

**CHARTER TOWNSHIP OF NORTHVILLE  
PLANNING COMMISSION  
May 29, 2018**

**DATE:** May 29, 2018  
**TIME:** 7:00 PM  
**PLACE:** Northville Township Hall  
44405 Six Mile Road

**APPROVED:** June 26, 2018

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

**ROLL CALL:**

**Present:** Richard Allen, Lisa Anderson, Eric Lark, George McCarthy, Tim Zawodny  
**Excused:** Timothy Guerriero, Jayne Watson

**Staff:** Jennifer Frey, Township Planner  
Tom Casari, Department of Public Services Director

**Approval of Minutes:**

Planning Commission – April 24, 2018

**MOTION by McCarthy, support by Zawodny, to approve the April 24, 2018 Planning Commission minutes as published.**

Voice vote: Ayes: All  
Nays: None

**Motion approved unanimously.**

**Other Minutes:**

Zoning Board of Appeals – April 18, 2018  
Board of Trustees (Regular) – March 15, 2018  
Board of Trustees (Regular) – April 19, 2018

**MOTION by Allen, support by McCarthy, to receive and file the minutes from the Zoning Board of Appeals meeting of April 18, 2018 and the Board of Trustees regular meetings of March 15 and April 19, 2018.**

Voice vote: Ayes: All  
Nays: None

**Motion approved unanimously.**

**Correspondence:** None.

**Brief Public Comments:**

William Salliotte, 17520 E. Northville Trail, expressed several concerns regarding the Ward Church project, including:

- Impact on property values, especially those homes abutting the Ward Church property as his was.
- Lack of overall transparency.
- History of Church neglect of church property that abutted residential homes, including berm maintenance.
- Moving the ball fields to the west, closer to residential properties. Originally the ball fields had been placed on the eastern side to keep them away from the residents.

Mr. Salliotte was concerned about 3 projects being proposed: the senior living facility, construction of a fire station, and the construction of a commercial indoor sports facility. He felt things were moving fast and he asked the Commission to consider postponing a decision on these projects for at least 6 months

Township Planner Frey explained that in April the Planning Commission had postponed action on JPUD 18-0003, an application for HPUD 6<sup>th</sup> Amendment – Independent Retirement Community, for Ward Evangelical Presbyterian Church, in order to give the applicants time to provide further information. The Church had resubmitted and the request would most likely be on the June agenda. That application was for the senior housing component only; relocating the ball fields was part of that request. The baseball fields were a requirement of the original PUD.

Regarding the senior project, the Ward Church PUD allowed for a senior component up to a certain area; they were asking for a little more space and the Planning Commission and the Township Board would need to make a decision regarding that request. Regarding transparency, the Township had one submitted application that had been discussed at an open meeting, with no decisions made. The applicants had met with city staff to discuss process for amending the PUD agreement. The Township had not received a submittal on a commercial sports component, nor was Township Planner Frey aware of any plans to construct a fire station on the site.

Chair Lark reviewed legal noticing requirements.

In response to further comments from Mr. Salliotte, Township Planner Frey said that after a lengthy public process, the development on Seven Mile Road was planned for passive recreation only.

## **New Business Public Hearing**

- 1. JSKPR18-0005**      Park Place Apartments of Northville  
Representative:    Dave Mielock, Mielock Associates, Inc.  
Location:            43001 Northville Place Drive  
Request:             Sketch Plan Approval – Clubhouse Addition  
Action:                Approved with Conditions

Sean Finnegan, JRK Property Holdings, Los Angeles CA was present on behalf of this application. Architects Robert Miller, REM Design and Dave Mielock, Dave L. Mielock Associates, both of Northville MI, were also present.

Mr. Finnegan made some introductory remarks, reviewing the improvements to the Clubhouse previously approved by the Commission, and explaining that this evening they were seeking approval for a bowling alley addition. The bowling alley would be open during normal common area hours and would be available only to their residents.

Utilizing overhead slides, Mr. Miller gave the background for this request. The Clubhouse faced an internal road and was used almost exclusively by the residents of Park Place Apartments. Tennis courts were on the south side, a pool was on the west side, with a private access road on the east side leading to about 15 parking spaces.

A schematic of the floor plan/site plan of the proposed addition showed steps going under the building and providing a passage to the pool. The space under the addition would provide storage for patio furniture.

Mr. Miller showed proposed elevations from the east, south, west, and north. The west elevation showed the architecture that was approved during the last sketch plan review and was currently under construction. The intention was to bring some of those elements into the addition proposed this evening. The north elevation showed a pass-through from the tennis court to the pool deck.

Regarding color, there were 3-4 different colors of brick on the existing elevation. They had decided to use the darker brick color to create a heavy plinth for the base of the building.

Mr. Miller showed a photograph of the proposed brick, which matched the existing dark brick color almost exactly. Additionally, they would use the other 3 colors of existing brick, as shown in the renderings provided.

Mr. Miller discussed other design elements, including the existing black metal trim and black aluminum around the windows that would also be used on the proposed addition. A gable clerestory window was planned for the addition, mimicking the gables on the current design. All this would pull the existing architecture and design into the proposed building. Paint would be *Accessible Beige*.

Mr. Miller showed interior views of bowling alley additions at other sites. The interiors were bright with high-energy design.

Township Planner Frey asked if there was any lighting proposed for the new addition. Mr. Miller said that they were not proposing wall-applied fixtures. There would be integrated step lighting on the steps going down to the underground passage, along with lighting underneath the walkway. Landscape lighting including uplighting might also be provided.

