

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
August 28, 2018**

DATE: August 28, 2018
TIME: 7:00 PM
PLACE: Northville Township Hall
44405 Six Mile Road

APPROVED: October 30, 2018

CALL TO ORDER: 7:00 PM

ROLL CALL:

Present: Lisa Anderson, Timothy Guerriero, Eric Lark, George McCarthy, Tim Zawodny

Excused: Richard Allen, Jayne Watson

Staff: Jennifer Frey, Township Planner
Tom Casari, Department of Public Services Director
Mark Gasche, Parks and Recreation Director

Approval of Minutes:

Planning Commission – June 26, 2018
Planning Commission - July 24, 2018

MOTION by Guerriero, support by McCarthy, to approve the June 26, 2018 and July 24, 2018 Planning Commission minutes as published.

Voice vote: Ayes: All
Nays: None

Motion approved unanimously.

Other Minutes:

Board of Trustees Regular – June 21, 2018
Board of Trustees Study Session – June 26, 2018
Board of Trustees Regular – July 19, 2018

MOTION by McCarthy, support by Guerriero, to receive and file the minutes from the Board of Trustees regular meetings of June 21, 2018 and July 19, 2018 and the Board of Trustees Study Session of June 26, 2018.

Voice vote: Ayes: All
Nays: None

Motion approved unanimously.

Correspondence: None.

Brief Public Comments: None.

New Business

- | | |
|----------------------|--|
| 1. JSR18-0002 | ZHONGDING U.S.A. |
| Representative: | Duane Allison, Project Manager, Kirco Manix Construction |
| Request: | Site Plan Approval |
| Action: | Approve, Approve with Conditions, Postpone, Deny |

Township Planner Frey gave the background for this application for site plan approval for a proposed 30,136 square foot building plus associated parking, detention and landscape improvements. The total parcel, located on the north side of Five Mile Road between Ridge and Beck Roads, was 7.47 acres. A future building addition and future separate building were anticipated as future phases. The scope of tonight's approval was limited to the building and its associated improvements.

As part of Phase I, a single access point was proposed for Five Mile. The second access would be constructed for future phases.

Outstanding issues included:

General:

- A landscape cost estimate must be submitted prior to final site plan approval.
- The material for the proposed concrete block retaining wall must be identified.

Layout:

- The dashed lines located between the two parking lot islands behind the building indicated future parking. The dashed lines should be removed because parking was not approved in this location as part of Phase I.

Landscaping:

- The area that met the interior landscape requirement must be graphically identified.

Loading/Unloading:

- The applicant was requesting a 20'x33' loading area in front of the overhead door at the northwest corner of the building in place of the standard 10'x50' space. The applicant had indicated that the business would not utilize large delivery trucks coming to the facility. Per section 26.7 of the zoning ordinance, the Township may authorize a smaller loading/unloading area. The applicant should explain their anticipated deliveries: if larger deliveries became part of the business operation, a larger loading/unloading area would need to be provided so that the deliveries did not block the parking lot drive aisle.

Building elevations:

- Building walls over 100 feet long were required to be broken up with varying rooflines, building lines, recesses, projections or architectural elements. Horizontal smooth faced block accent stripes were provided on the split faced block portion of the west and north elevations but not on the south and east elevations, which elevations were more visible to the public.
- The Commission should determine if the horizontal accent stripes were enough to meet the design objective of breaking up building walls over 100 feet in length. Currently the

east and west elevations were the only ones that exceeded 100 feet. However, the north and south elevations would exceed 100 feet with the future building expansion.

- The method of breaking up the long walls after the future building expansion should also be considered for the north and south building elevations since it might be difficult to introduce vertical or other design elements as part of the building addition.

Township Planner Frey summarized comments by other reviewers as follows:

- The Traffic Engineer had called out the cross section on the proposed eastern driveway, in that two outbound lanes – right and left turn – should be provided to allow Phase I users to exit in an efficient manner. With future phases, the right lane might become a thru/right lane if the driveways were aligned.

While this might not be an issue in the short term given current traffic volumes and an expected heavy distribution to/from the east, in the long term having the separate lane would be a benefit even with the proposed western driveway in place, assuming Phase II was certain to be built.

