

**CHARTER TOWNSHIP OF NORTHVILLE  
PLANNING COMMISSION  
July 24, 2018**

**DATE:** July 24, 2018  
**TIME:** 7:00 PM  
**PLACE:** Northville Township Hall  
44405 Six Mile Road

**APPROVED:** August 28, 2018

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

**ROLL CALL:**

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

**Excused:** Richard Allen

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

**Approval of Minutes:**

Planning Commission – June 20, 2018

**MOTION by McCarthy, support by Guerriero, to approve the June 20, 2018 Planning Commission minutes as published.**

Voice vote: Ayes: All  
Nays: None

**Motion approved unanimously.\***

\*Later in the evening, as noted on page 14 below, resident Edward McCall asked that certain public comments made during the June 20, 2018 meeting be included in the meeting minutes. Therefore the following motion was offered:

**MOTION by McCarthy, support by Guerriero, to rescind the approval of the June 20, 2018 minutes so that the public comments made that evening regarding the Ward Church development can be included.**

Voice vote: Ayes: All  
Nays: None

**Motion carried unanimously.**

**Other Minutes:**

Zoning Board of Appeals – June 20, 2018  
Board of Trustees Regular – May 17, 2018

**MOTION by McCarthy, support by Anderson, to receive and file the minutes from the Zoning Board of Appeals meeting of June 20, 2018 and the Board of Trustees regular meeting of May 17, 2018.**

Voice vote:           Ayes: All  
                              Nays: None

**Motion approved unanimously.**

**Correspondence:** None.

**Brief Public Comments:** None.

**New Business**

- |                      |  |
|----------------------|--|
| <b>1. PSC15-0001</b> | Maybury Meadow                                   |
| Representative:      | Aldo Stenta, Vistal Homes                        |
| Location:            | 77-023-99-0018-702 (vacant land)                 |
| Request:             | Concept Plan                                     |
| Action:              | Recommended with Conditions to Board of Trustees |

Referencing her July 13, 2018 review letter, Township Planner Frey gave the background for this request for a concept plan recommendation for a proposed four-unit site condominium development on the north side of 7 Mile Road, east of Napier, immediately adjacent to Belmont Park.

The 3.6 acre site was zoned R-2 Single Family Residential. The R-2 standards required minimum 20,000 square foot lots, with 125-foot widths. In March 2018 the Zoning Board of Appeals approved a variance to allow two of the four lots to have lot widths of 114.17 feet and 122.45 feet. The most compelling factor to the BZA supporting the variance was that even though the property could be developed with four lots, each meeting the R-2 standards without a variance, granting the variance to allow the reduced lot widths resulted in less impact to the regulated wetland located on the site and would significantly reduce headlight glare to the property to the north.

After reviewing the concept plan approval process, Township Planner Frey pointed out outstanding issues:

- The table on sheet C-2 must be updated to reflect the correct width for lot 3.
- The landscape plan must be prepared and sealed by a registered landscape architect.
- The tree replacement value (in caliper inches) must be added to the tree replacement date table.
- The proposed pathway along 7 Mile Road must be extended to the east property line.
- A driveway easement and maintenance agreement to allow access to lot 4 through the open space must be provided and reviewed by the Township Attorney.
- Lighting at the entrance was required. Lighting details must be submitted in compliance with Article 21 Lighting Standards.

As noted in the July 17, 2018 Fire Department memorandum, specifically Comment 3, due to the setback, topography, and the size of the structure (approximately 6400 to 7600 square feet not including the basement) on lot 4, that building must be designed with residential sprinklers per NFPA 13D. If one fire apparatus positioned itself in the driveway while connected to the hydrant, any remaining emergency vehicles would be unable to access the driveway and would be positioned over 220 feet away in the cul-de-sac. That exceeded the 150-foot requirement of the IFC. Fire sprinklers allowed the FCO to increase the 150-foot distance requirement.

Township Planner Frey said the applicants had made an agreement to utilize the detention pond at Belmont Park; the applicants would need to provide appropriate maintenance agreements for that pond.

In response to a question from Chair Lark, Township Planner Frey said that the only issues with the landscape plan had been called out in her letter: 1) the plan must be prepared and sealed by a registered landscape architect, and 2) The tree replacement value (in caliper inches) must be added to the tree replacement date table.

Commissioner McCarthy questioned the Fire Department's requirement that the structure on Lot 4 must have residential sprinklers. Township Planner Frey explained that the Fire Marshal had given several reasons for the sprinklers, including the size of the structure, the topography, and the setback.

