

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
May 30, 2017**

DATE: May 30, 2017
TIME: 7:00 PM
PLACE: Northville Township Hall
44405 Six Mile Road

APPROVED: June 27, 2017

CALL TO ORDER: 7:08 PM

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

Excused: Kent Anderson

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

Guests: 13

Approval of Minutes: Planning Commission – April 25, 2017

Mr. Guerriero made a motion to accept the draft Planning Commission minutes of April 25, 2017; supported by Ms. Anderson.

Voice Vote: Ayes: All
Nays: None

Motion Approved

Other Minutes: Board of Trustees Special with Planning Commission –
March 7, 2017
Board of Trustees Regular – March 16, 2017
Board of Trustees Special Study Session – April 6, 2017
Board of Trustees Regular – April 20, 2017

Mr. McCarthy made a motion to receive and file the minutes from the Board of Trustees Special with Planning Commission meeting of March 7, 2017; the Board of Trustees Regular meeting of March 16, 2017; the Board of Trustees Special Study Session meeting of April 6, 2017; and the Board of Trustees Regular meeting of April 20, 2017; supported by Mr. Guerriero.

Voice Vote: Ayes: All
Nays: None
Motion Approved

Correspondence: Ms. Frey stated that a supplemental memorandum had been submitted from Fleis & VandenBrink concerning the Cantoro Market agenda item. In addition, as requested by the PC at the last meeting, the elevations were submitted for the Village at Northville.

Brief Public Comments: None.

New Business

1. JSLU17-0002

Meijer Store

Representative: Craig Armstrong, Elevatus Architecture
Location: 20401 Haggerty Road
Request: Special Land Use – Pharmacy Drive-Thru
Action: Approve, Approve with Conditions, Postpone, Deny

Ms. Frey introduced the proposal, summarized its background, and presented the various criteria that the PC would be required to consider. In conclusion, she stated that the primary concern was not related to the use but rather to the impact that the pharmacy drive-thru would have on the Meijer Garden Center.

Mr. Lark opened the Public Hearing at 7:15 PM.

Mr. Craig Armstrong with Elevatus Architecture of 111 E. Wayne St., Ft. Wayne, Indiana, appeared on behalf of Meijer and stated that they had reviewed the comments for the SLU.

Mr. Matthew Levitt of 2350 Three Mile Road, N.W., Grand Rapids, clarified the hours of operation for the drive-thru pharmacy and Mr. Allen re-clarified the hours as identified in the letter from the designer.

Mr. Lark asked if the petitioner had any objections to the limitations that had been specified regarding storage of Garden Center materials. Mr. Armstrong stated that the petitioner agreed with the limitations and that they were fully aware that items could not be displayed or sold of the garden center enclosure.

A discussion took place regarding refrigeration and storage containers on the site. Mr. Armstrong clarified that the containers will only be there during construction.

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

Voice Vote: Ayes: All
Nays: None
Motion Approved

Ms. Frey gave an overview of the revised plan.

A discussion took place among the PC and Ms. Frey regarding the existing driveway, turning radius, ease of ingress and egress and parking.

Mr. Carmine Avantini, Planning Consultant with CIB Planning, 17195 Silver Parkway, Fenton, Michigan, introduced himself on behalf of the petitioner. Also present were Tad Krear of Land Design Studio and Ms. Julie Kroll of Fleis & VandenBrink.

Mr. Tad Krear gave a PowerPoint presentation and discussed the specific changes that had been made since the applicant appeared before the PC.

With regard to the amenity space, it's use will be restricted to hours that the office is not full.

With regard to the requested waivers for the open space and landscape areas, the bulk of the green space and new landscaping is on the new property. He reviewed in detail the requested waivers, indicating 30% of the site is covered by some type of landscape amenity.

Mr. Krear addressed the phasing and said that in Phase I the parking and new entrance will be done. In Phase II, the amenity garden will be done and in Phase III the office building will be completed.