- Stantec had two comments about the lighting, which needed to be resolved before final site plan approval: 1) light levels at the entrances were too low and 2) photometric information for the building lighting needed to be provided.
- The Township Engineer noted that the design of the sediment forebay 1 foot below the required elevation would be the basis for maintenance. If sediment accumulated in this area it would need to be removed and returned to design contours. The Township did not allow for over excavating to cause sediment build up below the required design volume.
- The Fire Department approved the plan as presented.

Township Planner Frey concluded her review and Chair Lark invited the applicants to make their presentation.

Members of the development team present this evening included:

Duane Allison, Project Manager for Kirco Manix Construction, LLC, 101 W. Big Beaver Rd, Suite 200, Troy, Mi.

Paul Lewsley, P.E., President, Environmental Engineers, Inc., 18620 W. Ten Mile Road, Southfield MI

Shawn Squires, architect, Squires Architectural Group, Howell, MI

Michael Lam, Zhongding USA, 400 Detroit Avenue, Monroe, MI

Other members of the team were also present.

Mr. Allison said the proposed building would be Zhongding's headquarters. The 2nd floor would be office; the first floor would be office with a few small labs.

Regarding loading and unloading, there would be no need for large semi-truck deliveries. Only small delivery trucks would be utilized for offices supplies, etc.

In response to a question from Commissioner Guerriero, Mr. Lam explained that Zhongding produced rubber and plastics on 3 continents – China, Europe and North America. Currently they had a location in Monroe. The proposed building would be their North American headquarters, and would be used for research, engineering and development. There would be a 7,000 square foot lab on the first floor for durability testing. They wanted to be close to their customers, including General Motors, Ford and Chrysler.

Chair Lark asked the applicants to address the door bays. If the building expanded in a future phase, what would be the use in the expanded building?

Mr. Allison said the owner was looking at the future expansion from two viewpoints. Perhaps the additional space would be used by Zhongding, or alternatively they might construct an addition on the building, ask for a separate address, and lease out that space. Kirco Development would be the developer on the entire project. The detention pond in the southwest corner would be big enough for the entire facility, including future phases.

The applicants had had their initial reviews with Wayne County and MDEQ, and received comments back from both. They were planning on updating their drawings this week, and were hoping to fast track the project by submitting full engineering drawings to the Township, Wayne County, and MDEQ. They would like to start construction by the end of September, and receive a final Certificate of Occupancy September 2019, with a possible Temporary Certificate of Occupancy in June 2019.

In response to a question from Commissioner Guerriero, Mr. Allison said the building would not house manufacturing equipment such as shearing presses, ejection molding machines, etc. They would not be building prototypes on site. The lab was small and would have small instruments used for testing. The electrical service on the building was also very small, with nothing on site that would require large electrical service and/or deliveries.

Chair Lark asked about loading and unloading after the building addition was constructed. Mr. Allison said the addition might never be built. Tonight they were asking for site plan approval for Phase I. At the time of developing the second building or the addition they would return to the Commission with a new site plan.

Chair Lark pointed out that the applicants were asking for an unusually shaped loading area, different than what the ordinance required. He was concerned about the future use of the building and how loading/unloading would be handled for future phases.

Mr. Allison said the addition would be office use also. More than likely the addition would be used for additional office personnel for Zhongding.

Regarding loading and unloading, Mr. Lewsley added that at least in the preliminary plans, they had provided for a loading dock area on the addition that met all Township requirements.

Mr. Allison showed material samples for the project. They would be using a split face product along with a burnished block panel system. The front entrance would utilize a white aluminum

metal panel around the vestibule, as well as glass. They met the maximum 20% glass requirement.

Commissioner McCarthy asked what the material was for the retaining wall on the east side, as asked in Township Planner Frey's review letter. Mr. Lewsley said it would be block, similar to the split face product that was on the materials sample board. Township Planner Frey said that needed to be noted on the detail, along with the color.

In response to a question from Commissioner Anderson, Mr. Allison said that they did not have a schedule for the addition or the 2nd building. However, they would be actively marketing the property.

Commissioner Anderson asked if they were planning on putting in the asphalt safety path along the entire frontage during Phase I. Had they considered constructing the entire sidewalk during Phase I?

