

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
June 30, 2020**

DATE: June 30, 2020 **APPROVED:** July 28, 2020
TIME: 7:01 PM
PLACE: Meeting held remotely via video/teleconference

Due to the COVID-19 pandemic, pursuant to Executive Orders issued by Governor Whitmer, participation in the Planning Commission meeting was held remotely via zoom webinar video/teleconference. Members of the public body and members of the public participating electronically were considered present at the meeting and could participate as if physically present, as outlined on the Township website and posted per Open Meeting requirements.

CALL TO ORDER: The meeting was called to order by Chair Zawodny via video/teleconference at 7:00 p.m. Chair Zawodny explained process for tonight's remote meeting.

ROLL CALL:

Present: Lisa Anderson, Timothy Guerriero, Eric Lark, George McCarthy, Fred Shadko, Tim Zawodny

Excused: Jayne Watson

Staff: Jennifer Frey, Township Planner
Robert Belair, Deputy Director of Public Services

Approval of Minutes:

Planning Commission – May 26, 2020

MOTION by McCarthy, support by Guerriero, to approve the May 26, 2020 Planning Commission meeting minutes as presented.

Roll call vote: Ayes: Anderson, Guerriero, Lark, McCarthy, Shadko, Zawodny

Nays: None

Motion approved 6-0.

Correspondence: None.

Brief Public Comments: None.

New Business:

1. JSPR19-0006 Metro Auto Leasing
Representative: Danielle Bohannon, Technical Group, Inc.
Property Owner: Jimmy Rizkallah
Location: 50595 6 Mile Road
Request: Site Plan – Addition to existing building with new parking lot and landscaping
Action: Approve, Approve with Conditions, Postpone, or Deny

Referring to her June 2, 2020 review letter, Township Planner Frey gave the background for this request for site plan approval for an addition to an existing building with a new parking lot and landscaping.

The applicant was proposing to construct an approximately 5,600 square foot addition to an existing 1,480 square foot building. The property was zoned industrial and had existed for many years. After the building was constructed, the subdivision to the east was developed and the building and driveway setbacks on the subject site became non-conforming because required setbacks for the industrial property are greater when abutting residential property. The ZBA granted variances to allow the current building and driveway to be expanded at their current setbacks; the driveway setback will be increased slightly but will still be non-conforming.

Outstanding issues included:

- A transmittal detailing what is being submitted and a written response to each of the reviewer's comments shall accompany the resubmittal package.
- Fences are not permitted in the front yard. A chain link fence is proposed around a bio-retention pond. The applicant's design engineer said the fence is required by Wayne County. Typically bio-retention is shallow and does not require fencing. A copy of the Wayne County review which stipulates the fence requirement should be provided; a ZBA variance may still be required.

Regarding Landscape & Woodland Replacement:

1. A number of the required landscape elements were short on trees or shrubs, including the buffer to the residential, parking lot, interior landscape, and detention pond. The Planning Commission has the discretion to approve deviations based on site constraints, specifically that the site is long and narrow, limiting area for new landscaping. A few trees are proposed off-site in the adjacent residential open space.
2. The note regarding the new fence along the east property line and the reference on the plan shall be removed from sheets LP-1 and LP-2.
3. The shrubs shall be continuous along the east property line, adjacent to the residential lots, to provide a contiguous screen and more closely meet the requirements of the landscape standards and ZBA Approval.
4. In order to get closer toward meeting the buffer landscape requirement, six shrubs may be counted as one required tree. The landscape calculations shall be updated to reflect this conversion.
5. The ash trees can be exempted from woodland replacement requirements. The

replacement value shall be updated to reflect replacement for only the blue spruce.

6. The replacement tree calculation shall be provided with the landscape data on Sheet LP-1. If replacement trees are not provided on-site, the Planning Commission can approve a contribution to the township's tree fund at a rate of \$450/3" dbh tree. For trees planted on-site, the size of the replacement trees can also be increased to reduce the replacement value.

