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NORTHFIELD CENTER TOWNSHIP ZONING COMMISSION

Work Session

Monday, August 22, 2022 – 6:30 PM

The chair calls the meeting to order at 6:40 PM

ROLL CALL:

Dan Schade, Chair aye; John Campbell aye; Basil Lovano, absent; Lisa DeLuca aye; Samantha Salamon aye.

The Public was notified of this Meeting by an E-mail Sunshine Law notice to the Northfield Center Township Meeting Notification List, the Township's Website, and the Park Sign.

A. DISCUSSION:

Mr. Schade felt that commercial vehicles shouldn't be grandfathered in for T-C zoning. He rode around the township on Sunday and saw many businesses with several commercial vehicles parked on their property, visible from the street. How many vehicles should be allowed for overnight parking?

Mr. Campbell suggested a maximum weight for vehicles parking in Town Center. He felt that an existing business could have a court case, since they've been in business before new rules were written.

Mr. Schade said Section 430 states that vehicles can be parked in the rear of the property and screened from view.

Mr. Campbell said he'd prefer natural screening.

Ms. Flauto (Asst. Zoning Inspector) said that several businesses in T-C have been in operation for years; she didn't feel NCT could just change the rules on existing businesses.

Ms. Salamon said a blanket statement of grandfathering everyone before changing the regulations, the problem isn't solved. Perhaps a specific provision for existing businesses can be made.

Inspector Saunders reminded the ZC of giving businesses 5 years many years ago when pole signs became illegal.

Mr. Campbell said commercial businesses (services) aren't allowed in a T-C district.

Ms. Salamon felt that these proposed T-C amendments are going to be very expansive.

Ms. DeLuca asked if a time limit could be imposed and be able to be renewed.

Mr. Schade said it could be a temporary 30-day waiver.

Mr. Campbell quoted from the T-C section in the zoning resolution; he said nowhere in that section did it say a commercial business was permitted but does mention office.

Inspector Saunders said Section 350.03 mentions retail.

Mr. Campbell asked about storage of vehicles in a T-C district. A definition of "storage" would be needed also.

Construction vehicles in a T-C were also discussed.

Ms. Salamon suggested creating a definition for "construction vehicles." She also suggested including a weight in the definition.

Mr. Campbell felt that eventually, C-1 should be put into its own section.

B. ADJOURNMENT:

Mr. Campbell moved for adjournment at 7:41 pm.

Ms. DeLuca seconded the motion.

ROLL CALL:

Dan Schade, Chair aye; John Campbell aye; Basil Lovano, absent; Lisa DeLuca aye; Samantha Salamon aye.

Respectfully submitted,

Dan Schade, Chair

Date

Judy Flauto, Secretary

Date