Mr. Lewsley said the utilities would need to tie in the 2nd building, so if they constructed the entire safety path, they would have to tear it up when the 2nd building was constructed. Mr. Allison add that the safety path was going to be installed just across the portion of the frontage that was being built as part of tonight's request, basically to the midpoint between the future building and the proposed building. Later, the future building construction would pick up the path and continue it all the way to the west side.

Commissioner Anderson was concerned as to what would happen if the future building addition didn't go forward. In that case, there would likely be a permanent gap in the safety path.

Mr. Lewsley said they could provide an escrow, or if required, they would install the entire path.

Township Planner Frey said that the Township would require the installation of the safety path across the entire frontage. Only a small portion of the path would need to be removed with construction of the 2nd building.

Mr. Allison agreed that they would install the path to the west as part of tonight's approval.

In response to a question from Commissioner Anderson, Township Planner Frey said the Certificate of Occupancy could be contingent upon the completion of the pathway across the entire frontage as described this evening, as well as landscaping inspection and approval.

Commissioner Zawodny pointed out that the detail showed a guardrail at the retaining wall as 3 feet tall. It needed to be 42" to meet code.

Commissioner Zawodny moved the discussion to the building facades by referencing Section 170.33.A.(4) and (6) which read:

(4) Buildings shall possess architectural variety but respect the overall community character. All buildings shall provide architectural features, details and ornaments such

as archways, colonnades, cornices, peaked rooflines or towers. Building walls over 100 feet in length shall be broken up with varying rooflines, varying building lines, recesses, projections, wall insets, arcades, windows, architectural accents, bands of complementary building materials and trees. Building entrances shall utilize windows and awnings; provide unity of scale, texture and color; and provide a sense of place. Rear facades shall be constructed to a finished quality comparable to the front facade.

(6) The primary building material shall be brick. A minimum 80% of all building facades, excluding the roof and windows, shall consist of masonry products, such as brick, cut stone, integral colored split face block, native field stone, cast stone, limestone, granite or equivalent, as determined by the Planning Commission. The Planning Commission may modify the 80% exterior finish requirement for facades not visible from a public street, provided they are adequately screened from adjoining land uses. The remaining maximum 20% of the facade may utilize other materials for architectural detailing, such as fiberglass reinforced concrete, cement board siding, stucco, polymer plastic (fypon) or EIFS, provided they are not located at the base of the building. These accent materials shall be darker tones in order to maintain a cleaner appearance and to reduce maintenance issues.

Commissioner Zawodny pointed out that the first statement in (6) was that the primary building material shall be brick. There was no brick on the building. Additionally, paragraph (4) talked about the building as a whole having the same spirit on all sides of the building, not just the front. There should be no "back of house" appearance.

Mr. Allison said they understood that the burnished block met the brick requirement.

Considerable discussion followed. Given the proposed expansion, the facade to the west was a challenge because that wall would eventually be covered up and concealed. However, the design requirements in the ordinance should be followed. This building would set the tone for Five Mile Road and the MITC (Michigan International Technology Center) Corridor. This building's design and materials should not be based on other buildings in the area, but on the specific requirements of the Ordinance.

The applicants felt they had met the spirit of the Ordinance with the burnished block product as proposed. Commissioner Zawodny reiterated that the burnished block was not brick as required. Mr. Allison said they would replace the burnished block with a darker color brick, similar to the color shown for the burnished block.

Commissioner Anderson asked that the applicants submit a new elevation showing the brick as now proposed so there was no confusion going forward. Mr. Allison said they would provide a new elevation, provide the detail that would define the material as brick, and they would update the materials board as well.

Commissioner Zawodny addressed subparagraph (4), specifically as it addressed walls over 100 feet in length. He suggested that the accent lines as shown in the split face block, primarily on the west and north elevations, but including all elevations, be constructed of material that

was equal to the darker brick material just discussed. Also, the north elevation should be modified so that when the addition was built, the wall would not be over 100 feet long with no offsets or changes in materials and elevation.

Mr. Allison said they would put an accent line between the 2nd and 1st floor windows, and also do the same thing between the roofline and the 2nd floor window line.

