

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
June 27, 2017**

DATE: June 27, 2017
TIME: 7:00 PM
PLACE: Northville Township Hall
44405 Six Mile Road

APPROVED: July 25, 2017

CALL TO ORDER: 7:00 PM

ROLL CALL: Present: Richard Allen
Eric Lark
George McCarthy
Tim Zawodny

Excused: Lisa Anderson
Tim Guerriero

Also Present: Jennifer Frey, Township Planner

Guests: 1

Approval of Minutes: Planning Commission – May 30, 2017

Mr. McCarthy made a motion to accept the draft Planning Commission minutes of May 30, 2017; supported by Mr. Allen.

Voice Vote: Ayes: All
Nays: None
Motion Approved

Other Minutes: Board of Trustees Regular – May 18, 2017

Mr. McCarthy made a motion to receive and file the minutes from the Board of Trustees Regular meeting of May 18, 2017; supported by Mr. Allen.

Voice Vote: Ayes: All
Nays: None
Motion Approved

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

Brief Public Comments: None.

Mr. Lark announced that Mr. Anderson resigned from the PC. Mr. Lark recognized Mr. Anderson's years of service on the PC, his knowledge, and his expertise. Mr. Lark acknowledged that Mr. Anderson had volunteered numerous times for subcommittees.

Mr. Allen stated that he had spoken to the Supervisor regarding preparing a resolution to present to Mr. Anderson and it is in process.

Mr. Lark announced that Recording Secretary Laurie Palazzolo had resigned from the PC and the ZBA. Mr. Lark acknowledged Ms. Palazzolo's work. The PC and Ms. Frey thanked Ms. Palazzolo for her service. Ms. Palazzolo thanked the PC and Ms. Frey for the opportunity to have served for 10 years.

New Business

1. JPUD-0002

Ward Church

Representative:	John Nowacki, Ward Church
Location:	40000 Six Mile Road
Request:	PUD Amendment – Signage
Action:	Recommend to Board of Trustees

Ms. Frey gave the background on the proposal, which is a request for a larger sign on 6 Mile Road. There are four remaining signs that do not comply. The request is also to allow those four signs to be slightly larger. She stated that considering the signs that are already there it seemed to be a reasonable request.

Mr. John Nowacki of Ward Church at 40000 6 Mile Road very briefly added that the driver for the change is two-fold. It is so that the signage will reflect the updated brand of Ward Church and updated social media so that everything will be uniform. The petitioner also desires to have a bit more visibility so that the church is in the community and of the community.

A discussion took place among the PC and Mr. Nowacki.

Mr. McCarthy made a motion that the PC recommend to the BOT that an amendment to the PUD be granted and presented for approval; supported by Mr. Allen.

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

Motion Approved

Other Business: None.

Department Reports:

- **Jennifer Frey:** Ms. Frey asked the PC to let her know if they knew of anyone who would be willing to serve on the PC as Mr. Anderson's replacement.

Ms. Frey stated that she was unsure what would be done with regard to a replacement for the Recording Secretary position. She felt that the minutes would not be as detailed going forward.

Ms. Frey stated that a couple of site plans are on the agenda for July. One is for Northville Technology Park. The parcel on Beck Road south of Comerica Park is also in.

The Village of Northville will go to the BOT in July.

Cantoro resubmitted a concept plan. A lot of time has been spent on the PUD agreement, which needs a lot of work. They may not be able to get all of the changes made until August.

Five parcels south of Meads Mill School have been sold. Some of the lot lines will be shifted and all of the lots will be made a bit more compliant. The intent is to build houses on the property.

A gentleman who lives in Troy has also started to do some clearing in the area.

- **Eric Lark:** Mr. Lark reported on behalf of the ZBA, which met last week. There were two homeowner petitions, one for a home on 7 Mile Road in which the homeowner requested permission to live in the existing home while a new home was being built on the same lot. That petition was granted.

The second proposal was a request by a homeowner on Franklin Road to increase the lot coverage from 16.4 percent to about 18 percent when 15 percent is permitted for a small addition. Those percentages pertain to when the property does not have both water and sanitary sewer. They did not have sanitary sewer. They were already over 15 percent but the house did not face another house. That proposal was granted as well.

- **Richard Allen:** Mr. Allen reported on behalf of the BOT that a PUD for a property on Ridge Road was approved.

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 7:23 PM.
Laurie A. Palazzolo, Recording Secretary