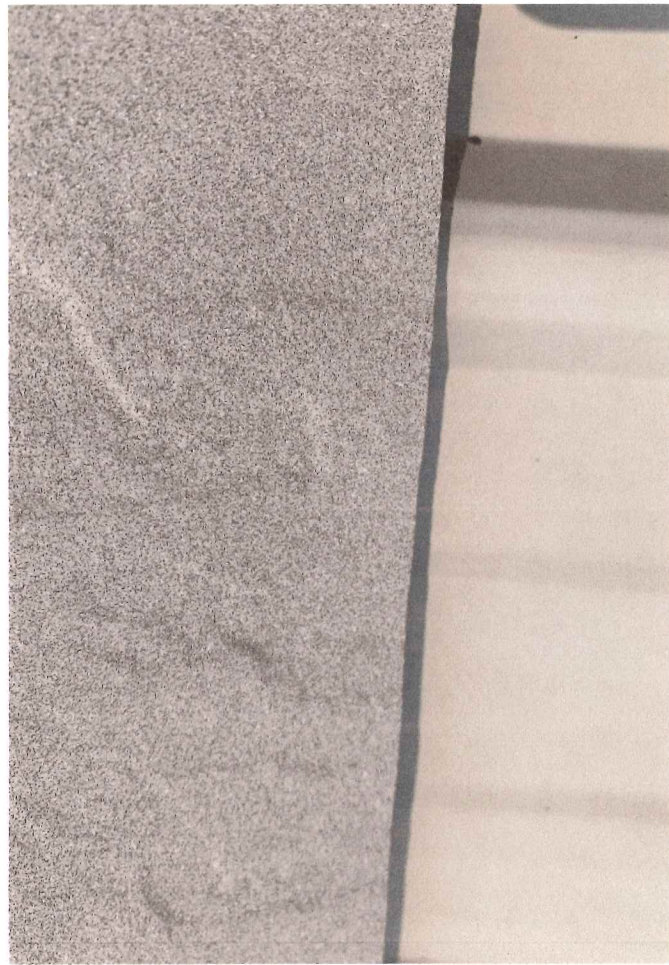
Site Activity By Remote Number

Friday, August 31, 2018

Time	Remote #	Description	Data	Tenant
9:16:00 PM	1-South Gate Entranc	Area Closed	0005	Lauren Merna
9:10:00 PM	1-South Gate Entranc	Area Closed	0006	Crystal Musico
9:09:00 PM	1-South Gate Entranc	Area Closed	0006	Crystal Musico
9:04:00 PM	1-South Gate Entranc	Area Closed	A0042	
9:04:00 PM	1-South Gate Entranc	Area Closed	A0042	
8:50:00 PM	1-South Gate Entranc	Enter Area	N0034A	
8:04:00 PM	1-South Gate Entranc	Enter Area	A0053	Absolute Storage
6:23:00 PM	1-South Gate Entranc	Enter Area	A0042	
5:29:00 PM	1-South Gate Entranc	Enter Area	B0104	
5:25:00 PM	1-South Gate Entranc	Enter Area	S0050	
5:22:00 PM	1-South Gate Entranc	Enter Area	B0104	
5:03:00 PM	1-South Gate Entranc	Enter Area	0006	Crystal Musico
4:33:00 PM	1-South Gate Entranc	Enter Area	A0045	
4:11:00 PM	1-South Gate Entranc	Enter Area	N0014	
3:10:00 PM	1-South Gate Entranc	Enter Area	D0503	
2:56:00 PM	1-South Gate Entranc	Enter Area	B0165	
2:56:00 PM	1-South Gate Entranc	Denied Unknown Code	2	
2:50:00 PM	1-South Gate Entranc	Enter Area	S0045C	
2:02:00 PM	1-South Gate Entranc	Enter Area	A0053	Absolute Storage
1:34:00 PM	1-South Gate Entranc	Enter Area	S0021	
12:57:00 PM	1-South Gate Entranc	Enter Area	A0045	
12:42:00 PM	1-South Gate Entranc	Enter Area	S0046	
12:42:00 PM	1-South Gate Entranc	Denied Unknown Code	180015	
12:42:00 PM	1-South Gate Entranc	Denied Unknown Code	10	
12:26:00 PM	1-South Gate Entranc	Enter Area	B0145	
12:16:00 PM	1-South Gate Entranc	Enter Area	A0046	
12:09:00 PM	1-South Gate Entranc	Enter Area	S0045C	
11:49:00 AM	1-South Gate Entranc	Enter Area	A0053	Absolute Storage
11:27:00 AM	1-South Gate Entranc	Enter Area	A0052	
10:49:00 AM	1-South Gate Entranc	Enter Area	S0013	
10:03:00 AM	1-South Gate Entranc	Enter Area	A0053	Absolute Storage
9:54:00 AM	1-South Gate Entranc	Enter Area	S0013	
3:01:00 AM	1-South Gate Entranc	Enter Area	S0050	

