

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
August 27, 2019**

DATE: August 27, 2019
TIME: 7:00 PM
PLACE: Northville Township Hall
44405 Six Mile Road

APPROVED: September 24, 2019

CALL TO ORDER: 7:00 PM

ROLL CALL:

Present: Lisa Anderson, Timothy Guerriero, Erik Lark, George McCarthy, Fred Shadko, Jayne Watson, Tim Zawodny

Excused: None.

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

Approval of Minutes:

Planning Commission – July 30, 2019

MOTION by McCarthy, support by Guerriero, to approve the July 30 , 2019 Planning Commission meeting minutes as published.

Voice vote: Ayes: All
Nays: None

Motion approved unanimously.

Correspondence:

Chair Zawodny acknowledged correspondence from a resident regarding the first item of new business. The correspondence would be read as part of that discussion.

Brief Public Comments: None.

New Business:

- | | |
|------------------------|--|
| 1. PSLU19-0001 | Special Land Use (Public Hearing) |
| Representative: | Jeffery Schmitz, JS Capitol |
| Property Owner: | JS Northville, LLC |
| Location: | Parcel ID# 77 003 01 0082 300 (7 Mile at Fry Rd.) |
| Request: | Special Land Use for a Child Care Center |
| Action: | Approve, Approve with Conditions, Postpone, Deny |

Members of the Development Team present this evening included:

- Tami Salisbury, Capitol Group, LLC, 155 Romeo Rd., Suite 300, Rochester MI.
- Angela Innaimo, Executive Director, Premier Academy, 818 Pine Ridge, Oxford MI.
- Ron Rader Jr., TDG Architects, 79 Oakland Avenue, Pontiac MI.

Utilizing a PowerPoint presentation, Ms. Salisbury gave the background for this project:

- In 2017 a special land use and site plan was approved with a child care center on the corner of 7 Mile and Smock and an office building on the corner of 7 Mile and Fry. The applicants were proposing to flip those uses, so that the child care center would now be at the 7 Mile and Fry corner. Ms. Salisbury said the traffic flow worked better with the child care center being on the west.
- After evaluating child care options in the area and with the large new office development across the street, the applicants believed their child care center, which offered an academic-based curriculum, would be a good fit for this location.

Ms. Innaimo made the following points:

- Premier Academy's original location opened in Oakland Township in February 2009, with children aged 6 weeks through kindergarten. A second location was opening in Rochester Hills In January 2020. Northville Township would be their 3rd location.
- Premier Academy's program and philosophy offered both Montessori and traditional pre-school educational options. An aerial schematic of the Oakland Township site area showed that 80% of their enrollment came from a 3 mile radius of the Center.
- The applicants had researched day cares in the Northville area; a good amount of them were wait-listed. Quality day care was a current and future need for the area, especially with new developments being built.
- Their Oakland Township location was at capacity and wait listed. The Rochester Hills location that would open in January had a list of about 300 families waiting to enroll. In Northville Township, demographics from the last census showed over 9,000 children ages 0 to 4 within a 5 mile radius of this location. Total targeted population in Oakland Township was approximately 76,000; the population surrounding the proposed location at 7 Mile and Fry was approximately 175,000.

Mr. Rader made the following points:

- The 3.36-acre property bordered 7 Mile Road. The applicants had moved the day care to the west side of the site to enhance safe ingress and egress, and for ease of connection with Township services. The Township was already working with some additional traffic control measures that would assist with traffic management around this area.
- The proposed facility would be about 15,600 square feet with 12 classrooms, dedicated gymnasium facilities, greenhouse, and splashpad, would be fully secured and exceed all state requirements.
- Elevations of the proposed building were provided. All setback requirements were met, including a 50-foot north setback for the building, and a 25-foot north setback for the playground.

Chair Zawodny invited Township Planner Frey to give her review.

