

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
August 29, 2017**

DATE: August 29, 2017
TIME: 7:00 PM
PLACE: Northville Township Hall
44405 Six Mile Road

APPROVED: October 3, 2017

CALL TO ORDER: 7:08 PM

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

Excused: Richard Allen

Also Present: Jennifer Frey, Township Planner

Approval of Minutes: Planning Commission – July 25, 2017

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

Voice Vote: Ayes: All
Nays: None

Motion Approved

Other Minutes: Zoning Board of Appeals – June 21, 2017
Zoning Board of Appeals – July 19, 2017
Board of Trustees Regular – June 15, 2017
Board of Trustees Regular – July 20, 2017

Mr. McCarthy made a motion to receive and file the minutes from the Zoning Board of Appeals meetings of June 21 and July 19, 2017 and the Board of Trustees Regular meetings of June 15 and July 20, 2017; supported by Mr. Guerriero.

Voice Vote: Ayes: All
Nays: None

Motion Approved

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

Brief Public Comments: None.

1. JSPR16-0006 Cantoro Market

Representative: John Fallone, Owner
Location: 15550 Haggerty Road
Request: Site Plan Approval – Phase 1 (Raised Terrace Addition & Parking Lot Expansion)
Action: Approved with Conditions

Ms. Frey provided background on the request for site plan approval for Cantoro Market to expand parking to the north of their store and to add an elevated terrace to the existing structure. There was extensive discussion regarding the completeness of the drawings, details pertaining to the addition and conveyance of parking information that was established as part of the PUD. Mr. Zawodny motioned to approve, with conditions the following conditions, site plan JSPR16-0006 for Cantoro Market; supported by Tim Guerriero:

1. Conditional approval is limited to the parking area, new driveway, reconfigured existing driveway, landscape improvements and pedestrian improvements only.
2. The building elevations, including clarification on the materials and function of the proposed lower level enclosure (permanent or seasonal), shall be resubmitted to the planning commission for approval.
3. A complete site plan set is required. The sheets must be numbered sequentially and identified on a sheet index on the cover page of the drawing set.
4. Compliance with all comments from the township planner, engineer, lighting and traffic review letters.
5. The building modifications and the relationship of the building modifications to the existing landscape and sidewalk must be resubmitted for planning commission approval, including a complete understanding of the proposed changes and method of enclosing the lower level.
6. The fire department will review the building during the building permit review process, this includes any obstructions, building access, fire protection system etc. Any review comments that will alter the exterior building elevation will require resubmittal to the planning commission to approve a revised building elevation.
7. The existing landscape in front of the terrace shall be restored if damaged. A note to this effect shall be added to the site plan.
8. Provide a sheet that contains the entire parking layout at build out, parking spaces identified, the phase line and the approved parking chart that includes the area for each use within the market, or occupancy level, for which the overall parking for the site was established.
9. Verify the size of the proposed terrace and lower level enclosure are consistent with the parking chart that was approved with the PUD concept plan.
10. The exiting driveway shall be shown in the configuration that has been approved by Wayne County with a note indicating it was approved by Wayne County and is subject to removal when a new driveway is created for the parcel to the south,
11. Barrier free parking spaces shall be provided in close proximity to the building they are intending to serve. Construction of the barrier free spaces associated with the future office building shall be deferred until the office building is built.

12. The conditions of site plan approval must be satisfied prior to submitting engineering or building drawings.

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

Motion Approved

Other Business: None.

Department Reports:

Jennifer Frey, Township Planner

- Cedarbrook of Northville Grand Opening is scheduled September 7, 2017 from 4:30-7:00 P.M.
- The Village at Northville, Phase 1 pre-construction meeting is scheduled for August 30, 2017.
- Next Planning Commission meeting is October 3 (rescheduled from September 26).

Extended Public Comments: None.

Adjournment: 9:10 P.M.