Total Records: 33

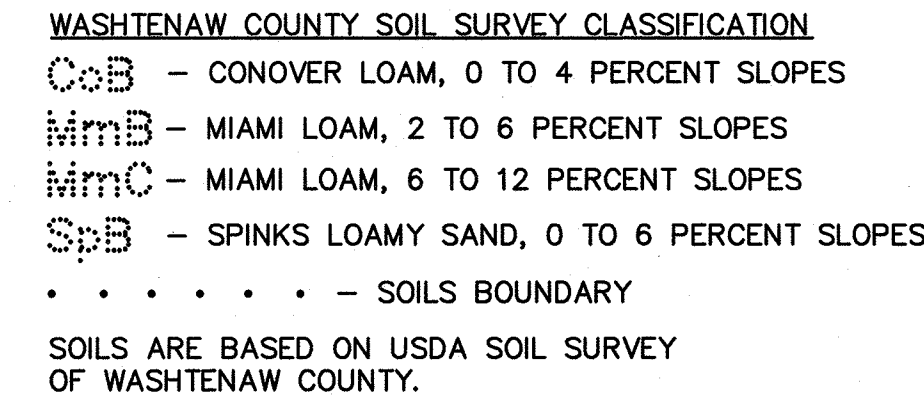






THE OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY ANY OTHER PERSON USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND ANY OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY ANY OTHER PERSON SHALL NOT BE USED WITHOUT THE WRITTEN CONSENT OF WASHINGTON ENGINEERING COMPANY (WECO) IS NOT AUTHORIZED TO BE IN DEFAULT UNDER THIS AGREEMENT.

REUSE WITHOUT LONG-TERM PROFESSIONAL INVOLVEMENT WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO WECO. THE OWNER SHALL INDemnIFY AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, COSTS AND REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY WECO OR ITS CONSULTANTS, AGENTS OR EMPLOYEES AS A RESULT OF SUCH REUSE.



TOTAL PARKING PROVIDED = 42
TOTAL REQUIRED = 69
NG SPACES NEEDING A VARIANCE = 27

PARKING INFORMATION

PROPOSED PARKING SURFACE IS ASPHALT.

TYPICAL PARKING SPACE IS 10 FT WIDTH BY 20 FT-LENGTH.

TYPICAL LOADING/UNLOADING SPACE IS 10 FEET IN WIDTH AND 55 FEET IN LENGTH.

REQUIRED ADA PARKING SPACES FOR 70 OVERALL SPACES IS 3 PARKING SPACES WITH ONE OF THEM BEING A VAN ACCESSIBLE PARKING SPACE. ONE VAN ACCESSIBLE PARKING SPACE AND THREE REGULAR ACCESSIBLE PARKING SPACES WITH AN ACCESSIBLE ROUTE TO THE BUILDING ENTRANCE ARE PROPOSED.

B-02-20-300-035
TSC-WHITMORE LAKE, LI
(6850 WHITMORE LAKE
10100 WHITMORE LAKE
WHITMORE LAKE, MI 43
ZONED LI
(LIMITED INDUSTRIAL)