Township Planner Frey said it was important for 100-foot walls to be broken up. The design of the current building needed to set the stage and the template for the next phase addition.

Mr. Squires said he thought the mass was already broken up by the use of three different materials and three different planes, and that treatment would be applied to the addition as well.

After further detailed discussion regarding the plans and elevations, Commissioner Zawodny reiterated the importance of breaking up long walls, and having a guarantee that certain design elements could be carried over to the addition. The design of the future expansion needed to recognize the requirement of the ordinance in the paragraphs quoted. The north and west sides needed particularly to be addressed. For instance, the smooth faced accent lines on the west and north wall should be the darker color brick, as also the area around the stairwell, the loading area, etc. Plantings could be installed along the west facade to break up the mass, even though those plantings would have to be removed when the addition was constructed. The plantings and the darker accent lines would go a long way toward meeting the intent of the ordinance.

Commissioner McCarthy supported the direction of the discussion so far.

Commissioner Zawodny suggested that the entire proposal did not need to return to the Commission, but the revised plans when submitted should be open to review by one or two Commissioners, and ultimately be subject to administrative review and approval.

Mr. Allison pointed out that they wanted to submit engineered drawings as soon as possible. Township Planner Frey advised that the applicants needed an approved and signed site plan before engineering drawings could be submitted. The applicants would need to submit a complete package, which would again be reviewed by internal departments, before the site plan could be approved.

Chair Lark asked if there was anyone in the audience who wanted to comment on this application. Seeing that no one came forward to speak, Chair Lark brought the matter back to the Commission.

Mr. Lewsley addressed the requested two exit lanes. They had discussed this recommendation with the owner, and their feeling was that for this initial construction and the 70 employees that would result, a single in/out lane was sufficient. The future development, which would possibly involve more truck traffic, would include a 3-lane approach. Wayne County was fine with that plan, and this project had already had extra expense in terms of frontage, utilities, and so on.

Township Planner Frey advised that the Traffic Engineer had felt the two exit lanes were necessary for Phase I. Based on the size of the building and the number of employees, that improvement should be included now.

Discussion followed. The Traffic Engineer's August 1, 2018 report read, in part:

...Those plans indicate that subsequent phases would result in a total of over 100,000 square feet of building space overall when complete. As proposed, access will be provided by two-full-movement driveways to Five Mile Road once the overall development is complete. A single driveway towards the east side of the site frontage is proposed to serve the initial phase of development. . . .

...The only remaining issue is the cross section on the proposed eastern driveway. We are still of the opinion that two outbound lanes should be provided to allow Phase I users to exit in an efficient manner, left-turn lane and right-turn lane (latter eventually a thru/right if driveways are aligned). This may not be an issue in the short term given current traffic volumes and an expected heavy distribution to/from the east, but in the long term having the separate lane will be a benefit even with the proposed western driveway in place; this assumes Phase II is certain to be built.

Commissioner Zawodny said that the way the site was graphically represented, it was logical that the addition to tonight's proposed building could go in without the western driveway being constructed; the western driveway would probably be constructed only when the separate building was constructed, and that might never happen. When the addition to this building went in, there would be significantly more employees on site. Having the two exit lanes was a now or never situation regarding this part of the building.

Township Planner Frey agreed. If the addition were constructed prior to the second building, there would be no western driveway.

Mr. Allison said the current configuration was acceptable to Wayne County. Commissioner Zawodny replied that Wayne County generally dealt with site engineering and soil erosion, but they did not often specifically address traffic studies.

Township Planner Frey asked if the applicants would be willing to redesign the driveway during Phase II of this project. Mr. Allison said he could not commit to that.

Mr. Lewsley reiterated that the owner did not feel a second exit lane was necessary for this phase of the construction. Township Planner Frey explained that the Traffic Engineer looked at such things as internal traffic circulation, as well as making sure drive aisles and fire lanes were not blocked.

Chair Lark asked Public Services Director Casari for his input. Director Casari said the way he read the letter was that perhaps the Traffic Engineer was defining Phase II as the second building. Township Planner Frey suggested seeking clarification from the Traffic Engineer. If the Traffic Engineer felt Phase II included the addition to this building, his recommendation would

mean something different than if he felt Phase II was specifically the new separate building. If the Traffic Engineer felt Phase II was the addition to this building, by accepting the single-lane exit the Township severely limited their ability to ever get a two-lane exit as recommended.