Discussion followed:

- Department of Public Services Director Casari said that during site plan review they could discuss the Fire Marshal's requirement in further detail.
- Commissioner Zawodny said he felt the Fire Marshall was correct in his statement regarding the house on Lot 4 needing to be sprinklered; the codes were moving in the direction of pushing for all residences to be sprinklered.
- Commissioner McCarthy asked if the Township had adopted the present code that would require the sprinkler.

Chair Lark invited the applicant to speak.

Uldis Vitins, Vitins Engineering, 44275 Brandywine, Canton MI was present on behalf of this application. The project had been delayed somewhat to give the applicants time to minimize wetland impacts. They were able to use the detention pond on the adjacent property. They had submitted drawings to Wayne County Department of Public Services under their new stormwater management ordinance. They also had discussions with MDEQ and had submitted an application for the crossing.

In response to a question from Chair Lark, Mr. Vitins said he had reviewed Township Planner Frey's comments, and they would resolve all issues. The initial entrance lighting would be provided with any required photometric plan. They would make sure a landscape architect sealed the landscape plans. The pathway called out in the review letter was actually shown all the way to 7 Mile Road. Part of the path would be concrete, part asphalt. They would have

further discussions with the Fire Marshall regarding the house on lot 4. They had no objection to changing the name of the road.

In response to a question from Commissioner Guerriero, Mr. Vitins said the application they had submitted to the MDEQ was under the minor permit category. They were in discussions with the MDEQ as to whether they would construct a culvert or a 3-sided arch.

Commissioner Guerriero asked if fill would be required to make lot 4 buildable. Mr. Vitins said no fill would be required. They were crossing the ravine, and they would be 10-12 feet above the wetland.

Commissioner Anderson asked if lots 3 and 4 would have decks. Mr. Vitins said the developer would know more about that question. They might want small decks.

Noting that this was not a public hearing, Chair Lark asked if anyone in the audience wanted to comment on this request. Seeing that no one came forward to speak, Chair Lark said he was ready to entertain a motion.

**MOTION by McCarthy, support by Guerriero, that the Planning Commission recommend to the Township Board that Concept Plan request PSC 15-0001 for Maybury Meadow, P.I.N. 77-023-99-0018-702, petitioned by Aldo Stenta, Vistal Homes, be approved, subject to the following conditions:**

- **Issues called out in the July 17, 2018 Fire Marshal letter be resolved.**
- **Issues called out in the July 13, 2018 Township Planner letter be resolved.**
- **Appropriate permits be granted by the MDEQ.**

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

**Motion approved unanimously.**

<b>2. JSPR18-0001</b>	Village at Northville – Phase 4
Representative:	Brad Friedman, DPG Land
Location:	47500 5 Mile Road (Former Scott Correctional Facility)
Request:	Site Plan Approval – Commercial Site Plan, Phase 1 (Hotel & 2 Multi-Tenant Buildings)
Action:	Approved with Conditions

Referring to her July 13, 2018 letter, Township Planner Frey gave the background to this first phase of the commercial site plan submission, which included two multi-tenant buildings at the corner of 5/Beck, the hotel on 5 Mile, the Village Boulevard at the north end of the commercial and associated site access, parking lot, and landscape and pedestrian improvements. The remaining three buildings would be submitted and reviewed separately.

Pedestrian connection. A pedestrian connection should be provided from the east side of the patio area on the back of the hotel, through the parking lot to the sidewalk within the island on the north side of the hotel. This would provide pedestrian connection to the sidewalk in

front of the grocery store; otherwise there was not a direct pedestrian connection from the outside patio area. The pedestrian connection should include a sidewalk through a landscape parking lot island, similar to the one provided next to the dumpster. This comment was made previously and was being repeated this evening because this was an important pedestrian connection. The parking lot island would also break up the long row of parking on the north side of the hotel.

Landscape. Landscape correction and clean-up items as listed could be approved administratively. Township Planner Frey specifically called out item 5 under Landscape: Trees shall be provided within the parking lot island located on the east side of the drive aisle, between buildings E and F. This would provide an enhanced pedestrian route and a visual and physical separation between the drive aisle and the sidewalk.

Building elevations. A subcommittee had met on the hotel and multi-tenant elevations, and had endorsed them. The City needed material samples for the hotel. The multi-tenant building did not meet the minimum 80% masonry and maximum 20% non-masonry. The east elevations for buildings F and G did not comply with that standard.

Lighting consultants Stantec had 2 pages of review items regarding lighting; those issues would all have to be resolved.

Chair Lark invited the applicants to speak.