Referring to her August 15, 2019 letter, Township Planner Frey explained that this request was for a special land use to allow an approximately 15,000 square foot daycare facility on the vacant property located at the northeast corner of 7 Mile and Fry Roads. The property was zoned office. Day care was permitted with special land use approval.

Special land use standards provided an opportunity to look at site-specific design criteria relative to the proposed use of the property, in order to impose conditions that would mitigate impacts on surrounding uses and neighborhoods.

Township Planner Frey made observations and listed outstanding issues as follows:

Compatibility with adjacent uses. The proposed use met dimensional requirements, and did not create any significant impacts in terms of nuisance factors such as noise, smoke, fumes, odors, glare, light, compared to other permitted uses within the office zoning district. The play area would have less impact on the neighboring properties than potential parking, dumpster and loading activities for a traditional office use, and would not have late evening or weekend hours.

There was an existing day care on the west side of Fry; the applicant had discussed market demand for a second facility in the area, as requested.

Compatibility with the master plan. The proposed use was compatible with the master plan, and was a permitted use via special land use approval.

Traffic impact. The site would also contain an office building, which would be brought to the Commission in September. Access for both the child care center and the office use would be provided on 7 Mile and Fry. The traffic generated by the child care center was just under the threshold for requiring a formal traffic assessment.

Wayne County would be the approving authority for any acceleration/deceleration lanes on 7 Mile Road. There were plans for a traffic signal to the east where Pierson and Traditions Drive intersected 7 Mile Road.

Impact on Public Services. The location could be served by existing public services. A sidewalk would be constructed along the 7 Mile frontage.

Compliance with Zoning Ordinance Standards. It appeared that ordinance requirements would be met; a formal review would occur when the site plan was presented.

Impact on the Environment. Any development would have an impact on the trees; regulated trees that were removed would be replaced per ordinance requirement.

Specific Special Land Use Requirements. The use-specific requirements for a day care were met.

Township Planner Frey suggested that the following conditions be considered, if the Commission were to approve this special land use request:

- Site plan approval.
- Landscape plan provide significant buffer along the north property line.
- Fry Road be paved to the north side of the site access drive.

Township Planner Frey summarized the August 13, 2019 letter from the Township's transportation engineer. The traffic engineer had provided some preliminary comments regarding site plan review, which would be reflected on future site plan submittals.

Township Planner Frey concluded her review.

In response to questions from Commissioner Shadko, Mr. Rader said that the outside play area was on the north side of the building, facing residential.

Commissioner Lark asked why the Commission could require Fry to be paved to the north side of the site as a condition of approval, but not condition approval on the resolution of issues called out in the Traffic Engineer's letter. Township Planner Frey explained that the paving of Fry was required because it was currently gravel, and the previous site plan had included that requirement; the paving was tied to the special land use. The Traffic Engineer's preliminary site plan review was for informational purposes only since tonight the Commission was not discussing site plan review. However, if the Commission wanted to include the resolution of the Traffic Engineer's comments as conditions this evening, that would also be appropriate.

Chair Lark asked what type of enclosure would be used around the play area. Ms. Innaimo said they typically had a taller decorative wrought iron fence. The fence would not be chain link.

Commissioner Lark asked why the traffic flow worked better on Fry than Smock. Ms. Salisbury explained that there would be no access off Smock; that was requested at the initial meeting.

Township Planner Frey further explained that the 2017 plan placed the child care center on the corner of 7 Mile and Smock, with an access on Smock. Through the public hearing process, the Commission approved the special land use conditioned on the elimination of the Smock access. The original site plan with the child care center on 7 and Smock and the office on 7 and Fry was still the approved site plan.

Since the original approval, the current applicants acquired the property, and they were seeking to flip the uses, while maintaining the access drives on 7 Mile and Fry as originally approved.