Commissioner McCarthy felt the applicants had been cooperative on many issues throughout the review process. Perhaps an approving motion could be conditioned on receiving clarification from the Traffic Engineer regarding whether or not his recommendation for two exit lanes was based on traffic needs (1) for the addition to this building, or (2) for when the separate building was constructed. If the answer was (2), he would support approval for the single exit lane as requested.

Commissioner Anderson noted that cross access easements would be needed for the users of tonight's building to use the wider driveway to the west when that was constructed.

Commissioner Zawodny addressed truck turn-around issues, should a large truck need to enter the site and not have a 10 x 50 space as the ordinance required. Even though the 20 x 30 requested space exceeded the required square footage footprint, it still needed to be shown that a truck could exit. He suggested removing the western of the two islands shown aligned with the overhead door.

Township Planner Frey said she didn't think the western island was required in that location; the purpose of the islands was to meet the interior landscape requirements.

Chair Lark indicated he was ready for a motion.

MOTION by Zawodny, support by McCarthy, that the Planning Commission approve JSPR18-0002, a site plan submitted by Zhongding U.S.A., with the following conditions:

- 1. Issues called out in the August 1, 2018 Progressive AE traffic review letter be resolved. The requirement of a 3-lane entrance/exit driveway is dependent upon the Traffic Engineer's determination as to whether he meant Phase II to refer to (1) the future addition to the building approved this evening, or (2) for the completion of the entire development. If (1), the 3-lane entrance/exit driveway is required.**
- 2. Issues called out in the July 30, 2018 Stantec review letter be resolved, specifically regarding the pavement illumination and the elevation illumination.**
- 3. Issues called out in the August 23, 2018 Township Planner's review letter be resolved, and all site conditions be complete and signed off by the Township.**
 - Landscape cost estimate be provided as required.**
 - Material for the concrete block retaining wall is clarified in terms of type and color.**
 - Building landscape is graphically identified as required by ordinance.**
 - That the loading area is accepted as 20 x 33 feet as shown on the plan, pending modifications to the western island as discussed this evening.**
 - Regarding the building elevations, based on this evening's discussions: the dark materials identified as burnished block shown on the south and east facades are replaced with a comparable brick material in standard normal size face brick element. Those materials will be revised on the elevations and**

material board, and will be properly called out on the plan detail. The revisions will be reviewed by the Township, and that an individual from the Planning Commission will have the opportunity to review them as well, so that the re-submittal doesn't have to come back before the full Commission.

- The accent lines in the split face block as proposed primarily on the west and north elevations, but also on all elevations (should the accent lines appear on the east and south) will be material that is equal to the dark brick material now being used for the offsets on the east and south elevations.
 - The north elevation be modified so that when the building addition is constructed, there will not be a 100-foot length of wall that has no offsets or changes in materials and elevation.
4. At the completion of Phase I, the safety path will be constructed the full width of the entire site frontage and confirmed as complete and in place before the issuance of a Certificate of Occupancy.
 5. The completion of landscaping will be inspected and confirmed before the issuance of a Certificate of Occupancy.
 6. Confirmation that the guardrail meets height requirements.
 7. The west elevation be complemented with plantings to help screen the length of the wall, in lieu of offsets of materials.

Roll Call Vote: Ayes: Anderson, Guerriero, Lark, McCarthy, Zawodny
 Nays: None

Motion approved unanimously.

2. 2019-2024 Capital Improvement Plan (CIP), Charter Township of Northville

Representative: Tom Casari, Director of Public Services
Request: Adoption of Capital Improvement Plan
Action: Adopt 2019-2024 Capital Improvement Plan

Public Services Director Casari explained that the 5-year Capital Improvement Plan (CIP) was part of the Township's budgeting process. The Planning Enabling Act required that the Planning Commission review and adopt the CIP before it went to the Township Board, who would then use the CIP as part of their budget discussions and process.

This year's CIP included capital improvements for Parks and Recreation for the first time, as Northville Township had taken over the Parks and Recreation Department, and Parks and Recreation Director Mark Gasche was present this evening.

