

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
December 3, 2019**

DATE: December 3, 2019
TIME: 7:00 PM
PLACE: Northville Township Hall
44405 Six Mile Road

APPROVED: January 29, 2020

CALL TO ORDER: 7:02 PM

ROLL CALL:

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

Excused: Eric Lark

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

Approval of Minutes:

Planning Commission – October 29, 2019

**MOTION by McCarthy, support by Guerriero, to approve the October 29, 2019,
Planning Commission meeting minutes as presented.**

Voice vote: Ayes: All
 Nays: None

Motion approved unanimously.

Correspondence: None.

Brief Public Comments: None.

New Business:

1. PGENREV19-0004 The Sanctuary at Autumn Run
 Representative: Steven & Spencer Schafer – Schafer Development
 Property Owner: N-B Mashni Trust
 Location: 15765 & 15709 Haggerty Rd.
 Request: Project Introduction to Planning Commission for Potential
 Rezoning to Multiple Family (attached condominiums)
 Action: Discussion only

Chair Zawodny explained that this agenda item requesting feedback for a potential rezoning request to multiple family (attached condominiums) was for information and

discussion only. The applicants would return with a more formal submittal at a later date.

Referring to her November 20, 2019 memorandum, Township Planner Frey gave some comments regarding the preliminary concept plan for this project, which was to develop attached condominiums on an approximately 10-acre parcel located on the west side of Haggerty, north of 5 Mile Road and across from Cantoro's. The property was zoned R-3 (Single Family Residential) and identified as duplexes/low density Multiple Family Residential on the Township's Future Land Use Plan. A maximum density of 3.5 units/acre was proposed.

A formal review of this concept plan had not been done. Preliminary review considerations included:

1. The cul-du-sac was not permitted to encroach into the required 50-foot setback (at the west property line).
2. Detention was not permitted to encroach into the required 50-foot setback (at the south property line).
3. The point at which the 35-foot front yard setback was measured must be identified. A minimum 25-foot setback was required between the garage and the sidewalk.
4. The emergency access to the church must not be gated.
5. The road design would need to meet Township requirements.
6. The length of the cul-du-sac would need to meet Fire Department requirements, which would likely be shorter than proposed.
7. The east elevations, on the easternmost units, should be enhanced to minimize the appearance of a side since they were very visible as one entered the site.

Tonight the Planning Commission was being asked to provide comments and direction on the elevations, building materials and the overall layout.

Spencer Schafer, Schafer Development, 31400 Northwestern Highway, Suite H, Farmington Hills, was present on behalf of this application. Steve Schafer was also present, as was Engineer Mike Noles, Umlor Group.

Utilizing a PowerPoint presentation, Mr. Schafer gave the background for this request. The site was actually two properties: 15709 (Carolyn Gall, owner) and 15765 Haggerty Road (N-B Mashni Trust, owner). The targeted demographic for this development would be empty-nesters. While the existing zoning was R-3 single family, the Future Land Use Map showed the area as duplexes and low-density multi-family residential. Multi-family in the Township averaged 4.5 units per acre; this project would have a maximum of 3.46 units per acre.

The site plan showed one long road from east to west. The applicants were hoping to create an access for emergency vehicles, and had two options to achieve this: 1) They were in talks with the owner of the Hidden Cove Estates to the west. Since that area was already going to be disturbed to access the water main easement, the owner seemed amenable to putting in some type of emergency access that would connect to the Hidden Cove development, and that would benefit both developments. 2) The

applicants had had several conversations with the Church to the south regarding the construction of an emergency access from the development to the Church parking lot.

37 units were proposed, with a combination of triplexes and fourplexes, with one fiveplex on the southeast corner of the site closest to the detention pond, as well as one duplex. There were significant wetlands on the site which would be preserved.

The ordinance required 25,000 square feet of open space; the plan showed almost 47,000 square feet. The ordinance allowed a percentage of wetlands and detention pond to be included in the open space calculation; with those additions they would have about 2 acres of open space on the site. The open space calculation and what is included in the open space calculation will be reviewed with the site plan submittal to verify open space is being counted as specified in the ordinance.

The applicants showed possible elevations, with laundry rooms, master bedrooms, etc. on the 1st floor.

Discussion followed:

- The possible emergency access to the church parking lot would include a sign and/or other type of demarcation, such as bollards, to discourage constant use of the church lot by everyday traffic.
- It was suggested that the applicants involve the Association at Hidden Cove in this process, if a connection with Hidden Cove were to be provided. Additionally, access through Hidden Cove would potentially open up the new development to significant cut-through traffic. Mr. Schafer emphasized that any connection would be for emergency vehicles only, and might be constructed of pavers, for instance.
- Some Commissioners felt that the market for this type of housing that targeted seniors did not appear to be as strong as once believed; the developers should provide further information as to why this type of development was being put forward, rather than single family per current ordinance standards.
- The Township encouraged side-entry garages, rather than all front-entry garages. Perhaps a mix could be provided, although offering side-entry garages would require tree removal. Mr. Schafer said they could vary materials and offer a product that was not all one visually flat surface.
- The open space calculation seemed to be made up of bits and pieces of open space that did not really function as open space for the community. Was there any open space amenity such as a community gathering spot or park space where the residents might be able to walk a dog or gather for instance? Mr. Schafer said the development would have sidewalks, possibly a gazebo that would allow a wetland view, and some walking trails.
- The site plan was required to have some street parking; this was not yet shown on the plan.
- Open space calculation could not include setbacks and spaces between units. Total open space calculation should be verified.
- The applicants felt their plans would meet setback requirements. They would be doing a walk-through with EGLE in the spring to confirm wetlands boundaries, and would provide an updated site plan at that time.

