

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
March 28, 2017**

DATE: March 28, 2017
TIME: 7:00 PM
PLACE: Northville Township Hall
44405 Six Mile Road

APPROVED: April 25, 2017

CALL TO ORDER: 7:00 PM

ROLL CALL: Present: Richard Allen
Kent Anderson
Lisa Anderson
Timothy Guerriero
Eric Lark
George McCarthy
Tim Zawodny

Also Present: Jennifer Frey, Township Planner
Tom Casari, DPS Director

Guests: 12

Approval of Minutes: Planning Commission – February 28, 2017

Mr. Guerriero made a motion to accept the draft Planning Commission minutes of February 28, 2017; supported by Mr. McCarthy.

Voice Vote: Ayes: All
Nays: None
Motion Approved

Other Minutes: Board of Trustees Regular – February 16, 2017
Board of Trustees & Planning Commission
(Special Joint Meeting) – March 7, 2017
Zoning Board of Appeals – February 15, 2017

Ms. Anderson made a motion to receive and file the minutes from the Board of Trustees Regular meeting of February 16, 2017, the Board of Trustees & Planning Commission (Special Joint Meeting) of March 7, 2017, and the Zoning Board of Appeals meeting of February 15, 2017; supported by Mr. Zawodny.

Voice Vote: Ayes: All
Nays: None
Motion Approved

Correspondence: Correspondence received from resident regarding Agenda Item #2.

Brief Public Comments: None

New Business

1. JSPR17-0001

Mill Ridge

Representative:	Tim Loughrin, Robertson Brothers Homes
Location:	6 Mile Road West of Ridge Road
Request:	Final Site Plan Approval
Action:	Approve, Approve with Conditions, Postpone, Deny

Ms. Frey gave an introduction and the background of the proposal.

Mr. Tim Loughrin introduced himself and Paul Robertson on behalf of Robertson Brothers Homes. He gave a brief overview and the highlights of the changes that had been made since he had previously appeared before the Planning Commission (PC), which included a redesign of the cul-de-sac to include sidewalks.

The maximum size of the units is restricted to 2,500 square feet and there has been significant reduction in massing of the Cape Cod unit.

The PC asked questions of the applicant.

Mr. Lark asked Mr. Loughrin if he had seen Ms. Frey's review letter and if he had any dispute with the comments. Mr. Loughrin had no dispute with the comments, no issue with the engineering comments and no issues with the Police Department comments regarding the names of the roads. Mr. Loughrin had no issues with the Fire Department and lighting comments.

A further discussion took place among the PC regarding the elevations and AAC communities in the Township.

Mr. Anderson made a motion that the PC recommend JSPR17-0001 for final site plan approval with administrative review and approval on the items that were discussed by Ms. Frey; supported by Mr. Allen.

Mr. Lark suggested amending the motion to include reference to all of the staff comments.

Mr. Anderson amended his motion to Mr. Lark's suggested amendments; supported by Mr. Allen.

Roll Call Vote:	Ayes: Allen, L. Anderson, K. Anderson, Guerriero, McCarthy, Zawodny, Lark
	Nays: None

Motion Approved

Public Hearing – Opened: 7:40; Closed: 8:10

2. PSLU17-0001 7 Mile & Smock Roads

Representative: Joseph Guido, Guido Architects, Inc.
Location: 7 Mile Road, between Fry and Smock Roads
Request: Special Land Use – Day Care Center (Parcel ID#77-003-01-0084-000)
Action: Approve, Approve with Conditions, Postpone, Deny

Ms. Frey provided a brief background of the proposal.

A discussion took place among the PC and Ms. Frey.

Mr. Lark stated that a letter had been received from Yuqi Lu and Hong Fan of 19240 Smock in Northville expressing disapproval of the SLU believing there will be a negative impact on the already-crowded 7 Mile Road traffic, more commercial service activities, noise level that disturbs nearby residents and concerns about the environmental quality of the area. They comment that the Grandview Acres is a unique residential area compared to subdivisions and as population, commercial developments and an appreciation of a more natural lifestyle increases. An area like this would be increasingly sought after. The letter referend that they are not sure how and when Rocky's and existing childcare center got approved but they shouldn't be examples. Please preserve and protect this beautiful neighborhood.

