

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

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

APPROVED: August 29, 2017

CALL TO ORDER: 7:05 PM

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

Excused: Richard Allen

Also Present: Tom Casari, Director of Public Services

Approval of Minutes: Planning Commission – June 27, 2017

Mr. McCarthy made a motion to accept the draft Planning Commission minutes of June 27, 2017; supported by Mr. Allen.

Voice Vote: Ayes: All
Nays: None

Motion Approved

Other Minutes: Zoning Board of Appeals – April

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: Mr. Casari confirmed that no additional correspondence had been received.

Brief Public Comments: None.

Old Business

1. JSC17-0002 Village at Northville

Representative: Brad Botham, Pinnacle Homes
Location: 47500 5 Mile Road (former Scott Correctional Facility site)
Request: Live/Work Units – Elevations and Locations
Action: Approved with Conditions

Mr. Casari provided background on the request for approval to the elevations and location of the live/work townhouse units at Village of Northville, Phase 1. He explained that the Concept Plan for Phase 1 was approved by the Board of Trustees on July 20, 2017, with the condition that approval for the elevations and location of the live/work townhouse units would be reviewed and approved by the Planning Commission.

Mr. McCarthy made a motion to recommend approval with conditions of the elevations and location of the live/work townhouse units in Phase 1 at Village of Northville. Conditions include: (1) the location shall remain the same as presented on the Concept Plan; (2) there shall be seven (7) units as indicated on the Concept Plan with gables on both ends; (3) the materials shall conform to the Township ordinance and the two (2) brick colors shall be applied to the exterior of each unit on an odd/even basis; supported by Ms. Anderson.

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

Motion Approved

2. JSPR16-0002 Unit #6

Representative: Fadi Nassar, Amson Development
Location: 15701 Technology Drive, Unit #6
Request: Site Plan Approval
Action: Approved with Conditions

Mr. Casari provided background on the request for site plan approval for Unit #6 on Technology Drive. He explained that the developer received site plan approval with conditions on December 6, 2016. However, the December approval was granted for a different layout and building. The revised submittal includes the following:

1. A change from a two-story building to a three-story building.
2. The size has been decreased from 103,000 square feet to 99,661 square feet.
3. The number of parking spaces has increased from 221 to 326.
4. The use of the building has changed from research and development and office uses to a single use office building.
5. The three truck wells have been eliminated and replaced by an at-grade overhead door.
6. The building elevations and building materials have changed.

There was discussion with the developer's engineer and architect regarding parking, site layout, elevations and materials. Mr. Zawodny made a motion to approve with the conditions Unit #6 on Technology Drive. Conditions include: (1) Approval for the previous application and site

plan design shall be rescinded; (2) Address outstanding comments from staff and consultant review letters; (3) The requested parking is approved and the banked parking is acknowledged but shall go through the required approval process at a future date; supported by Mr. McCarthy

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

Motion Approved

New Business

1. JSPR17-0005 Hella (Unit #5)

Representative: Oleg Amcheslavsky, Amson Development
Location: 15951 Technology Drive, Unit #5
Request: Site Plan Approval
Action: Approved with Conditions

Mr. Casari provided background on the request for site plan approval for Unit #5 on Technology Drive. The project is located at the northeast corner of 5 Mile and Beck Roads, within Northville Technology Park. The parcel has frontage on Beck Road but is accessed from Technology Drive. The 115,000 square foot building will be used for office, manufacturing/lab and warehouse activities. The use complies with ORT (Office, Research and Technology) zoning classification. The tenant is requesting 24 more parking spaces than required by the ordinance with 54 additional parking spaces banked for use at a later date.

The greenbelts were discussed that front Beck Road on both the east and west side and that both Unit #5 and the new Village at Northville on the west side agree that landscaping will be coordinated so both sides are similar.

Mr. McCarthy made a motion to approve with the conditions Unit #5 on Technology Drive. Conditions include: (1) The requested parking is approved and the banked parking is acknowledged but shall go through the required approval process at a future date; (2) Address outstanding comments from staff and consultant review letters; (3) The Beck Road greenbelt is to coordinate with the Village of Northville greenbelt on the west side of Beck Road; and (4) \$41,400 shall be contributed to the woodland/tree replacement fund prior to site plan approval as replacement for 92 trees; and (5) the developer agrees to re-visit the Traffic Consultant's recommendation for a left and right turn lane when exiting the property as a convenience to its tenant and employees; supported by Mr. Guerriero.

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

Motion Approved

2. JSPR17-0004 Stonecrest Senior Living

Representative: Jed Momot, NorthPoint Development
Location: NW Corner 5 Mile & Sheldon Roads (5.51 acres as part of NHGC PUD)
Request: Site Plan Approval
Action: Approved with Conditions

Mr. Casari provided a project overview of Stonecrest Senior Living, to be located on the west edge of the vacant parcel at the northwest corner of 5 Mile and Sheldon Roads. The property was the subject of a recent PUD amendment to allow this portion of the site to be developed as senior housing. The balance of the site retained its commercial zoning designation. The proposed 84,540 square foot building will include assisted living (three stories) and memory care (one story). Site plan approval is requested for phase 1, which is the senior housing component.

Mr. Jed Momot, project representative for the proposed development, presented a power point presentation of the proposal. The Planning Commission had a few questions regarding the proposed fence around the memory care unit.

Mr. Zawodny made a motion to approve with conditions the site plan for Stonecrest Senior Living. Conditions include: (1) Address all outstanding comments from review letters received from Township staff and outside consultants; (2) Revise landscape plans to replace the ten (10) Callery Pear trees with a different species approved by the Township Planner; and (3) The fence enclosure shall be reviewed and approved by the Township Planner and the Building Department; supported by Mr. Guerriero.

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

Motion Approved

Other Business: None.

Department Reports:

Tom Casari, Director of Public Services

- Provided an update on the environmental consultant hired to prepare demolition specifications and a bid package for buildings on the former State Hospital site.
- Village at Northville demolition for phase 0 and phase 1 is under way. Johnson Creek will be closed soon for a period of time in order to dig the detention pond.
- 6 Mile Road Project – waiting on contractor to complete the punch list regarding irrigation and landscaping issues.

Eric Lark, Liaison to the Zoning Board of Appeals

- Provided an update on the ZBA meeting held July 19, 2017 regarding petitions presented.

Tim Zawodny, Planning Commission

- Provided an update on the subcommittee to review landscaping for the internal park and pond at Village at Northville. Mr. Zawodny indicated that since Mr. Anderson resigned from the Planning Commission, the subcommittee is a party of one person.

Extended Public Comments: None.

Adjournment: 9:40 P.M.