ABSOLUTE STORAGE GATE REPORT

OVER A PERIOD OF YEAR WE AVERAGE 13 COSTUMERS PER DAY

- JANUARY 2018: WE AVERAGED 8 PEOPLE EVERY DAY FOR THIS MONTH. WE HAD AS LOW AS 3 ONE DAY AND AS HIGH AS 13
ANOTHER.
- FEBRUARY 2018: WE AVERAGED 9 PEOPLE EVERY DAY FOR THIS MONTH. WE HAD AS LOW AS 4 ONE DAY AND AS HIGH AS 15
ANOTHER.
- MARCH 2018: WE AVERAGED 6 PEOPLE EVERY DAY FOR THIS MONTH. WE HAD AS LOW AS 2 ONE DAY AND AS HIGH AS 10
ANOTHER.
- APRIL 2018: WE AVERAGED 16 PEOPLE EVERY DAY FOR THIS MONTH. WE HAD AS LOW AS 12 ONE DAY AND AS HIGH AS 22
ANOTHER.
- MAY 2018: WE AVERAGED 17 PEOPLE EVERY DAY FOR THIS MONTH. WE HAD AS LOW AS 9 ONE DAY AND AS HIGH AS 24
ANOTHER.
- JUNE 2018: WE AVERAGED 17 PEOPLE EVERY DAY FOR THIS MONTH. WE HAD AS LOW AS 6 ONE DAY AND AS HIGH AS 22
ANOTHER.
- JULY 2018: WE AVERAGED 17 PEOPLE EVERY DAY FOR THIS MONTH. WE HAD AS LOW AS 8 ONE DAY AND AS HIGH AS 25
ANOTHER.

SITE DATA:

	EXISTING ZONING	LI-LIMITED INDUSTRIAL
	MINIMUM LOT AREA	1.00 AC±
	MINIMUM LOT WIDTH	150 FEET
MAXIMUM HEIGHT FOR BUILDINGS AND STRUCTURES	3 STORIES (45')	
MAXIMUM LOT COVERAGE	25%	
EXISTING GROUND FLOOR BUILDING AREA	LOT AREA	10.05 AC.±
EXISTING LOT COVERAGE		0.66 AC.±
EXISTING & PROPOSED GROUND FLOOR BUILDING AREA	LOT AREA	1.45 AC.±
TOTAL LOT COVERAGE		14.4%
	FRONT YARD SETBACK	85 FEET
	SIDE YARD SETBACK	25 FEET
	REAR YARD SETBACK	40 FEET
FRONT LOT GREENING		35 FEET

(b) LOT AREA: NO BUILDING OR STRUCTURE SHALL BE ESTABLISHED ON ANY LOT LESS THAN ONE ACRE IN AREA; EXCEPT WHERE A LOT IS SERVED WITH A CENTRAL SANITARY SEWERAGE SYSTEM, IN WHICH CASE THERE SHALL BE PROVIDED A MINIMUM LOT AREA OF 20,000 SQUARE FEET.

② LOT WIDTH: THE MINIMUM LOT WIDTH FOR LOTS SERVED WITH A CENTRAL SANITARY SEWERAGE SYSTEM SHALL BE 80 FEET. WHERE A LOT IS NOT SO SERVED, THE MINIMUM LOT WIDTH SHALL BE 150 FEET.

NO BUILDING HEIGHTS WITHIN THE WLNT MAY EXCEED THE UNDERLYING BUILDING HEIGHT FOR EACH UNDERLYING DISTRICT UP TO A MAXIMUM OF 65 IN HEIGHT (FIVE STORIES). BUILDINGS THAT EXCEED THE MAXIMUM HEIGHT OF THE UNDERLYING DISTRICT SHALL BE REVIEWED AS A CONDITIONAL USE PURSUANT TO ARTICLE XXVII OF THE TOWNSHIP ZONING ORDINANCE

(6) LOT COVERAGE MEANS THAT PART OR PERCENTAGE OF THE LOT OCCUPIED BY BUILDINGS OR STRUCTURES, INCLUDING ACCESSORY BUILDING OR STRUCTURES.
(7) MEASURED FROM THE RIGHT-OF-WAY LINE.

