

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
April 25, 2017**

DATE: April 25, 2017
TIME: 7:00 PM
PLACE: Northville Township Hall
44405 Six Mile Road

APPROVED: May 30, 2017

CALL TO ORDER: 7:07 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: 7

Approval of Minutes: Planning Commission – March 28, 2017

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

Voice Vote: Ayes: All
Nays: None
Motion Approved

Other Minutes: Zoning Board of Appeals – March 15, 2017

Ms. Anderson made a motion to receive and file the minutes from the Zoning Board of Appeals meeting of March 15, 2017; supported by Mr. Guerriero.

Voice Vote: Ayes: All
Nays: None
Motion Approved

Correspondence: Ms. Frey confirmed that no additional correspondence had been received.

Brief Public Comments: None.

New Business

1. JSC17-0002

The Village at Northville

Representative:	Brad Botham, Pinnacle Homes
Location:	Northwest corner, 5 Mile and Beck Roads (former Scott Correctional Facility)
Request:	Concept Plan – Phase 1 (single-family site condos, townhouses and park area)
Action:	Recommend to Board of Trustees

Mr. Howard Fingerroot, Managing Partner with Pinnacle Homes, introduced himself and the team appearing with him, including Steve Siep (Vertical Construction), Paul Hotvedt (Horizontal Construction), John Ackerman (Planner and Landscape Architect), Brian Wenzel (Engineer), John Deporre (President of Pinnacle Homes), and Todd Hallett (Residential Architect). Mr. Fingerroot stated that Mr. Nix was anxious to see the project begin.

Mr. Fingerroot walked through the site plan via a PowerPoint presentation. He discussed the overall plan and all the phases. Today he was focusing on Phase 1, which included 48 single-family homes and 64 townhomes. Community Park is included.

Mr. Fingerroot discussed the three floor plans for the single-family product, which included three or four elevations. He showed an artistic rendering of a streetscape based on the elevations.

He then focused on the townhomes, which featured an elevation that was more traditional or conventional and which included more brick than stucco. The townhomes feature a two-car, rear-facing garage with each unit and front on the Village Park.

Mr. John Ackerman with Atwell discussed the park. The goal is that the park will be a focal point for residential gatherings, that it will include amenities, and that it will provide enough open space. It has an integrated water feature and an art feature. The remainder of the park consists of undulating sidewalks and open green areas.

The applicant has moved the parallel parking adjacent to the residential area.

With regard to the storm water feature the applicant has now combined the ponds into one. They have pulled the pond across Johnson Creek and away from the soccer field.

Mr. Ackerman addressed the 5 Mile Road entrance and the first few lots. The applicant hopes to reduce the Consumers Energy easement, providing for a landscape easement on the lots themselves. The lot envelopes have been reduced on Lots Nos. 1 through 5 by 8'.

With regard to the parking for the Township Park, it will be connecting out to Beck Road in Phase 2 and 77 spaces will be incorporated. For Phase 1 they are not impacting that

area but three spaces will be lost in that area when the soccer field is removed. The removal of the soccer field will reduce the demand for the parking in that area.

The PC asked questions of Mr. Ackerman.

Ms. Frey reviewed the comments in her review letter. There were three general comments and some less significant comments and some items that needed to be reflected on the revised plans.

She stated that Pete LaMourie, Traffic Engineer, had added a couple of suggestions regarding having the traffic flowing better at the singular traffic site on 5 Mile Road. There were a couple of Engineering comments and there will be more in the future.

Mr. Casari addressed grading and the pond work. He stated that the Township wants exclusivity with regard to the public utilities. The side slopes are one on six, which is typically acceptable to the County for the detention pond.

Mr. Guerriero raised a discussion regarding parking and Ms. Frey clarified where the parking is proposed for the various areas of the site. Mr. Fingerroot commented on the shared and required parking, stating that he believed there will be enough parking.

A further discussion took place among the PC and Mr. Ackerman regarding the detention pond, overhead utility lines and their effect on the landscaping, the buffer behind Lots Nos. 1 through 5, the gas line, the proposed landscaping in the retail area, the decks on Units 1 through 4, the responsibility for maintenance of the landscaping, noise from 5 Mile and its impact on Lots Nos. 1 through 5, the species of the proposed trees to be used for the buffer, and traffic flow during the development. Mr. Ackerman said the applicant will provide a street light plan.

A further discussion took place among the PC and Mr. Ackerman regarding parking.

With regard to the table on Sheet 11, Mr. Ackerman and Mr. Fingerroot stated that they had no issue with it.

A discussion took place among the PC and Mr. Ackerman regarding the apron behind the townhouses.

Mr. Fingerroot said he would do his best to coordinate doing the parking at the beginning of Phase 2 but that there would be some overlap.

A discussion took place regarding the detention pond. Mr. Casari addressed the tributary and the wetland that flow into Johnson Creek, stating that the details of the discharge will be worked out with the County.

A discussion took place among the PC and Mr. Ackerman regarding the ponds and enhancements. Mr. Ackerman stated that a wildflower and native flower seed mix will

be planted and that it will extend to below the water's edge. Mr. Ackerman said that a master association for the overall development will be established and they will be responsible for the maintenance of the pond.