Commissioner Anderson said that because the uses were being flipped the office space would be on a residential parcel that would need to be rezoned from residential to office. Township Planner Frey explained that the applicants were planning on seeking that

rezoning at the September meeting. The child care center was permitted as a special land use in both office and single family residential, so could be placed in either location.

Commissioner Shadko asked about the expected traffic load.

Ms. Innaimo said they had done a traffic study at 15 minute increments at their current location, which had about 200 children. The main drop off times were from 6:30 – 9:00 a.m. During the peak drop off time, vehicle traffic averaged 3 to 7-8 cars within the 15 periods. She pointed out that most of the cars coming by would not be new 7-Mile Road traffic, since the Center would draw the majority of their enrollment from within a 5-mile radius.

In response to a question from Commissioner Guerriero, Ms. Innaimo said their operation offered both full day and partial day care. Their educational program ran from 9:00 to 3:00.

Commissioner Lark asked if an analysis had been done regarding the change to traffic flow as a result of flipping the uses so that the day care was located on Fry.

Township Planner Frey said the applicants had done a traffic study for the rezoning, but not the special land use. Traffic had not significantly changed from the earlier approval since the users of both the day care and the office had to exit to 7 Mile or Fry in either case.

Township Planner Frey added that a traffic study was required when there were over 100 directional trips per peak hour; the child care center was below that threshold.

Commissioner Shadko said there was no advantage for drivers to turn north onto Fry, which was a dead end street. Commissioner Lark said he was concerned about the overall volume on Fry and how that would change because the uses had been flipped.

Chair Zawodny asked if the traffic study done by the applicants also applied to end of day traffic. Ms. Innaimo said that was the case, with peak afternoon hours of 3:00 – 6:30 p.m.

Chair Zawodny asked how many children would be served by this facility. Ms. Innaimo said there would be 180-200 children. There would be no weekend activity.

Commissioner Guerriero asked if the applicants' traffic analysis took into consideration the existing child care facility directly across Fry Road and that also had a Fry Road access.

Township Planner Frey said the driveways were separated, so there would not be left turn conflicts. Ms. Salisbury said they had to look at all uses in the area when doing a traffic study and those uses would be discussed during the re-zoning application. Drop off and pick up traffic was staggered.

Commissioner Anderson asked how many children would be outside in the play area at a time, and how the Center would buffer outside activity from neighboring residential. Ms. Innaimo said the children would go out one classroom at a time for 25-30 minutes. The largest class would not exceed 20 children. There would be significant trees between the playground and residential, the children would have appropriate playground options, and the playground met the 25-foot setback requirement.

Township Planner Frey said there was also a small grade differential, so the playground was somewhat recessed. Mr. Rader added that they had created a boulder wall to create some separation there. The landscaping plan would show coniferous and evergreen trees.

Township Planner Frey pointed out that the buffering and setback requirement was met when the Center was approved for 7 Mile and Smock.

Commissioner Shadko asked about the dumpster location. Mr. Rader said the dumpster was at the northeast of the building, would not be shared with the office site, and would be 50 feet from the northern property line.

Noting that Smock Road residents had not wanted an access on Smock in 2017, Commissioner Lark asked what was different about Fry Road regarding traffic concerns. Township Planner Frey said Fry and Smock were similar; both had dead ends to the north.

Commissioner Shadko said that putting the additional traffic on Fry placed it further from the new signal at Pierson, and therefore would provide better stacking and more gaps along 7 Mile.

Commissioner Anderson asked how many residents were on Fry. Director of Public Services Casari said there were approximately 25 homes on Fry Road, and 100 in the subdivision generally.

Commissioner McCarthy asked about the schedule for the office building construction. Mr. Rader said the child care center and the office building would go forward at the same time, contingent on the approval of the zoning request that would be heard by the Commission in September.