Mr. Joseph Guido of Guido Architects, Inc., 23419 Ford Road, Dearborn, introduced himself as the project architect on behalf of the applicant. With regard to the question regarding the marketability or need for the day care center in the area Mr. Guido stated that the proposed tenant, The Learning Experience, is a national tenant. They have determined that there is a market in this area for their particular program.

Mr. Guido described the building and the proposal and answered questions from the PC asked.

A discussion took place among the PC and Ms. Frey regarding the landscaping and tree replacement requirement.

The PC asked further questions of the applicant.

Mr. Keith Graham of 19170 Smock expressed concerns regarding traffic and stated he was opposed to the project.

Mr. Thomas Sundberg 19300 Smock asked about parking lot access and expressed concerns about traffic on Smock.

Mr. Danny Fitzgerald of 19235 Smock expressed concerns about the potential of tree removal from Smock to Fry, concerns regarding having two daycare facilities within close proximity to each other and concerns about traffic. He also expressed concerns about disruption to the bucolic nature of the property by the addition of the facility.

Mr. Lu, the resident who sent a letter regarding the petition, expressed concerns regarding any commercial property being added to the site, concerns about heavy traffic and concerns regarding the nature of the business changing in the future. He also expressed concerns regarding protecting the natural living area.

Mr. McCarthy made a motion to close the Public Hearing; supported by Mr. Zawodny.

Voice Vote: Ayes: All
 Nays: None
Motion Approved

A lengthy discussion took place among the PC regarding headlights on the site and the SLU.

Mr. Anderson made a motion for approval of the SLU for PSLU17-0001 with the condition that there not be a drive access to Smock; supported by Ms. Anderson.

Roll Call Vote: Ayes: Allen, L. Anderson, K. Anderson, McCarthy,
 Lark
 Nays: Guerriero, Zawodny
Motion Approved

- 3. PSPR17-00002 7 Mile & Smock Roads**
Representative: Joseph Guido, Guido Architects, Inc.
Location: 7 Mile Road, between Fry and Smock Roads
Request: Site Plan Approval – Medical Office Building & Child
 Care Center
 (Parcel ID#s 77-003-01-0082-000; 77-003-01-0083-000
 & 77-003-01-0084-000)
Action: Approve, Approve with Conditions, Postpone, Deny

Ms. Frey gave the background on the proposal.

A discussion took place among the PC and Ms. Frey.

Mr. Joseph Guido of Guido Architects, Inc., described the proposal.

A discussion took place among the PC and the applicant regarding parking spaces and access to Smock.

Mr. Lark asked Mr. Guido if he had any issues with the review comments and he stated that he did not.

Mr. McCarthy asked Mr. Guido his opinion on extending the paving to the entry on Fry. Mr. Guido stated he did not believe it would be an issue. Mr. McCarthy asked that a sidewalk along Fry to the new driveway Mr. Guido stated that he did not think that would be a problem and would confirm with his client.

A further discussion took place among the PC and the applicant about combining the lots and a suggestion that a buffer be included in the landscape plan. A further discussion took place regarding a privacy fence.

Mr. Allen made a motion that the PC grant a conditional site approval for site plan PSPR17-0002, subject to our review comments, eliminating the access to Smock, maintaining a strong landscape buffer between this development and the parcels to the north, work with Wayne County to encourage them to at least get Fry paved up to the driveway and using one dumpster for both facilities; supported by Ms. Anderson.

Mr. Lark suggested amending the motion to incorporate Mr. Anderson's comment regarding dimming the lights in the evening, taking into account the adjacent residential uses.

Ms. Frey stated she had noted to reduce the parking to the minimum required for the daycare and increase as needed for the medical office. The brick is going to be full brick and combine all three parcels into one.

Mr. Allen amended his motion to incorporate the suggested amendments; supported by Ms. Anderson.