Mr. Zawodny stated that he would like to see the application return to the PC. Mr. Ackerman expressed timeline concerns and requested that the review be done administratively along with a subcommittee. He offered to have the petitioner's landscape architect present.

Ms. Frey requested that something be presented at the meeting.

Mr. Casari said that there needs to be a wow factor with regard to the pond.

The PC appointed a subcommittee consisting of Mr. Zawodny and Mr. Anderson.

Mr. Anderson expressed the opinion that the pond needs to be natural looking and that the geese issue needs to be addressed. The trout stream is very temperature sensitive and that care needs to be taken to ensure that it is not impacted. He expressed concerns regarding the impact of winds and salt on the evergreens along 5 Mile Road.

Mr. Ackerman said the applicant had no problem with regard to No. 4. The applicant was okay with all items surrounding the woodland replacement. The pedestrian circulation was already done. The applicant had no issue with keeping the maximum size of the homes at 3,400 square feet.

With regard to the setback along Lots Nos. 1 through 4, the PC was okay with keeping the 5' lot line and maintaining the 46' open space since the net would be more green space.

Mr. Ackerman said that the deck and patio dimensions would be added.

Mr. Todd Hallett of TK Design & Associates addressed the elevations.

Mr. Fingerroot addressed the price point, which will be between \$400,000 and \$500,000.

Mr. Hallett said that the applicant will look into trying to make sure that the windows do not align on the homes for privacy reasons.

Mr. Fingerroot stated that two of the three plans have relief on the back.

Mr. Ackerman confirmed that the building envelope will remain 25' on 30'. Mr. Lark concurred.

Ms. Frey confirmed that there will be three plans with three elevations each.

A discussion took place among the PC and Mr. Hallett regarding accent materials and their placement.

Ms. Anderson raised a discussion regarding the number of live-work units in the townhomes. Mr. Fingerroot stated that the two units were driven by the PUD agreement.

Mr. Hallett discussed the features of the elevations. Mr. Ackerman discussed the projections and the second floor balconies.

Mr. McCarthy raised a further discussion regarding the live-work units and handicap access concerns. Mr. Allen suggested that the BOT re-think the live-work unit concept. Mr. Fingerroot stated he would not have a problem with that. Mr. Anderson suggested that the design team should illustrate what the townhome would look like with the live-work unit and the PC should come to a decision at that point.

Mr. Anderson stated that windows on the dormers should look authentic as possible.

Mr. Allen suggested conditional site plan approval with the architect returning with the elevations. Ms. Frey said that the site plan would need to go to the BOT.

Mr. Fingerroot asked for approval of the site plan other than the townhomes.

Ms. Frey said that the subcommittee would review the issues of the detention pond and the townhome elevations and that the PC could approve the site plan except for those issues. She was comfortable administratively approving the single-family homes based on the submittal of the materials.

With regard to the park, the final item in Ms. Frey's letter, Mr. Anderson made several suggestions. He said that the walk down the middle tended to cut the opportunities in half and that he would have preferred to have the walk around the perimeter. He felt that the fountain was a nice amenity but the location was bad from a living standpoint. The fountain should be where the four trees are in the center of the park. He suggested a small shelter space or stage area. He also suggested that the two street names should be similar on the street that goes throughout the park.

Mr. Zawodny concurred with Mr. Anderson.

Mr. Ackerman agreed to submit a redesign of the park.

Mr. Ackerman said that the petitioner was in agreement with the last three comments in Ms. Frey's review letter with regard to the future phases. The petitioner had no issues with the Fire Department's and the Engineering comments regarding access circulation. With regard to the Traffic Engineer's comments on the right turn deceleration lane, Mr. Ackerman wanted to have his traffic engineer look at it and deferred to his recommendation. With regard to fire suppression in the townhomes, Mr. Ackerman said

There was a proposal for a cell tower on 6 Mile Road, which was tabled for additional information to substantiate T-Mobile's claim that there is a gap in service.

There was also a request to put a non-conforming pool deck back in the same spot.

- **Tom Casari:** Mr. Casari reported that last Thursday night the BOT approved hiring Fleis & VandenBrink to do the environmental portion of the demolition on the tall building on the hospital property and the two immediately adjacent buildings. We are working on the schedule for the work. Eight large demolition contractors have been pre-qualified. Bids will be accepted for that.
- **Richard Allen:** Mr. Allen reported that this month the BOT approved splitting between the senior center and commercial the senior center on the northwest corner of 5 Mile and Sheldon.

The Township has undertaken an initiative to rename Community Park to Marv Gans Community Park. It has been approved, signs are being made, and the dedication will probably be in June. Trustee Gans, as head of the Friends of Parks & Recreation for the Township, was responsible for approximately \$2 million in benefits to Parks & Recreation and to the community. The park behind the Fire Department would not exist if not for him.

Extended Public Comments: None.

Adjournment: Mr. McCarthy made a motion to adjourn the meeting; supported by Mr. Zawodny.

Voice Vote: Ayes: All
Nays: None
Motion Approved

Meeting adjourned at 10:20 PM.

Respectfully submitted:

Laurie A. Palazzolo
Recording Secretary