TRANSITION STRIPS:

- A. ON EVERY LOT IN THE DISTRICT WHICH BUTS A LOT TO AN "CONSERVATION PRESERVATION," "AGRICULTURAL PRESERVATION," "RURAL RESIDENTIAL," OR "OPEN SPACE" ZONE, A TRANSITION STRIP SHALL BE PROVIDED. THERE SHALL BE PROVIDED A TRANSITION STRIP. SUCH TRANSITION STRIP SHALL BE NOT LESS THAN 25 FEET IN WIDTH, SHALL BE PROVIDED ALONG EVERY LOT LINE OF A LOT ADJACENT TO A LOT IN A CONSERVATION PRESERVATION ZONE, AND SHALL BE IMPROVED, WHEN SAID LOT IN THIS DISTRICT IS IMPROVED, WITH A SCREEN PLANTING NO MORE THAN SIX FEET TALL. THE SCREEN SHALL BE MAINTAINED AT ALL TIMES IN GOOD CONDITION.
- B. A USE OR STRUCTURE ON ANY LOT IN THIS DISTRICT FRONTING A PUBLIC ROAD, STREET OR WAY SHALL, BY ITS LOCATION AND DESIGN, BE IN ACCORDANCE TO AND AS AN INTEGRAL PART OF ANY SITE DEVELOPMENT, ON THE FRONT YARD, A LANDSCAPED STRIP OF LAND TWO FEET OR MORE IN DEPTH; SUCH LANDSCAPED STRIP TO BE DEFINED BY A PERMANENT BARRIER PROVIDE ACCESS TO THE LOT AND SEPARATE STREET PARKING AREAS FROM THE PUBLIC RIGHT-OF-WAY.

EAST & WEST 1/4
LINE SECTION
N87°57'43"
24.6
W 1/4 CORNER
SECTION 20
T1S, R6E









ALL PROPOSED MARKINGS
TO BE COMPLETED FOR
PHASE 1

16-PROPOSED
PARKING SPACES
(PAINTED WHITE)





POINT OF BEGINNING

OLD WHITMORE LAKE ROAD

LEGEND

- | | | | |
|---|----------------|---|--------------|
|  | = LIGHT POLE |  | = SPOT ELEV. |
|  | = UTILITY POLE |  | = POST |
|  | = GUY ANCHOR |  | = GATE VALVE |
|  | = HYDRANT |  | = SIGN |

- TC = TOP OF CURB
TW = TOP OF WALL
○ = MANHOLE
□ = CATCHBASIN
┘ = END SECTION

-  = GRAVEL
 = FENCE
 = CONCRETE
 = ASPHALT


- r = EXISTING STORM
 s = EXISTING SANITARY
 w = EXISTING WATER
 g = EXISTING GAS
 e = EXISTING ELECTRIC
 t = EXISTING TELEPHONE

BENCHMARK BM1=BASE OF LIGHTPOLE, NE'LY OF OLD WHITMORE LAKE ROAD AND S'LY OF N'LY DRIVE TO THE SITE, ELEV=940.41 (USGS).

REVISIONS _____
BLANK 5 20 25

REVISIONS 8-23-2017 TOWNSHIP, 7-24-2018 TWP REVIEW, 8-08-2018 REVISE PHASE
PLAN. 5-20-2019 PER TWP REVIEW, 5-28-2019 PER REVIEW, 6-27-2019 PER TWP REVIEW


SCALE 80



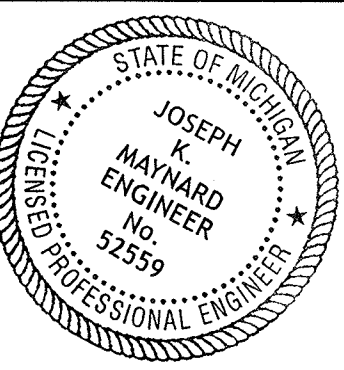
0 20 40

SCALE: 1"=40'


PREPARED BY


JOSEPH K. MAYNARD P.E., MICH No. 52559

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SUITE 400
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FAX. 734-761-9530



**WASHTENAW
ENGINEERING**

**WHITMORE LAKE
CLIMATE STORAGE LLC**
6684 WHITMORE LAKE RD
WHITMORE LAKE, MI 48189
TEL 734-922-0005
www.absolutestoragemi.com

SITE, GRADING & SOIL EROSION CONTROL PLAN

ABSOLUTE SELF STORAGE

SECTION 20 TOWN 1 SOUTH RANGE 6 EAST

DATE	5-2-17
JOB NO.	32187
DWG NO.	187-site
FIELD BOOK	NONE



MCKENNA

June 28, 2019

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

Subject: Absolute Self-Storage/6684 Whitmore Lake Road; Variance Review #1 (Application and materials dated received by Township on 5/29/19).