Members of the development team present this evening included:  
Howard Fingeroot, Diversified property group, 1668 South Telegraph, Suite 200, Bloomfield Hills.  
John Ackerman, Project Manager, Atwell, 2 Town Square, Southfield.  
Ricardo Avila, Norr, 150 W. Jefferson Avenue, Suite 1300, Detroit  
Paul M. Karmo, Karmo Law, 1950 Haggerty Rd. North, Canton MI  
Scott Bowers, Bowers Associates, Architects, 2400 South Huron Park Lane, Ann Arbor.

Mr. Fingeroot gave an update of the current residential construction, which should be complete by the end of the summer.

Tonight's request was for site plan approval for Phase 1 of the commercial development. The site plan approval would include the road network, which defined 5 sites: restaurant, hotel, retail, grocery, and the C-1 building. Tonight the applicants would like approval for the hotel and retail architecture. When they had a grocer and restaurant tenants, they would come before the Commission again to get architectural approval of those buildings.

Utilizing a PowerPoint presentation, Mr. Ackerman walked the Commission through the request. They would like to install all the landscaping at one time. Landscape and streetscape materials had gone before the Township Board for approvals, and they had met with a Board subcommittee regarding the hotel. Much of the streetscape/landscape elements being presented tonight were locked in.

Mr. Ackerman showed renderings of:

- Walls, fences, monuments, wayfinding signs, retail signs, etc.

- The commercial area which had different materials and a more modern feel than the residential component.
- Views of the site from different angles and directions, including interior views and views of the gateway entrance.
- Illustrations of streetscape elements including modern trash receptacles, flat bench seats, traditional benches, raised concrete planters, bike racks, a temporary tensile fabric canopy, decorative poles and lights, pedestrian crosswalk pavers, lounge chairs and tables, bar tables, cafe table and chairs, etc.
- An outdoor meeting area and several open pedestrian areas.
- Landscaping
- Front, side and rear elevations for the retail buildings and the hotel.
- Interior floor plan of the hotel.

In response to a question from Commissioner McCarthy, Mr. Ackerman said the outdoor seating would be seasonal.

Mr. Ackerman acknowledged that Township Planner Frey's review letter required a pedestrian connection from the east side of the patio area at the back of the hotel, through the parking lot to the sidewalk within the island on the north. The applicants thought this was unnecessary, and they asked for approval of the site plan as shown this evening.

In response to a question from Commissioner McCarthy, Mr. Ackerman said there would be handicapped parking by the front door only. The side entries would have striping on either side in order to meet Fire Department standards for unobstructed entry.

Commissioner Zawodny asked if the front patio area would be screened. Mr. Ackerman said the screening would be provided by potted plants and vegetation.

Commissioner Anderson asked if the pool would open to the patio in the back. Also some of the renderings showed barbecue grills. Were those planned for this location? Mr. Ackerman said the pool would have access to the patio. Outdoor grills were not a part of the present application.

Chair Lark asked for more information regarding the type and nature of the hotel being discussed: Hilton Home2 Suites. Mr. Karmo said the hotel would be an extended stay facility that would include kitchens and would serve primarily business clientele. The rooms would be priced at about \$120-\$130 per night.

In response to a question from Chair Lark, Township Planner Frey said the subcommittee had been made up of Trustees Hillebrand and Banner, and Township Supervisor Nix. Their focus had been on enhancing the elevations, making sure upscale materials were used, upgrading the canopy entrance, etc. They had also looked at streetscape amenities including street furnishings for the Phase 1 portion as presented.

Mr. Ackerman showed the materials samples board for the hotel. The sample board for the retail buildings had been left with the Township after a meeting with the Board.

Chair Lark asked if the subcommittee had looked at the gateway design and architecture. Township Planner Frey said the subcommittee was focused on the streetscape/amenity package, and the hotel.

Township Planner Frey pointed out that the gateway corner element was mimicked on the east side, so the design would be complementary and consistent on both sides of the intersection.

Chair Lark asked when the east side gateway was going to be built. Township Planner Frey said it was shown on sheet LS-10 and was part of this Phase 1 approval.

Mr. Ackerman explained that they had worked with the Township to design and secure an easement on the east side of Beck Road so there would be no conflicts there; the easement was recorded over a year ago.

Commissioner Zawodny asked if there would be anything that would prohibit the applicants from creating a more formal enclosure in the future for the canopy and patio area, in order to better screen the odors from trash haulers on 5 Mile Road.

Commissioner Zawodny said the canopy width seemed to be ample in the images for providing cover but in the drawing the canopy only seemed to be somewhere in the neighborhood of 12-15 feet wide. He doubted this would meet the needs of customers in a rainstorm, for instance. Could the canopy be made a little bigger?

