

**CHARTER TOWNSHIP OF NORTHVILLE  
PLANNING COMMISSION  
June 25, 2019**

**DATE:** June 25, 2019  
**TIME:** 7:00 PM  
**PLACE:** Northville Township Hall  
44405 Six Mile Road

**APPROVED: July 30, 2019**

**CALL TO ORDER:** 7:00 PM

**ROLL CALL:**

**Present:** Lisa Anderson, Timothy Guerriero, George McCarthy, Fred Shadko, Jayne Watson, Tim Zawodny

**Excused:** Erik Lark

**Staff:** Jennifer Frey, Township Planner

**Approval of Minutes:**

Planning Commission – May 28, 2019

**MOTION by McCarthy, support by Guerriero, to approve the May 28, 2019 Planning Commission minutes as published.**

Voice vote: Ayes: All  
Nays: None

**Motion approved unanimously.**

**Correspondence:** None.

**Brief Public Comments:** None.

**New Business:** None.

**Public Hearing**

**1. ZONING ORDINANCE AMENDMENTS**

- **Article 33 – Site Plan Review**
- **Article 37 – Temporary Uses, Events, Structures and Buildings**

**Action: Recommend to the Board of Trustees**

Chair Zawodny noted that no public was present this evening.

## Article 33 – Site Plan Review

Township Planner Frey gave the review for this request for a recommendation to the Board of Trustees for zoning ordinance amendments to Article 33. No changes had been made since the May 28, 2019 meeting, except for some minor clerical corrections.

The intent of the revisions, primarily focused on Section 33.6 Building design requirements, was to clarify and simplify the language, as well as strengthen the intent of having building design requirements. New language had been added regarding Building Design, Massing and Form, Building Materials, Roof Design, Awnings and Canopies, Building Additions and Alterations, etc., as well as giving the Planning Commission the ability and flexibility to exercise some discretion in approving exceptions on a site by site basis. The draft language also clarified that the primary building material would be full dimensional brick, and reduced from 100 feet to 80 feet the maximum length of building walls when they should be broken up by use of architectural and design features.

The Planning Commission had discussion regarding these changes at several meetings beginning in February, 2019, and on May 28, 2019 had moved to set the changes for public hearing, which was being held this evening.

It came out in discussion that the draft provided to the Commissioners this evening was dated March 28, 2019, and did not include the 4 changes approved at the May 28 meeting. The language recommended to the Board would include the May 28 changes. The draft amendment had been noticed correctly for the public hearing.

In response to a question from Commissioner Shadko, Chair Zawodny explained that EIFS was an exterior insulation and finishing system made up of a Styrofoam material that was adhered to the building and covered with a synthetic stucco. EIFS was not cement board.

**MOTION by Guerriero, support by Anderson, that the Planning Commission recommend approval to the Board of Trustees the Amendments to Article 33 – Site Plan Review, including the changes approved and reflected in the minutes of the May 28, 2019 Planning Commission meeting.**

Voice vote:           Ayes: All  
                              Nays: None

**Motion approved unanimously.**

## Article 37 – Temporary Uses, Events, Structures and Buildings

Township Planner Frey gave the background to the recommended changes in Article 37, which had been discussed at the February 26, 2019 Planning Commission meeting. At that time the Commission had discussed eliminating the 60-day limitation requirement, and instead require an annual permit with clearly defined conditions, including how far the displays could be from the building, sidewalk maintenance, displays not being longer

than 75% of the length of the frontage of the building, etc. The requirement that displays needed to be brought in at night was eliminated. Canopies needed to be fire suppressed if they were going to have seasonal displays under them.

The changes were requested by the Code Enforcement Department. It was unlikely that many more businesses than those already doing so would have these types of displays, which were seasonal in nature.

Roundtable discussion included:

- A separate section in the ordinance – section 37.4 – regulated outside sales in parking lots; that section was not changing. Commissioner Shadko expressed concern about safety issues resulting from sales in big box store parking lots, especially when the displays were located across a driveway.
- Commissioner Anderson suggested that language be added under item E. to the effect that the sidewalk sale displays did not obstruct traffic, ingress or egress to the building, and the sidewalk remain ADA compliant.
- Did an annual permit imply that a business could keep their goods out all the time, or that multiple opportunities for sidewalk sales were permitted?
- Township Planner Frey explained that the issue was one of enforcement – how did the enforcement officer keep track of the number of times a sale was held?
- Some stores already had goods out year-round, without obtaining permits. To a certain extent, the change authorized current practice.
- If the Board of Trustees decided they wanted to keep the current ordinance, they would need to give direction regarding enforcement to the Ordinance Department.
- Did lighting accessory to sidewalk sales need to be regulated? Township Planner Frey said to her knowledge lighting had not been an issue. Any lights would need to comply with township requirements.
- Item K's reference to carts did not refer to shopping carts, but rather to display carts for outdoor displays. The intent of the ordinance was that structures and display carts should be integrated with the design of the store.
- Under 37.4.B., should the reference to fruit/vegetable sales in parking lots be eliminated?
- Regarding 37.7, Temporary construction buildings or structures, the Building Department made sure temporary sales offices had appropriate utility hook-ups.
- Discussion was held regarding 37 Submittal requirements 2.E. *Information establishing reasonable liability insurance is carried.* This did not appear to apply to sidewalk sales, which should be covered by a business's existing insurance. Township Planner Frey would research whether this was an issue for sidewalk sales; in any event no changes to this section were part of tonight's recommended action.

Recommended changes included:

- Strike the reference to carts in Item 37.3.K.
- Strike the reference to fruit/vegetable sales in item 37.4.B.

**MOTION by McCarthy, support by Guerriero, that the Planning Commission recommend approval to the Board of Trustees the Amendments to Article 37 – Temporary Uses, Events, Structures and Buildings, including the changes made and reflected in the minutes of tonight’s meeting, including:**

- **Strike the reference to carts in Item 37.3.K.**
- **Strike the reference to fruit/vegetable sales in item 37.4.B.**

Voice vote:                   Ayes: All  
                                      Nays: None

**Motion approved unanimously.**

**OTHER BUSINESS:** None.

**Department Reports:**

**Township Planner Frey**

- Ward Church ballfield relocation plan had been submitted.
- Chick-fil-A approved by the Board of Trustees for the amendment to the consent judgment and the site plan.
- The Village at Northville lofts submittal coming soon.
- No June Zoning Board of Appeals meeting.
- The Commission asked for an update on the Cantoro office building.

**Fred Shadko, Board of Trustees**

- Millennium Park parking lot – resurface project had been moved up to this year. Parks and Rec would replace parking lot trees in conjunction with the resurfacing, funded by the Township’s woodland replacement fund.
- Historic District Commission – demolition hold had been lifted for the house next to Township Hall.

**Extended Public Comments:**

Chair Zawodny noted that a number of the newly planted trees on 6 Mile Road appeared stressed. Township Planner Frey said those trees had a 1-year warranty; they would be re-inspected before the warranty period was up.

**Adjournment:** 7:42 p.m.