Commissioner Anderson asked the applicants what their thoughts were regarding being located right next to another day care. Ms. Innaimo said that when they researched the area for comparisons and market need, they looked for programs similar to their own, i.e., academically focused programs. She pointed out that their location in Oakland Township was similar to this one in that there was another child care center operated by the school district less than a mile away. Both facilities were completely booked. With the new developments in Northville, the need for quality daycare was rising. They would be providing unique quality day care in the area.

Ms. Salisbury added that two of the centers that they contacted in the area were at capacity and had a wait list, with no date when an opening might occur.

Commissioner Anderson asked if the applicants had included in their research the child care center across Fry Road. Ms. Salisbury said they did not, because they were looking at capacity-similar centers.

Chair Zawodny asked what time outside activities would start. Ms. Innaimo said they typically started about 9:30 a.m.

Seeing that discussion had ended, Chair Zawodny opened the public hearing at 7:44 p.m.

Mike Shaw, 19405 Fry Road, said that his children were at the existing daycare on Fry; he was not concerned about competition. He was concerned about traffic, and questioned whether the traffic study mentioned tonight had taken into consideration the traffic from the existing daycare. It was already a challenge to pull out on 7 Mile from Fry Road, especially during peak hours, and this proposal would add traffic for 200 children. It seemed dangerous not to also have an access on Smock Road.

Dennis Atchison, 19871 Fry Road, was also concerned about traffic. He explained that he had been grading and plowing Fry Road because Wayne County did not, and he knew there was a water issue at the intersection of Fry and 7 Mile Road, where the water did not drain, and froze in the winter, creating an icy build-up on 7 Mile. Also, west-bound traffic backed up on 7 Mile Road so that people pulling out of Fry had to wait for stopped traffic. With the new light to the east, traffic would also back up east-bound. Smock residents had also been concerned about traffic.

In response to questions from Commissioner Shadko, Public Services Director Casari said that any new paving at the corner of Fry and 7 Mile would typically have to include drainage to keep the pavement in good shape. The Township would bring the situation to Wayne County's attention, although addressing drainage would probably occur when the project was being designed.

Mark Pelachyk, 40860 Oppollo Street, said he was on the corner of Fry and Oppollo and used Fry daily. He echoed the traffic concerns in terms of difficulty exiting to 7 Mile during peak hours and ice buildup in the winter. He was concerned that the situation would be so difficult that people would go through the neighborhood to find another way to exit onto a main road. Also, the section of Fry discussed earlier was already paved.

Linda Orosz, Director, Sunny Pointe Child Care Center, 19149 Fry Road, also shared traffic concerns. People were already cutting through the neighborhood because getting out on 7 Mile was so difficult. Her child care center had a capacity of 70 children. Adding traffic for 200 more children would be dangerous.

Tulie Yessaian, 19230 Fry Road, said her home was adjacent to the play area on the north. She felt the children at the proposed child care center would be put at risk by the traffic problems there.

Chuck Yessaian, 19230 Fry Road, said that he was already fearful about the drop-offs in the morning at the existing child care center. He agreed with the previous comments about traffic, including the winter conditions at the intersection.

Andrea Underwood, 37191 Myrna Street, Livonia MI, explained that she taught at the Sunny Pointe Day Care Center, as well as taught online continuing education classes to lead preschool teachers and center directors. She was concerned about flipping the location of the uses as described, not because of the competition but because of the more intense traffic that would result. She said there was also loose gravel at that intersection, which made acceleration difficult. Visibility was limited to both the west and east because of topographic conditions. She suggested requiring a deceleration lane at Fry and 7 Mile, as well as a left turn lane and a stop light that would operate during peak times. She also was concerned with the aesthetics of a larger day care center, appropriate landscape buffering, and overall safety of the children. While Sunny Pointe was not shy of healthy competition, she asked that location, style, safety, and size of the new center be kept in mind.

Speaking again, Mr. Atchison said that the traffic study didn't take into account the conditions of the neighborhood roads during bad weather, which resulted in additional traffic using the 7 Mile and Fry intersection because he plowed and graded Fry Road.