Dear ZBA Members:

We have reviewed the above referenced variance application submitted by Jeffery Evans of Absolute Self Storage to construct two (2) 40' x 160' self-storage buildings, a 42' x 180' covered RV and bus parking structure and a 6,000 square foot warehouse addition in 3 phases, respectively.

The subject site is zoned Limited Industrial (LI), which does not permit mini-warehouses or mini-storage facilities as either permitted or conditional uses. However, the site is also located within the Whitmore Lake/North Territorial (WLNT) Overlay district based around the intersection of US-23, Whitmore Lake Road, and North Territorial Road. The WLNT Overlay district permits mini-warehousing as a conditional use.

VARIANCES

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

1. Article XXIV. Supplementary Regulations and Standards, Section 36-736. Mini-Warehousing, Sub-section (7):
 - Exterior Material
 - Exterior wall of all storage units masonry construction required
 - Partial masonry exterior proposed
 - Variance to allow for partial use of masonry
2. Article XXV. Off-Street Parking Loading and Unloading Requirements, Section 36-764. Schedule of Off-Street parking requirements; sub-section (24) Mini-Warehouses:
 - Parking
 - 69 parking spaces required
 - 42 parking spaces proposed
 - 27 spaces variance requested

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



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:

- 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.***

Masonry. The ordinance requires the buildings to be constructed entirely of masonry. The applicant proposes to include masonry for a height of 4' from the grade for the entire east and west facades of the building and wrap the masonry around the north and south sides of the 2 building to a distance of 5 feet. The remaining portions of the building are to be constructed of standing seam metal. Similarly the warehouse storage building is to be constructed of masonry to a height of 4', and wrapped around to the sides. The applicant is requesting relief from constructing a full masonry structure due to the high cost of materials which would make the project unfeasible. While the cost materials is not reason enough to grant a variance, the applicant's proposal is not unreasonable. The proposed storage buildings are concealed from direct view of Whitmore Lake Road by existing steel mini storage buildings along the site's frontage. The ends of the buildings will be visible only to northbound traffic. The warehouse building is located at the back of the property, over 280 feet from US-23 right-of-way and is on a curve and would be visible only at an angle. The inclusion of masonry definitely provides an upgrade to the structures; however, a mix of masonry and metal ties the proposed buildings in better with the existing all steel buildings on the site. In addition to screening and other landscaping requirements to be reviewed by the Planning Commission, the proposed buildings with limited masonry will not detract from the intent of the ordinance.

Parking. For the site with 207 storage units and 17,975 square feet of warehouse/storage space, parking requirement is 69 spaces. The site plan proposes a total of 42 spaces. The applicant is seeking a deviation from the parking requirement because the parking would be excessive and never used. While the applicant has not provided any data, we reviewed parking standards for self-storage and warehouse facilities in other communities. A comparison of facilities with 64,000 square feet to 125,000 square feet of storage space, had parking spaces in the range of 4 – 8 spaces. Communities such as Troy, Royal Oak and Rochester Hills where such facilities have recently been constructed, required a parking of only 1 space/50 to 100 units, compared to Northfield Ordinance requiring 1 space for every 25 units. In our research, we found that these facilities typically receive off and on customer traffic and never an influx of several vehicles at one time. The proposed 42 spaces are more than adequate to serve the site's needs. We would recommend that the number of spaces proposed still be reviewed by the Planning Commission at the time of site plan approval for adequate circulation and dimensions. While compliance with the Ordinance standard would merely requiring striping additional pavement area, the additional spaces would be non-functional and likely interfere with future storage areas (will need additional approval at such time).
- The variance will provide substantial justice to the applicant, as well as other property owners in the district.*** Approval of the variance will provide substantial justice to the applicant by allowing him to construct the buildings and improve the business on the site, and is not likely to be adverse to the interest of the other property owners. The applicant started the process of site plan approval in early 2017 and has been moving through the process slowly. We have worked with the applicant to encourage investment in the property and improving site conditions while still operating a profitable business. The proposal will still require site plan and special land use approval, which the applicant has already initiated. The variances to reduce parking and include partial masonry on the building are not likely to have any detrimental impact to the district. We are hopeful the applicant's investment in improving the property would encourage other sites in the corridor to do the same.