Mr. Bowers said typically the canopy reflected a narrower style, but in this case they pushed it out a little wider but still kept it within brand standards. In terms of screening they were considering potted evergreens that could be moved depending on the time of year, in order to create intimate seating areas where people could sit and have more private conversations.

Commissioner Zawodny referenced previous conversations that had discussed having the hotel entry doors focused more on the Village. Again, there was a significant amount of garbage haulers that came down 5 Mile Road, and they brought strong odors. A hardscape screening element might protect against that as well as the view across 5 Mile.

Commissioner McCarthy was pleased with the hardscape/streetscape elements.

Commissioner Watson thought the retail, plaza and front of hotel all looked good. However, from the beginning one consistent idea was that the rear elevation of the hotel would still have some type of focal point; this did not seem to have occurred. Sheet A-5 showed an area around the fire door that was likely to be a convenient place for employees to congregate to smoke, since that door was also coming off the break room. Perhaps that area should be screened with something that enhanced the area but also dealt with the component of defacto employee space, including smoking space.

Mr. Bowers said that Hilton would not allow an employee break/smoke area in that location, since the overall patio area was for the guests. The facility was 100% smoke-free; even the guests were not allowed to smoke in the patio areas. However, they would definitely screen

that area from the patio. Mr. Ackerman added that the focus at the rear of the building was on materials and landscaping.

Commissioner Anderson suggested installing USB ports in the patio gathering areas in order to encourage people to linger. She liked the patio areas as shown in close proximity to the market and restaurants.

Chair Lark asked the applicants to explain how customers would walk to the market without adding the pedestrian connection from the patio on the north side of the hotel.

Mr. Ackerman said the patio was actually an extension of the pool area. He showed the pedestrian pathways that would lead to the market at each end of the parking lot.

Township Planner Frey said that as customers were coming from the market south to the hotel and if they wanted to sit in the outside area by the pool, they would likely not go to the designated crosswalks at each end, but rather would cut straight through the middle of the parking lot.

Mr. Ackerman said the amount of people coming that way would likely be very small. Most people who walked to the market would immediately return to their rooms to put things in their refrigerator. People who were seeking pre-made food would more likely go the restaurants. Adding a pedestrian pathway would mean losing parking spaces; they already had to take out a row of parking in order to meet other requirements.

Township Planner Frey said the parking was shared. Commissioner Allen, who was not here this evening, had strongly argued for a pedestrian crossing on the north side.

Mr. Ackerman said they thought had provided ample circulation for pedestrians throughout the perimeter of the hotel.

Commissioner Zawodny said the difficulty was that the hotel's plan and configuration didn't really respond to the overall concept of all the elements working together. At the rear, the gray back door was prominent, and the patio led directly into the pool area. It truly was a feature of the hotel that was driving the circulation, rather than the hotel being flipped around the other way and having the front door immediately across from the market. In fact, that begged the question if the sidewalk that was in the center that led out into the drive aisle should itself be eliminated.

Mr. Ackerman said that sidewalk was placed as a connection point to the sidewalk system for anyone who was parking in the north rear area.

In response to a question from Chair Lark, Mr. Karmo said anyone with a room key could access the rear door accessible through the patio area.

Commissioner Guerriero asked how many parking spaces would be eliminated if a pedestrian connection were included on the north side. Mr. Ackerman said it would eliminate 2 spaces.

Commissioner Zawodny asked about the aluminum material that had a wood-grain texture and appearance. Who would supply this material? Mr. Avila said this was a high end product that they had installed at many retail locations. It was a seamless product that gave the appearance of natural wood, and was durable and long lasting. They had not yet chosen the manufacturer. An example had been provided on the materials sample board for the retail buildings.

Chair Lark asked if the applicant had reviewed the comments from the engineer and the lighting consultants. Regarding the lighting comments, Mr. Ackerman said they had to resolve lighting at the boulevard entrance. The entire center boulevard was encompassed by a water easement, and they couldn't put any light poles there. They would work with the City regarding the lighting in the area. Other lighting issues were minor and could be resolved.

Commissioner Watson said she was concerned that the lighting consultants were asking for too much light in the patio areas.

Chair Lark noted that the Engineer's report had mentioned the path along the Beck Road frontage. Were there any issues with that? Public Works Director Casari said the City would make sure City standards were met.

Commissioner Watson asked if the gateway signs were going to match on the east and west corners. She felt the 3 flags on the Village side created a too-busy appearance and she encouraged the Township to place the flags on the east side. The west side was already full of specific attractive elements; moving the flags to the east side gave that feature more interest.