Speaking again, Mr. Shaw said Sunny Pointe Child Care had only one access, on Fry Road.

Seeing that no one else came forward to speak, Chair Zawodny closed the public hearing at 8:06 p.m.

Commissioner Guerriero thanked the residents and other interested parties who spoke this evening. He asked that if the Commission were to deny tonight's petition, could the applicants proceed under the original plan with the building in the original location, keeping the access on Fry and 7 Mile, subject to any further site plan requirements.

Township Planner Frey said that if the footprint stayed the same and the conditions were the same, the applicants could proceed under the original plan. However, she thought the applicants were increasing the child care center size and capacity, requiring them to go through the special land use process again even if the locations of the uses remained generally the same as originally approved. The original approval had cross-access agreements, with the intent that both the office use and child care center use would be able to use either the 7 Mile or Fry Road access.

Commissioner Shadko asked if residents from Fry Road had been at the public hearing for the original approval. From the audience, Mr. Shaw said they had not known about the hearing in 2017. Township Planner Frey said all noticing requirements had been met.

Chair Zawodny asked what "under 100 directional trips" meant, since that was the threshold that did not require a formal traffic study.

Township Planner Frey said that ITE (Institute of Transportation Engineers) had classification codes for specific uses. Based on the capacity of the daycare, the threshold to trigger a formal traffic study was 100 directional trips during peak hours. This day care was just under that threshold.

Commissioner Guerriero said that after reading the traffic engineer's report and hearing the comments from the neighbors, clearly traffic was an issue. He suggested that if the Commission were inclined to proceed, they should require a full traffic study before a decision was made. The traffic study should take into account the comments made tonight about 7 Mile Road traffic, Sunny Pointe Child Care Center traffic, drainage problems, ice problems, etc., so that the Commission was able to make a decision based on more complete information.

Chair Zawodny agreed, noting that the number of trips should include trips from the Sunny Pointe Center.

Township Planner Frey noted that under a special land use the Planning Commission could ask for further information, including more information regarding the traffic during peak hours for the two child care centers.

Commissioner Shadko suggested the traffic study consider providing information regarding reinstating the Smock Road access, which would alleviate some of the traffic stress on Fry.

Commissioner Anderson agreed with comments made thus far. Special land use criteria asked the Commission to look at compatibility with adjacent uses and whether the proposed use created a significant detrimental impact as compared to the impacts of permitted uses. Traffic was a potential significant detrimental impact. Additionally traffic impact was specifically called out under a separate criterion. There was not enough information before the Commission to show that those specific criteria of special land use approval had been met.

At 8:15 p.m., Chair Zawodny re-opened the public hearing to read correspondence from Caroline Bush, 19880 Fry, opposing the request for Special Land Use for a child care center at 7 Mile and Fry Road, due to concerns about traffic. At 8:16 p.m., Chair Zawodny re-closed the public hearing.

Chair Zawodny indicated he was ready to entertain a motion.

MOTION by Guerriero, support by Anderson, in the matter of PSLU19-0001 – Child Care Center, Special Land Use for Parcel ID# 77 003 01 0082 300 (7 Mile at Fry Road) that the petition be postponed, in order to give the applicants time to provide a full traffic study, taking into consideration the concerns raised at tonight's meeting, including:

- **The impact of this facility on existing Fry Road traffic, including the traffic coming out of the Sunny Pointe Day Care Center.**
- **The issues raised during the public hearing and by the Township Traffic Engineer regarding ingress and egress to 7 Mile Road.**

accommodate the patio, the sidewalk along the Beck Road frontage would need to be reduced from 8 feet to 7.5 feet, and the sidewalk along the 5 Mile Road frontage would need to be reduced from 8 feet to 7 feet.

Mr. Ackerman explained they were required to have 8 feet of open sidewalk along any areas where the sidewalk directly abutted a parking space. However, the proposed patio pushed out a little, resulting in tonight's request for reduced sidewalk widths. The building itself would remain unchanged.