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 variance requested from provision of full masonry is a reasonable request. The applicant is proposing to add some masonry to provide some visual appeal to the buildings and also create a material contrast with the standing seam metal panels. The variance requested from the parking count is reasonable too. The 42 spaces proposed exceeds what is typically required for similar uses in other communities. During the site plan and conditional and use review process, any potential adverse impacts resulting from these deviations, can be addressed through site design.
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 subject site is an existing light industrial/commercial type use. To our knowledge the self-storage facility is the only use of its kind within the Township; therefore, the challenge faced by parking standards for self-storage facilities and material requirement for mini-warehouses is unique to the use and not to be found in other properties in the same zoning district.
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 self-created. The applicant is requesting variances from absolute requirements of the Ordinance. Since the zoning ordinance is not written to give the Planning Commission flexibility in deciding these matters, the applicant has to seek variances from the Zoning Board of Appeals. While the applicant can possibly comply with the Ordinance standards, the believe the Ordinance standards with regard to these specific requirements may not be in keeping with the required standards for such uses in general.
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. Applying for and obtaining site plan and conditional land use approval will ensure that the site is laid out and operated in a safe and functional manner consistent with the Zoning and Building Code regulations.

RECOMMENDATION AND FINDINGS

Based on the findings below, and subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals approve the requested variance for Absolute Self-Storage located at 6684 Whitmore Lake Road:

1. Compliance with ordinance standards would be unnecessarily burdensome.
2. The proposed buildings have limited visibility from abutting rights-of-way and the partial masonry architecture proposed is in keeping with the intent of the Ordinance for quality materials.
3. The proposed masonry and metal building blends better with the existing all metal buildings on the site.
4. The proposed parking is more than adequate to serve the needs of the site when compared to similar facilities in other communities.



5. The variances requested are reasonable.
6. The subject site is the only self-storage facility of its kind in the Township and therefore unique with regard to the specific requirements.
7. The variances will have no detrimental impact on public health, safety or welfare.
8. The variance requested is not adverse to the spirit and intent of the ordinance.
9. Subsequent to ZBA action, the applicant will still have to seek site plan and conditional land use approval from the planning Commission and Board of Trustees. Any improvements to mitigate potential adverse impacts can be reviewed/required with those approvals.

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:	Jeffery Evans, via e-mail: jeff@absolutestoragemi.com
	Owner:	George Kelsey, via e-mail: gkelsey@kelsey.com

RECEIVED

PAID

Application # _____

SEP 16 2016

SEP 16 2016

NORTHFIELD TOWNSHIP

NORTHFIELD TOWNSHIP TREASURER

NORTHFIELD TOWNSHIP ZONING COMPLIANCE APPLICATION / CERTIFICATION

Zoning Compliance is required prior to new construction or alterations to an existing structure. Zoning Compliance is required prior to occupancy.

This application must be accompanied by two (2) copies of scale site plans meeting the information requirements of the Zoning Administrator.

Applications for zoning compliance certificates shall be deemed abandoned six (6) months after the date of filing unless diligently pursued or a building permit or certificate of occupancy is issued.

Any certificate shall become invalid if the authorized work is suspended or abandoned for a period of six (6) months after commencement of work.

PROJECT NAME: Whitmore Lake Climate Control Storage, LLC

PROJECT ADDRESS: 6684 Whitmore Lake Rd. Whitmore Lake, MI 48189

PARCEL ID(S): B-02-20-300-018

Applicant Information:

Name: Jeffery Evans

Address: 4805 Dible Rd. Ann Arbor MI 48103

Phone: 734-323-0929

Email: jeff@absolutestorage.mi.com

Owner Information:

Name: George Kelsey

Address: 11427 Larderdale Ct. Pinckney

Phone: 734-904-1415

Email: gkelsey@kelseyaw.com

If application is made by 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 OR Affidavit if applicant is not owner is attached. ☐

If applicant is not the owner, describe applicant's interest in the property.