Roll Call Vote: Ayes: Zawodny, McCarthy, Guerriero, K. Anderson,
L. Anderson, Allen, Lark
Nays: None

Motion Approved

Public Hearing – Opened: 9:05; Closed: 11:00

4. PPUD16-0005 Cantoro Market

Representative: John Fallone, Property Owner
Request: Planned Unit Development (PUD) – Mixed Use containing Cantoro Market and proposed office building (Parcel ID#s 77-052-99-0006-704 & 77-052-99-006-706)
Action: Recommend to Board of Trustees

Ms. Frey summarized the project.

Mr. Carmine Avantini, Planning Consultant with CIB Planning, introduced himself on behalf of the petitioner and other members of the team. Mr. Avantini stated that the team started with a clean slate and came up with the project currently before the PC.

Mr. Avantini stated that one of the main features of the project is the shared parking between the office building and Cantoro's. He showed a conceptual rendering. Another feature is its close proximity to Haggarty Road and the parking in the rear.

Mr. Avantini reviewed the parking analysis and stated that it is not generating a lot more parking than the ordinance permits. He stated that the market requires 321 spaces. He reviewed the parking in terms of the peak hours for the market. The proposed project will create 121 new parking spaces and it is anticipated that 91 will be dedicated to the new office building.

A discussion took place among the PC, Ms. Frey and the applicant regarding parking.

Mr. Avantini stated that the petitioner believed a right-in and right-out for the southern driveway would work if a proper island was added.

Tad Krear of Land Design Studio discussed the open space and amenities.

A discussion took place among the PC and Mr. Krear regarding the open space. The PC requested the calculations per the ordinance as a starting point. Mr. Krear stated that the petitioner did not calculate it based on the total site (just the new office component).

Mr. Krear indicated the lower level of the office building will be used for storage and semi trucks would need access to this area.

The PC raised a discussion with Ms. Frey regarding the parking ordinance.

A discussion took place among the PC and the petitioner regarding deliveries, parking, separation of the entry of the office from the entry to the market, the method of calculating parking for the mezzanine and site circulation.

Mr. Robert Jacobs, representing Cantoro Market, addressed the uniqueness of the property and the concept for the site. He addressed the capacity for the site and the temporary south exit.

The PC raised discussions regarding number of patrons at the restaurant during peak times and the perception that the two parking areas appeared to visually separate/define the parking for the two uses. The petitioner felt they could achieve maintaining the pedestrian walkway system while moving the landscaping and visually pushing it up farther into the office building site. The petitioner agreed to moving some of the parking around.

The PC raised a discussion regarding banquets. Mr. Michael Fallone of Cantoro Market at 15550 Haggerty Road stated that the market holds informal banquets as well as formal weddings. The majority of events are for 30 to 60 people. Mezzanine parties are capped at 200. Parking needs to be expanded to accommodate the people.

A further discussion took place on the subject, shared parking and hours of operation.

The petitioner stated that they calculated 321 spaces would be necessary, which would include the banquet area on the mezzanine. Ms. Frey stated that parking is determined based on maximum occupancy per the building code.

Ms. Frey stated that the Fire Department and the Building Department determined the maximum occupancy for the assembly areas as 421 people.

A further discussion took place regarding how the township ordinance determines parking versus how the applicant may choose to use the spaces.

Mr. Lark raised a discussion regarding approving the PUD on a concept plan subject to various conditions.

A discussion was raised regarding the possibility of proceeding on the petition at this time without the parking component, which the petitioner was not in favor of.

Mr. Jacobs asked the PC if they would be more comfortable with the proposal if the petitioner limited the office building to 20,000. Sixteen parking spaces could be removed from the shared parking.

A further discussion took place on the subject.

Mr. Anderson made a motion to table PPUD16-0005; supported by Mr. Zawodny.

Mr. Anderson stated that there have been some highly cooperative things presented by the development team in terms of things that give the site an opportunity to work; there has to be some time spent with the development team to ensure that when we meet again there is a clear understanding of the parking requirements, the shared parking requirements and the program.

Mr. Lark stated that the PC needs a lot more information on the open space.

Mr. Jacobs asked about the possibility of an informal meeting with the PC to go over the items. Mr. Anderson stated that he would hope that that could happen but that there just needs to be an evolution of the concept based upon what was discussed this evening, a clearer understanding of open space, clearly defined per the ordinance with what the petitioner is asking for in terms of variances or differences and summarized in a chart or matrix.