Secondly, the proposed patio would conflict with the approved site plan related to the location of two raised planters. They would like to remove two planters, one on the south side of the building and one on the east side. Seasonal color would be provided by a series of planter boxes attached to the wrought iron fencing around the patio, which would be on the south endcap of the building. Outdoor furniture would be provided at the entrance for customers to use while waiting to be seated.

Commissioner McCarthy asked about signage. While signage was not part of the approval process, the Commission did like to see an indication of what the signage looked like. Mr. Ackerman explained that he did not have graphics of the signage, but the signs would be consistent with the PUD agreement, and with what was currently on other First Watch buildings.

Township Planner Frey said that the tenants in the multi-tenant building were permitted one sign. If they wanted a second sign they would have to come back to the Commission.

In response to a question from Commissioner Guerriero regarding parking, Mr. Ackerman said that they had surplus parking for the commercial area, based on zoning requirements. Additionally, First Watch closed at 2:00 or 2:30 p.m., eliminating conflicts with other evening parking.

Township Planner Frey explained that the parking data for the site should be updated to reflect the parking required for the outdoor dining and the revised surplus for the entire commercial component.

Commissioner Lark asked for assurance that the patio would remain seasonal, and not evolve into a 4-season room. Mr. Ackerman said that could be a condition of approval.

In response to a comment from Commissioner Shadko, Mr. Ackerman said the applicants had been to the site and understood the dynamics of the traffic on 5 Mile Road.

Commissioner Shadko was concerned about the reduction in the sidewalk width, especially as a large pickup with a hitch could back onto the sidewalk and

effectively eliminate 2-1/2 or 3 feet of sidewalk width. The requirement for an 8-foot-wide sidewalk with parking perpendicular to it was long-standing in the Township.

Discussion followed:

- On the 5 Mile Road frontage where the sidewalk reduced to 7 feet, only one parking space was affected. Could that space be a barrier-free space, or reserved for a food delivery service?
- Also, planter boxes attached to the wrought iron fence would further reduce sidewalk width, potentially affecting barrier-free clearances.
- Regarding the two planters that were proposed to be removed, the planters were part of the overall approved streetscape design, which also included elements such as sidewalk hatching.

In response to a question from Commissioner Lark, Mr. Ackerman said the restaurant would serve alcohol, but would not have a bar. Public Services Director Casari noted that the Township did not have any available liquor licenses; the restaurant would need to seek a resort license from the State Liquor Commission. Township Planner Frey added that a bar would have a higher parking requirement than what was allocated for this use.

Chair Zawodny invited the Township Planner to give her report.

Township Planner Frey said that Mr. Ackerman had addressed most issues outlined in her August 20, 2019 PUD Amendment request review letter and August 21, 2019 site plan review letter. The Commission was being asked to recommend a PUD amendment to reduce sidewalk widths to the Board of Trustees, and separately, to approve a site plan amendment, in order to allow the construction of a canopy over outdoor dining at Building G, the multi-tenant retail building at 5 Mile and Beck. The outdoor dining area would be at the south end of Building G.

The PUD amendment would be drafted by the applicant and reviewed by the Township attorney. Sheet 10 of the PUD document would need to be updated with the addition of the outdoor seating area.

The site plan could be approved with conditions including Board of Trustee approval of the PUD amendment at their September meeting, and the applicant updating the parking information.

In response to a request from Chair Zawodny, Mr. Ackerman provided the Commission with a site plan. After reviewing the site plan, Chair Zawodny said he was concerned that with the reduction in landscape amenities including the planters, and with the design of the outdoor seating area as a pergola, there would be times during the year that the area would look sparse. According to the site plan, the planters would hold Gingko Biloba trees. He suggested that the 3 planters on the

south side be re-spaced and kept. The planter on the east side would still be removed.