Manager of property & Son of owner

PROPERTY DESCRIPTION

Description of Proposed Use:

Add four 30'x100' selfstorage buildings (Phase 1) & Pole building (Phase 2)
MAINT. STORAGE

Sanitary Facilities: ☐ Sewer Sewer Tap Permit # _____ ☐ Septic WCHD Permit # _____

Zoning Classification(s):

☐ RC ☐ AR ☐ LR ☐ SR1 ☐ SR2 ☐ MR ☐ VC ☐ LC ☐ GC ☐ ES ☐ HC ☐ GI ☒ LI ☐ Other _____

Type of Construction / Alteration:

Steel (Phase 1) & Pole (Phase 2)

Project Start Date: ASAP

Project Completion Date:

PC / ZBA Case #(s): _____ **Action:** _____ **Date:** _____

AUTHORIZED SIGNATURE

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

I hereby acknowledge the above facts and those on the attached site sketch and prints to be true to the best of my

6684 WHITMORE LAKE ROAD

FOR OFFICE USE ONLY

Received Date:

Paid Date:

Existing Legal Non-Conformities:

☐ Yes ☐ No

If yes, explain below:

ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date _____

☒ Approved As Noted: Date 11/7/16

☐ Denied: Date _____

☒ Conditional Use Required

☒ Site Plan Approval Required

COMMENTS:

SEE ATTACHED COMMENT SHEET.

Widjaja
Zoning Administrator Signature

Date

11/7/16

AREA OF CONCERN

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

6 Comments:

Signs:

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

9 Comments:

Comments:

Engineering:

Utilities:

☐ Connection fee's paid

Fire Chief:

☐ Inspection Complete

Access:

Other Conditions of Approval:

Additional Comments:

6684 Whitmore Lake Road

Amended Zoning Compliance

Applicant: Whitmore Lake Climate Control Storage LLC (Jeffery Evans)

Request: Construct four (4) 30' x 100' (3,000 sq. ft) buildings – Phase 1
Construct cold storage building/pole barn 50' x 125' (6,250 sq. ft) – Phase 2

Zoning: LI (Limited Industrial) District

Action: **APPROVED with conditions** (see comments below)

Comments:

The subject site is currently occupied by a self-storage facility. "Mini-storage" or "Mini-Warehousing" facilities are not permitted in the LI district. Outdoor storage of recreation vehicles is permitted as a conditional use in the LI district.

However, the site is located in the Whitmore Lake-North Territorial Overlay District (WLNT). Per Section 36-691, mini warehousing is permitted as a conditional use in the overlay district. Conditional uses require review of a site plan by the Planning Commission and approval of the conditional use by Township Board of Trustees.

The site plan must be submitted in compliance with Article XXVIII of the Zoning Ordinance and design standards listed in Section 36-689. Additionally, a conditional use application must also be submitted in compliance with Article XXVII of the Zoning Ordinance.

Zoning Administrator

NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

Minutes of Regular Meeting June 17, 2019

1. CALL TO ORDER

The meeting was called to order by chair Kenneth Dignan at 7:06 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

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

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

4. ADOPT AGENDA

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

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

- 6A. Case #JZBA190004; Mark Zielinski;
Location: 9411 Main Street;
Request for determination under Article XIX Non-Conformities, Section 36-902(6), to allow addition onto existing non-conforming single-family dwelling; Parcel 02-05-328-020; zoned WLD-D Whitmore Lake District--Downtown.

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

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

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

- 6B. Case #JZBA190005; Hardscape Solutions, LLC;
Location: 1301 W. North Territorial Road;
Request for variances from Article VI, Section 36-157:
- subsection (16)(a)(1) for a 4.09 acre lot area variance, and
 - subsection (16)(a)(2) for a 21.66 foot lot width variance,
- to allow operation of a landscape supply center; Parcel 02-19-300-012; zoned AR—Agriculture

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

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

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

7. OLD BUSINESS

None.

8. NEW BUSINESS

- 8A. Case #JZBA190004; Mark Zielinski;
Location: 9411 Main Street;
Request for determination under Article XIX Non-Conformities, Section 36-902(6), to allow addition onto existing non-conforming single-family dwelling; Parcel 02-05-328-020; zoned WLD-D Whitmore Lake District--Downtown.

Mark Zielinski, applicant, stated he had nothing to add to the information provided in the packet, and that he just wants to proceed with getting the work completed.

At Dignan's request Zoning Administrator Vidya Krishnan read the McKenna review letter dated June 9, 2019, including the findings of fact. Krishnan clarified that a new text amendment was adopted to allow for residential uses in the lower level of buildings in the WLD-D district as a conditional use. She explained, however, that the amendment was not in place at the time the applicant originally submitted his request; therefore, the application was processed as presented.

