

**CHARTER TOWNSHIP OF NORTHVILLE  
PLANNING COMMISSION  
October 3, 2017**

**DATE:** October 3, 2017  
**TIME:** 7:00 PM  
**PLACE:** Northville Township Hall  
44405 Six Mile Road

**APPROVED:** January 30, 2018

**CALL TO ORDER:** 7:02 PM

**ROLL CALL:**

**Present:** Richard Allen, Tim Guerriero, Eric Lark, George McCarthy, Tim Zawodny  
**Excused:** Lisa Anderson

**Staff:** Tom Casari, Director of Public Services

**Approval of Minutes:**

Planning Commission – August 29, 2017

Mr. Allen made a motion to approve with corrections the draft Planning Commission minutes of August 29, 2017; supported by Mr. Guerriero.

Voice Vote: Ayes: All  
Nays: None  
Motion Approved

**Other Minutes:**

Zoning Board of Appeals – August 16, 2017  
Board of Trustees Regular – August 17, 2017  
Board of Trustees Special – August 17, 2017  
Board of Trustees Special – September 6, 2017

Mr. Allen made a motion to receive and file the minutes from the Zoning Board of Appeals meeting of August 16, 2017, the Board of Trustees Regular meeting of August 17, 2017 and the Board of Trustees Special meetings of August 17 and September 6, 2017; supported by Mr. Guerriero.

Voice Vote: Ayes: All  
Nays: None  
Motion Approved

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

**Brief Public Comments:** None.

Mr. McCarthy made a motion to reverse the agenda items and to put JSPR17-0006, Heritage Park, as the first item of business as the second agenda item is Northville Township business; supported by Mr. Guerriero.

Voice Vote:           Ayes: All  
                              Nays: None

Motion Approved

**1. JSPR17-0006 Heritage Park**

Representative: Joe Boji, Boji Development, Inc.  
Location:           5 Mile Road; East of Winchester  
Request:            Site Plan Approval  
Action:             Approve, Approve with Conditions, Postpone, Deny

Mr. Casari summarized the project as a 14-unit detached condominium development, with first floor master bedrooms, located on 5 Mile Road, just east of Winchester. The development is geared to the Active Adult Community (AAC) and it is the developer's intent to put an age restriction in the purchase of the units at 55+ via the Master Deed.

There was discussion regarding the Landscape and Woodland Replacement requirement of 490 trees that equate to a \$220,500 contribution to the Township's woodland fund. The developer is interested in reducing that contribution by adding landscaping above and beyond what is required on the site by the ordinance, as well as seeking permission of the adjacent Northville Forest Apartments to plant street trees along 5 Mile Road and in any other locations within the apartment complex as agreed upon. The developer recognizes that the apartment complex would need to accept maintenance responsibility for any trees planted on their property. Furthermore, additional opportunity for planting street trees may be obtained with permission from adjacent homeowners' associations (HOA's) and along Six Mile Road as long as the HOA's agree to maintain the plantings.

There was discussion regarding the lighting requirements within the development. The Township lighting consultant indicated a need for street lighting. The developer intends to adjust the carriage lighting of the units and provide a revised photometric plan for review to try and eliminate the request for street lighting.

Mr. Allen motioned to approve JSPR17-0006, Heritage Park, conditioned upon comments detailed in review letters from Planning, Engineering, Fire Department, Traffic Consultant and Lighting Consultant; supported by George McCarthy.

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

**MOTION APPROVED**

## **2. 2018-2023 Capital Improvement Plan (CIP), Charter Township of Northville**

Representative: Tom Casari, Director of Public Services

Request: Adoption of Capital Improvement Plan

Action: Adopt 2018-2023 Capital Improvement Plan

Mr. Casari reviewed those items from the previous year's Capital Improvement Plan (CIP) that have been completed relative to buildings and property improvements; vehicles and equipment; water supply system; and sanitary sewer collection system.

The Planning Commission questioned the reason the demolition of the buildings on the former State Hospital Property were not included in the CIP, as well as the reason why dollars from the Woodland Replacement Fund are not used to plant trees in public areas throughout the Township. Mr. Casari explained that those items are not considered part of the CIP.

In addition, the Planning Commission requested an explanation as to the reason there have not been funds allocated to pathways and non-motorized improvements. Mr. Casari explained that there is no funding source for pathways and non-motorized improvements

**Other Business:** None.

### **Department Reports:**

Tom Casari, Director of Public Services

- Northville Hills Golf Club has entered into an Intergovernmental Agreement (IGA) with Wayne County and NHGC Homeowners' Association to provide funding to repair curbs and gutters within the subdivision. The Hills of Crestwood is another possibility looking into the IGA process.
- Haggerty Road between Five and Six Mile Roads is on the schedule for repair by Wayne County in 2018.

Eric Lark, Zoning Board of Appeals Liaison

- The cell tower petitioner removed themselves from the ZBA Agenda the morning of the meeting scheduled for September 20. To date, there has not been a resubmittal for a future ZBA Agenda.
- At the September 20 ZBA meeting, the board approved a variance request for Oasis Golf Center to extend their driving range pole and netting heights to 110'; denied a variance request to a front yard setback for a private road easement on 6 Mile Road; and approved a variance request to a front yard setback for a front porch on Bloomcrest.
- ZBA Rules of Procedure were amended and approved.

Richard Allen, Board of Trustees Liaison

- There was a dedication for the new joint fire station between Northville and Plymouth located on Wilcox Road.
- The Township sold three acres to DTE on Ridge Road for a DTE booster station.
- The Fire Department improved their ISO rating from 5 to 3.

**Extended Public Comments:** None.

**Adjournment:** 9:10 P.M.