Township Planner Frey cautioned that uplighting was not allowed, although low level landscaping lighting might be approved. In any event, lighting plans would need to be submitted for approval.

Referring to her May 11, 2018 memorandum, Township Planner Frey further reviewed the application. Outstanding issues included:

1. The ordinance required a minimum 80% of each elevation to be masonry product. However, the Planning Commission had the ability to modify the 80% exterior requirement for facades not visible from a public street, provided they were adequately screened from adjacent uses. The existing east elevation was 65% masonry; with the addition 60% was proposed. The south, west and north elevations were proposed to have 58%, 42% and 48% masonry respectively.
2. The existing building had a shingled roof. A metal roof was proposed for the addition. The Planning Commission could approve a metal roof if it was found to be compatible with the overall character of the building, compatible with the surrounding area and architectural elements were used to significantly reduce mass when viewed from the street.

In response to a comment from Chair Lark, Mr. Miller said in some areas they had actually added more brick than first approved as they completed the previously approved project.

Commissioner Zawodny pointed out that with the Tudor stucco and batten design of the apartment buildings, most of the buildings in the complex would not meet the 80% masonry requirement.

In response to a request from Commissioner Allen, Mr. Miller showed a sample of the proposed metal roof.

Commissioner Anderson confirmed with Mr. Miller that the vertical banding as well as the plinth in the pool deck area would now be the darker brick.

Commissioner Zawodny asked if the applicants had renderings that showed the darker color brick. Mr. Miller said those were in process, but they did not have them this evening. Commissioner Zawodny said that while he felt the character, shape, form, and massing of the addition was appropriate, the overall appearance would be starker because of the use of the darker brick and the black metal roof.

Mr. Miller explained that the lighter brick color used originally for the vertical banding in the pool area would be washed out by the sun; as the dark brick was washed by the sun it would appear more like it belonged to the existing family of design colors.

Chair Lark noted that the trees shown along the wall on the pool elevation were important.

In response to a question from Chair Lark, Township Planner Frey said the Fire Department and Engineering Department would not review the project until plans were submitted.

Chair Lark opened the meeting for public comment. Seeing that no one came forward to speak, Chair Lark brought the matter back to the Commission for a motion.

**MOTION Allen, support McCarthy, that JSKPR18-0005, a request for sketch plan approval – clubhouse addition for Park Place Apartments of Northville, 43001 Northville Place Drive, submitted by Dave Mielock, Mielock Associates, be approved with the following condition:**

- **Lighting plan be submitted and reviewed administratively.**

Commissioner Zawodny said he was caught off guard by everything going dark compared to what was shown during the previous sketch plan review and approval. Were there future plans for the roof in this regard? Mr. Miller explained that the roof was currently being redone to match existing shingles. The metal roof was strictly over the bowling alley addition.

Commissioner Allen asked if a sample board was provided. Township Planner Frey said the applicants would bring in a composite sample board prior to permits being pulled.

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

**Motion approved unanimously.**

## **Other Business**

### **1. MITC Land Use – Zoning Discussion**

Township Planner Frey gave the background to this discussion item regarding a possible rezoning of property as shown on the submitted map, on the north side of Five Mile between Ridge and Napier, from Industrial to Office, Research and Technology (ORT).

The township's MITC Corridor, which targeted office and tech users, was located on Five Mile from Haggerty to Napier. However, the current industrial zoning at the described location allowed higher intensity uses and impacts. Additionally, industrial uses were not compatible with sewer capacity in this area.

Director of Public Services Casari gave some further background regarding sewer flow in the area, which had an old Wayne County line that came from the northeast to the southwest and terminated on the old prison site across the street in Plymouth. That line was given to the Western Township Utilities Authority in the late 1980s; it did not have the capacity for industrial zoning uses, which required 1200-1500 gallons of flow/acre/day. If the property were to develop as heavy industrial there would be more sewer flow than capacity.

An office research development, such as that located east of Beck Road, used just under 400 gallons/acre/day, or about 1/3 of what the heavy industrial use would require, and which would work in the WTUA line. Because of the sewer flow capacity and because the Township wanted to market to MITC companies, it was important to move forward with the rezoning as described.

Township Planner Frey explained that if the Planning Commission agreed to move this rezoning request forward, this would be a Township initiated change and the Planning Commission would act as applicant.

Commissioner Zawodny asked about the zoning on the Plymouth Township side of Five Mile Road. Township Planner Frey thought that was also zoned industrial. She had reached out to Plymouth's planner and was hoping for a conversation soon. Director Casari pointed out that there were economic benefits for both Townships to eliminate heavy industrial uses in this area.

The consensus of the Commission was that staff should move ahead with public notice in order to put this rezoning request on June's agenda.

### **Department Reports:**

#### **Department of Public Services Director Casari**

Director of Public Services Casari gave an update on the Seven Mile Road property demolition. The schedule was still on track, though there were some uncertainties regarding additional asbestos that had been discovered, requiring additional cleanup.

**Extended Public Comments:** None.

Brief discussion was held regarding the Ward Church project, including:

- As had been requested at the April meeting, it was important for the Church to provide original PUD documentation including site plan and original uses, in order to compare that to what was being proposed.
- Parks and Recreation should be asked to give feedback regarding relocating the ball fields.
- The applicants should meet with residents at least one more time before returning to the Commission.

Chair Lark asked staff to follow up on the front yard parking and landscaping at the Six & Park Party Store.

Commissioner Zawodny asked that when Park Place Apartments submitted their composite sample board, they also submit a revised rendering showing the new colors.

**Adjournment:** 8:15 p.m.