Mr. Ackerman said his only concern was who would maintain the flags if they were on the east side. Township Planner Frey said she would follow up with this idea.

Commissioner Zawodny asked for an explanation regarding the lantern top/beacon on the hotel. Mr. Bowers said that was an open well, with glass around the 4 sides and a small LED white light fixture in each piece of glass.

Acknowledging that this was not a public hearing, Chair Lark asked if anyone in the audience wanted to comment on this request. Seeing that no one came forward to speak, Chair Lark indicated he was ready to entertain a motion.

MOTION by McCarthy, support by Guerriero, that Site Plan JSPR18-0001, Village at Northville – Phase 4, 47500 5 Mile Road, submitted by Brad Friedman, DPG Land, be approved, subject to the following condition:

- All issues in the review letters be resolved and approved administratively.

Commissioner Zawodny summarized that tonight the Commission was looking at this as a site plan approval in conjunction with the concept and the elements that the subcommittee had accepted on behalf of the Board. The site plan would not return to the Board of Trustees.

Commissioner Guerriero thought the issue of the pedestrian connection across the parking lot needed to be resolved.

Township Planner Frey said the issue was connectivity to the rest of the development. People walking south from the market or park were not going to turn to the right or left and go to the crosswalk; they would cut through and walk across the parking lot.

Commissioner Anderson suggested that if the applicants didn't want to put a full pathway there, they could provide pavers or something similar to direct pedestrians as they walked.

Commissioner Zawodny said he was greatly disappointed that there was no pedestrian connectivity from the rear of the hotel to the rest of the development. Now the way the hotel was laid out and the way it functioned, perhaps it did not make sense to force a pathway at the north. However, if there was not going to be a pathway there, perhaps a privet hedge or something similar could be planted to discourage people from cutting across the parking lot. The current layout forced people to go to the two sides, but people would cut through regardless. Again, dense landscaping to discourage people from developing a cut-through path might be needed.

Mr. Ackerman said they could provide abundant landscaping to provide additional screening so as to thwart people from cutting through.

Commissioner Guerriero asked the number of parking spaces on the hotel site. Mr. Ackerman said the requirements were one space per room plus one per employee. They exceeded that but not by much; he didn't remember the exact numbers.

Township Planner Frey emphasized there was shared parking. Mr. Ackerman said the majority of the shared parking would be on the east side, sharing with the retail.

In order to clear up any ambiguity regarding the pedestrian connection, Commissioner Guerriero offered a motion to amend:

MOTION by Guerriero to amend the motion to include the requirement of construction of a crosswalk where indicated by the Township Planning Staff as part of the approval.

Motion failed for lack of support. The 3<sup>rd</sup> pedestrian connection would not be required and the motion now read:

**MOTION by McCarthy, support by Guerriero, that Site Plan JSPR18-0001, Village at Northville – Phase 4, 47500 5 Mile Road, submitted by Brad Friedman, DPG Land, be approved, subject to the following condition:**

- **All issues in the review letters be resolved and approved administratively, with the exception that the 3<sup>rd</sup> pedestrian connection was not required.**

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

**Motion approved unanimously.**

**Other Business**                      None.

**Department Reports:**

**Township Planner Frey**

- North Grove Retail site plan changes are required to go to the Board of Trustees per the original consent judgment. Recently a Starbucks drive-thru at this location was approved by the Board.
- 1<sup>st</sup> administrative review was completed for the Cantoro Market office building.
- Zhongding office building on 5 Mile Road will likely be on the Planning Commission Agenda for August 28

**Department of Public Services Director Casari**

- The Township was evaluating extra clean-up costs for the former State Hospital demolition
- The Township continued to provide information to the Land Bank for the MITC corridor including cost estimates from Plymouth and Northville side regarding infrastructure improvements.

**Zoning Board of Appeals Liaison Eric Lark**

- A land division on Maxwell Avenue was approved at the ZBA meeting held July 18, 2108.

**Extended Public Comments:** Edward McCall, resident, spoke regarding the Ward Church development. He asked that the June 20 meeting minutes reflect resident comments regarding this issue.

Township Planner Frey noted that Recording Secretary McGuire had been gone on June 20, and the minutes had been taken by a substitute. Township Planner Frey would follow up to see if the public comments regarding Ward Church could still be included.

Since the June 20 meeting minutes were approved earlier in the meeting, the following motion was made:

**MOTION by McCarthy, support by Guerriero, to rescind the approval of the June 20, 2018 minutes so that the public comments made that evening regarding the Ward Church development can be included.**

Voice vote:                      Ayes: All  
   Nays: None

**Motion carried unanimously.**

**Adjournment:** 9:08 P.M.