The 2018-2023 CIP had been provided, with completed items highlighted.

Public Services Director Casari said that last year's CIP anticipated 8 projects for this year, 4 for the Police Department, 3 for the Fire Department, and 1 for Public Services. Out of those items, #13 (page 18, 2018-2023 CIP) *Police Interactive Training Simulator* was deferred to the 2019 budget but all other items were completed or in the process of being completed, including the final phase of the SAW (Storm Water, Asset Management and Sewer) Grant, which

included \$1 million to complete the asset management of the sewer system. The report would be completed in October and submitted to the DEQ.

Regarding the 2019-2024 CIP, the pathway projects continued to be deferred until funding sources were found. Any funding sources/grants required the Township to be responsible for maintenance after they were installed; this could be very expensive. For example, the Six Mile Road pathway between Haggerty and Northville Road was scheduled for maintenance. This pathway was over 20 years old, and the cost for maintenance was estimated at \$70,000. That cost would be paid via the accumulation of MetroAct funds.

Commissioner Guerriero asked where the pathway was that was proposed in *Item #5 Twenty 21 Plan Implementation - .78 Miles of Path*. Public Services Director Casari said that was the area directly in front of the old State Hospital. Commissioner Guerriero asked that the location be clarified on the document.

Commissioner Guerriero noted that there were 3 references to pickup trucks with plow attachment in the vehicle section, pages 16-17. Public Services Director Casari explained that one truck a year was scheduled to be replaced for 3 years.

Commissioner Zawodny asked if there was a plan to repair the front steps on Township Hall. Public Services Director Casari explained they were researching a way to repair the ice melting system included in the construction of the steps. In the meantime, they were replacing the cabinet that housed the valves that controlled the glycol ice melting system.

Commissioner Zawodny asked about shortening the fences at some of the ball fields as noted on page 8. Parks and Recreation Director Gasche said fields received shortened fences as the fences needed to be replaced. The shortened fences provided age-appropriate distances, and shortening them created extra space to place things such as soccer practice areas, playgrounds, etc.

Commissioner Zawodny asked about lighting the field at Millennium Park. Was that for adult leagues? Parks and Recreation Director Gasche said the fields there were 100% youth leagues, and the fields in that location were the heaviest used by the Northfield/Baseball Softball Association (NBSA). Replacing the infield material would also offer significant improvement to those fields.

Commissioner Guerriero asked how much the NBSA would contribute toward improving the Millennium Park fields. Parks and Recreation Director Gasche said the NBSA committed \$25,000 toward helping fund the field improvements and the fencing.

Commissioner Guerriero asked what use the Archery Range received. Parks and Recreation Director Gasche said that the Archery Range had not been used in the past but the Department was making an effort to revive them, beginning with an indoor archery program starting this fall and an outdoor range in 2019. Archery programs were very popular in other cities, including Farmington Hills, which received many users from the Northville community.

Chair Lark noted that there was no public comment regarding this agenda item.

MOTION by McCarthy, support by Guerriero, that the Planning Commission adopt the 2019-2024 Capital Improvements Plan as presented.

Roll Call Vote: Ayes: Anderson, Guerriero, Lark, McCarthy, Zawodny
 Nays: None

Motion approved unanimously.

Other Business None.

Department Reports:

Township Planner Frey

- Gary Sixt had been appointed to the ZBA and would start in September.
- Hyde Park Grille would be the new tenant replacing Pap Vino's at Six Mile and Haggerty.
- Provided an update for The Village at Northville, Phase 3, lofts. The Planning Commission would likely see a site plan submission toward the end of the year.

Department of Public Services Director Casari

- The Board of Trustees approved a budget increase for the additional clean-up costs to demolish Buildings A and B at the former State Hospital property. The smaller structure would be demolished during the winter months and the taller building was set to come down in June 2019.
- A bid would be awarded in September for the tree-planting program along Six Mile Road.

Chair Lark asked about the continued storm water drainage issue on Six Mile Road. Public Services Director Casari said he was waiting to hear from the County on this issue.

Extended Public Comments: None.

Adjournment: 9:00 P.M.