Commissioner Shadko remained concerned about reducing sidewalk width, allowing vehicle parking overhang, and further reducing available width by the use of planter boxes on the railing. Mr. Ackerman said hanging baskets could be used instead of planters attached to the railings.

It came out in the discussion that the flatwork (sidewalk, etc.) was not yet in. Township Planner Frey said that made it easier to compress the flatwork streetscape patterning design elements so that they were closer spaced, and away from the door and the eating area. Keeping the 3 planters and modifying the streetscape would frame and enhance the south side of the building.

Mr. Ackerman said he was comfortable committing to this change; if it was an issue he would return to the Commission.

Commissioner Anderson indicated she was ready to offer a motion.

MOTION by Anderson, support by McCarthy, in the matter of PPUDAM19-0001 – The Village of Northville – Ph. 4, that the Planning Commission recommend approval of PUD Amendment #3 to the Board of Trustees, to allow a reduction in sidewalk width along the Beck Road frontage from 8’ to 7.5’, and a reduction in sidewalk width along the 5 Mile Road frontage from 8’ to 7’, in order to allow a 336 square foot seasonal patio consistent with what is shown on Site Plan Sheet SK 4, stamped received July 29, 2019 and presented this evening, with the following condition:

- **Compliance with the comments listed in the August 20, 2019 Township Planner’s review letter.**

Roll Call Vote: Ayes: Anderson, Guerriero, Lark, McCarthy, Shadko, Watson, Zawodny

Nays: None

Motion to recommend approval carried unanimously.

MOTION by Anderson, support by Lark, in the matter of PAM19-0004 – The Village at Northville, that the Planning Commission approve Retail Site Plan Amendment #2 , with the following conditions:

- **Board of Trustees approval of PUD Amendment #3, as discussed this evening.**
- **Compliance with the comments listed in the August 21, 2019 Township Planner’s review letter.**

Director of Public Services Casari added that following the demolition of the old fire station on 7 Mile Road, that property would be sold and the funds were slated to help fund the addition just described.

Commissioner Lark noted that a new fire station was listed for \$2 million in 2025. Director of Public Services Casari explained that building costs had skyrocketed, and the new fire station was planned 5 years out.

Commissioner Watson was appreciative that the bike paths on 6 Mile and Beck would be connected. She was concerned that striping throughout the Township had deteriorated. What was the best way to communicate this safety issue to Wayne County?

Director of Public Services Casari explained Wayne County's process for striping maintenance. The best way to speed up that process was for citizens to call 888-ROAD-CREW (888-762-3273) and indicate the striping was a safety concern.

MOTION by Anderson, support by Guerriero, that the Planning Commission adopt the 2020-2025 Capital Improvements Plan as presented.

Roll Call Vote: Ayes: Anderson, Guerriero, Lark, McCarthy, Shadko, Watson, Zawodny

Nays: None

Motion approved unanimously.

Other Business: None.

Department Reports:

Department Reports

Jennifer Frey, Township Planner

- VAN Loft Submittal – 1st Administrative Review had been completed.
- 7 Mile rezoning request was set for the September Planning Commission Agenda
- Maybury/State Park/Farm Master Plan Update – discussion with Township and Wayne County to get a non-motorized access at 7 Mile and Ridge Roads
- MITC Grant Award – Northville Township and City of Northville received a joint grant of \$100,000 for marketing efforts, in order to upgrade literature and websites.

Eric Lark, Zoning Board of Appeals

- August Meeting Summary
- Acknowledged paving of 6 Mile and Cascade/Northville Road intersection, and thanked those responsible.

Fred Shadko, Board of Trustees

- August Board of Trustees Meeting Summary.
- 8-26-19 MITC Meeting Summary. Wayne County would start work on 6 Mile and Beck intersection in about 2 weeks; this was scheduled to be complete in 2020.

Extended Public Comments: None.

Adjournment: 9:23 p.m.