**Northfield Township Zoning Board of Appeals
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
June 17, 2019**

Krishnan noted the option of a conditional use approval is always available to the applicant; however, that would be too burdensome at this point. She said the proposed addition is in conformance with all of the required setbacks for the WLD-D District.

- **Motion:** Dignan moved, Kolecki supported, to approve the request in Case #JZBA190004 by Mark Zielinski for request for determination under Article XIX Non-Conformities, Section 36-902(6), to allow addition onto existing non-conforming single-family dwelling located at 9411 Main Street, Parcel 02-05-328-020, zoned WLD-D Whitmore Lake District—Downtown, based on the McKenna letter of June 9, 2019, providing justification for the request. **Motion carried 5—0 on a roll call vote.**

- 8B. Case #JZBA190005; Hardscape Solutions, LLC;
Location: 1301 W. North Territorial Road;
Request for variances from Article VI, Section 36-157:**
- subsection (16)(a)(1) for a 4.09 acre lot area variance, and
 - subsection (16)(a)(2) for a 21.66 foot lot width variance,
- to allow operation of a landscape supply center;
Parcel 02-19-300-012; zoned AR—Agriculture**

Thomas Rogowski, owner of Hardscape Solutions, LLC, stated he had nothing to add to the information provided in the packet.

At Dignan's request Zoning Administrator Vidya Krishnan read the McKenna review letter dated June 9, 2019, including the findings of fact. Her comments referenced the lack of required lot frontage and acreage, and noted that if the variances are approved site plan and a conditional use permit will also be required.

Krishnan explained that the prior owner of the property was aware that he was in violation of the ordinance. She said although that owner met with Township staff and stated he would follow the necessary steps to come into compliance with the zoning ordinance, he did not follow through and sold the property to Mr. Rogowski. She said even though Mr. Rogowski did not do his due diligence prior to purchasing the property, he is now trying to take the proper steps to establish a legally approved business.

In answers to question from Cousino:

- Tammara Braunscheidel, member of the public present, stated she was not opposed to the business.
- Mr. Rogowski said he lives in the home on the site and it is not used as an office, he installs brick pavers and walls, the operation on the site is not open to the public, there are no retail sales, and pavers are stored on the site.

Dignan said he does not feel the ZBA should restrict the extent of use of the site; he would prefer that any adverse effects be addressed by the Planning Commission through buffers during their review of the site plan and conditional use permit requests. He asked for Krishnan's guidance regarding limits the ZBA could place on the operation. Krishnan said since the variance request deals specifically with the lot size required for this type of operation it is within the ZBA's scope of authority to plan limitations on the extent of the use to address any potential adverse impacts that may result from a small lot size. She said she contacted the Township Attorney and informed him of her recommendation, but she did not receive a response.

In answer to questions from Cousino, Krishnan said although the house faces North Territorial, the only access is from Hellner Road.

- **Motion:** Dignan moved, Otto supported, that in Case #JZBA190005, Hardscape Solutions, LLC at 1301 W. North Territorial Road, the request for variances from Article VI, Section 36-157, subsection (16)(a)(1) for a 4.09 acre lot area variance and subsection (16)(a)(2) for a 21.66 foot lot width variance to allow operation of a landscape supply center on Parcel 02-19-300-012 be approved, in accordance with the findings in the McKenna letter dated June 9, 2019, subject to the applicant applying for and receiving site plan and conditional use permit approvals.

Cousino said the applicant needs to understand that the site plan must be approved by the Planning Commission and a Conditional Use Permit (CUP) must be approved by the Township Board.

Motion carried 5—0 on a roll call vote.

9. MINUTES

- **Motion:** Cousino moved, Gustafson supported, that the minutes of the February 19, 2019, and May 20, 2019 meetings be approved as presented. **Motion carried 5—0 on a voice vote.**

10. CALL TO THE PUBLIC

No comments.

11. ZBA MEMBER COMMENTS

None.

12. ANNOUNCEMENT OF NEXT MEETING

July 15, 2019, 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.

13. ADJOURNMENT

- **Motion:** Dignan moved, Otto supported, that the meeting be adjourned.

Motion carried 5—0 on a voice vote.

The meeting was adjourned at 7:50 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/