- All units would have rear private decks, for view-outs to a wooded area.
- The applicants were considering constructing two detention basins, one on each side of the access drive.
- The applicants would need to show that they could provide required parking, including street parking, as well as showing that the street met Fire Department standards.
- Of the elevations shown, the Commission preferred the product that provided a more staggered appearance to the front elevations, along with private front porches and doors.
- There was concern about the number of front garages, the very similar look down a linear street, and the amount of hardscape presented. The current site was heavily wooded. Consideration needed to be given to nearby residential communities. Even the apartment development to the west had significant open space and tree line.
- The Township wanted developments that were not overdeveloped for the sake of obtaining the maximum profit out of the property. This project still needed work in this regard.
- The applicants felt that the required setbacks to the north would provide some buffer to the residential neighborhood there. The Church to the south had indicated that the 2-story plan was attractive to them.
- The Commission suggested that the applicants be sensitive to the view from the residential properties to the north, especially regarding the location of the last 3 buildings to the west. If those buildings could be pulled forward a bend in the road could also be created.
- Mr. Schafer explained the buildings would not be 80 feet deep as shown on the concept plan; they would be about 60 feet deep, with decks.
- The decks could encroach up to 12 feet in the required rear yard setback. However, decks that encroached in the setbacks in the northwest corner, closest to the residential development, presented a concern.
- The applicants were asked to show what could be developed on the parcel if it retained its current R-3 zoning.
- The Commission asked that any future presentation show more variation in design, include a small offset in the road, and show amenities in the open space areas.
- The applicants were encouraged to communicate with the Homeowners' Association to the neighborhood to the north, and document any neighbor communications including responses and feedback.
- The applicants were not seeking a conditional rezoning as labeled on their documentation, but rather were seeking to have the property rezoned to Multiple Family.
- It was pointed out that the Commission would have to look at all uses permitted in the Multiple Family zoning district, not just the proposed use, when considering a rezoning.

Mr. Schafer said that they would address the issues in the Planner's memorandum as well as those called out in tonight's discussion when they returned to the Commission for their next presentation.

Chair Zawodny closed discussion on this item.

Other Business: None.

Department Reports:

Tom Casari, Director of Public Services

- Director of Public Services Casari updated the Commission on the proposed 3-bay addition to the Water and Sewer Storage Building at 16225 Beck Road, made necessary when the Parks and Recreation Department, a shared service with the City of Northville, was transferred to the Township. OHM had done a concept plan and study (dated May 30, 2019) regarding this project, which had been provided to the Commissioners in their packets.

The addition would allow the Township to store Parks and Recreation and other equipment indoors, improve stormwater management on site by installing a Vortech systems system, and repair and/or replace deteriorated concrete. The interior of the office space would also be updated.

The Commissioners were encouraged to visit the site. This project was part of the 2020 Capital Improvements Program, listed as Parks Maintenance Facility, and was being presented to the Board of Trustees at their December meeting, with a request to authorize OHM to provide construction drawings, so that bids for the work could be sought in April – May 2020. Current total cost estimate was \$920,000. A site plan would be brought to the Planning Commission in early 2020.

- The Five Mile and Beck Road construction was now complete. The Six Mile and Beck Road project was open. The new signals were not installed there as the poles were not yet manufactured; the signals would include left-turn phasing.

Fred Shadko, Board of Trustees

- Commissioner/Trustee Shadko explained that the financing for the project just described by Director of Public Services Casari came from a combination of sources, including funds originally dedicated - but not all used – for the demolition of the old hospital building, and monies from the sale of the old fire station property on 7 Mile Road.
- The hiking trail in the 7 Mile woods area was complete and ready for public use. The trail was built by the Detroit Area Mountain biking group, who were going to build a mountain-biking trail in the spring.
- Budget amendments for the year came in at .02% of the original budget.
- The Township had hired a lobbyist for a year to promote the new solid waste legislation.

Jennifer Frey, Township Planner

- The Commission would see a rezoning request in January for the old Fire Station building on 7 Mile Road, currently zoned PROS (public recreation and

open space) to R-2 (single family residential), which was consistent with surrounding properties.

- The rezoning request for 40724 Seven Mile Road (daycare) had been withdrawn, and the applicant was planning on moving forward with the site plan approved in 2017; the Commission might see a request for modifications to the building elevations. Chair Zawodny asked that if a request did come before the Commission, copies of the 2017 minutes reflecting project approval be distributed to the Commission.
- Tim Guerriero was re-appointed to another term on the Commission.

Extended Public Comments: None.

Adjournment:

Motion by McCarthy, support by Guerriero, to adjourn the meeting at 8:17 pm.

Voice vote: Ayes: All
 Nays: None

Motion approved unanimously.