Mr. Robert Jacobs, attorney for Cantoro Market, introduced himself and said that they are attempting to get the parking lot in as soon as possible.

A discussion took place among the PC and the applicant regarding the phasing and landscaping and the possibility of combining the phasing, the Cedarbrook entrance, maintenance of the landscaping on the senior housing site and truck access.

Ms. Julie Kroll of Fleis & VandenBrink addressed parking and site circulation, the engineering drawings and truck turning templates. She stated that the petitioner will make sure that Engineering and Pete LaMourie are comfortable with them and that they will work for the trucks.

Ms. Kroll discussed in detail the parking calculations and stated that the ordinance requires 409 spaces but according to the Fleis & VandenBrink model, 342 spaces will be required during peak periods on weekends and there will be adequate parking.

The PC raised the issue of parking concerns in the future should the building be sold. Mr. Jacobs stated that that would be addressed in and covered by the PUD agreement.

A lengthy discussion took place among the PC, Ms. Frey, Ms. Kroll and Mr. Jacobs regarding parking, the other variances raised in Ms. Frey's letter, the Fire Department's

Request: Townhomes – Elevations
Action: Recommend to Board of Trustees

Ms. Frey recapped the previous site plan approval for phase 1. The landscape and open space issues were deferred to the subcommittee, which has met; revised plans are forthcoming in response to that meeting and the PC requested the material samples and the side and rear elevations for the townhomes.

Mr. Todd Hallett of TK Design & Associates presented via PowerPoint the proposed elevations and proposed changes to the side and rear elevations.

Mr. John Deporre, President of Pinnacle Homes, 1668 S. Telegraph Road, Bloomfield Hills, spoke about the revised plan and stated there is no live-work units included in the plan. There was discussion from the planning commission between the intended desire for live work units and what was ultimately included in the PUD agreement.

Mr. Zawodny expressed the concerns he raised in the past regarding the suburban appearance of the townhomes from the back and concerns regarding the large expanse of concrete in the back area, which has the potential to become a parking lot. Mr. Hallett stated that the townhomes needed to remain affordable.

Mr. Guerriero made a motion to approve the elevations for non-live-work units, subject to how many live work units many may or may not be required as determined by the board of trustees, and if it is determined that there are live-work units that are part of this development the design of those units will need to come back to the planning commission; supported by Mr. Allen.

Mr. Lark stated that the material sample board should be presented by the applicant to the BOT.

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

Other Business: None.

Department Reports:

- **Eric Lark:** Mr. Lark stated that there was no ZBA meeting in April.
- **Richard Allen:** Mr. Allen reported on behalf of the BOT that the Township's ISO ratings dropped two numbers (which is good).
- **Tom Casari:** Mr. Casari reported that the Township signed the contract with Fleis & VandenBrink to remove several of the hospital buildings on the 7 Mile Road property.

We are meeting every other week with Pinnacle Homes to move forward on the Village at Northville project. Johnson Creek Drive will be closed sometime this summer and we are working with the Arcadia homeowners association to try and develop an alternative access other than the through the subdivision.

The Rouge Program Office is sponsoring Clean Up the Rouge this coming weekend and will be working at several sites.

Water sampling was done along the Johnson Creek and it is now swimmable in a couple of areas and the next highest level in a couple of other areas.

With regard to the paving at 6 Mile and Northville Road, Wayne County has established a punch list but nothing further has been done.

- **Jennifer Frey:** Ms. Frey reported that plans were received for a new R&D building in Northville Technology Park.

The township also received a revised submission for the parcel on the south side of Technology Drive. The petitioner has made some significant changes to the footprint. Both of these projects could potentially be on the July meeting agenda.

Extended Public Comments: None.

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

Voice Vote: Ayes: All
Nays: None
Motion Approved

Meeting adjourned at 10:25 PM.

Respectfully submitted:

Laurie A. Palazzolo
Recording Secretary