Elevations

1. The ordinance requires new buildings to be at least 80% brick on each façade, excluding the window areas. Since the proposal is to match the existing building, the Planning Commission may approve the building materials as proposed.

Township Planner Frey summarized the following:

- The June 3, 2020 Fire Department review letter required additional information be provided at the engineering review stage. Site plan requirements noted in the letter should be reflected on the revised site plan.
- The April 17, 2020 Stantec review letter noted that the photometric plan proposed the use of a 5K lamp for the Type N wall mounted luminaires. Per Section 170-21.2.H of the zoning ordinance, LED luminaires must have a color temperature (Kelvin) between 3,500K and 4,100K. The photometric plan should be re-submitted with this correction.
- Engineering approved the plans as submitted. A significant amount of engineering would be involved in this project, including the consolidation of two driveways into one, paving, curb and gutter, adding to the stormwater detention on the site, and providing a fire hydrant.

Danielle Bohannon, Technical Group, 37716 Hills Tech Drive, Farmington Hills MI, was present on behalf of this application. Jim Rizkallah, property owner, was also present.

Ms. Bohannon said they had made changes since receiving staff review comments:

- The grade of the existing steep driveway was being modified so that fire trucks would have ease of entry.
- They were adding a fire hydrant.
- They were redoing all the pavement.
- A bio-retention pond was being added to the front yard.
- A septic field would be provided.
- The landscape architect had addressed all the review comments listed in the Planner's letter.
- They would provide the correct light fixture.

Currently Metro Auto Leasing was occupying the first smaller office space of 700 square feet. Metro Auto Leasing was classified as a repair and garage use; primarily they purchased used cars at auctions and resold them online, with minimal turnaround. The interior space was for a small office and storage area. The other spaces in the proposed addition would offer offices spaces for businesses such as subcontractors, with attached storage for non-hazardous material.

Currently one additional office space was existing. The applicants were proposing to add three more office suites.

When the building was constructed, there were plans for a future expansion and footings were already constructed. The applicants would like to use those footings; their location dictated the size and shape of the building addition. The applicants would like to work with the materials of the existing block building, with a major face lift given to the front elevation, using limestone and a 4" high, 8" deep glazed block with a brick appearance on the front. For the sides and rear, they were proposing block to match the existing block material, painted to match. The entire building would be constructed of stone, brick, or block.

Mr. Rizkallah said that Wayne County had issued a one-year permit on 12/9/2019 for their septic field, and the Soil Erosion permit was issued on 3/13/2019. The soil erosion fence had been in place since fall 2019. The septic field would be placed as shown on the plans.

Township Planner Frey said that with the variances recently granted by the ZBA, there were only a few outstanding items that needed to be resolved prior to final engineering plan review. The applicant had submitted revised landscape plans which had not yet been reviewed by the Planning Department. Should an approval be granted at tonight's meeting, a full set of revised plans would need to be submitted.

In response to questions from Commissioner Guerriero, Mr. Rizkallah gave the following information:

- None of the units for third party leasing were already leased. He did have interest from a company that supplied dumpster roll-outs that wanted to use the space for one of its corporate offices.
- No tenants would store heavy industrial equipment on site. He was seeking tenants such as contractors, plumbers, etc., that needed an office and a space to store related materials.
- Mr. Rizkallah had talked to the attorney for the adjoining homeowner's association; Mr. Rizkallah was seeking a construction easement on association property. To the west, Arbor Hills had already provided a construction easement that only needed to be properly signed and recorded.
- Mr. Rizkallah said he lived 3 houses away from this site, and wanted to make sure everything was done correctly. To his knowledge, the neighbors were happy with the proposal and the screening that would be in place.

Township Planner Frey said this proposal had been before the ZBA three times, and no one from the neighborhood had raised any issues. The applicants were relocating the dumpster to the west side of the site, and were installing evergreens in the open space to further enhance neighborhood views. Commissioner Lark added that the most recent variances were granted conditioned on sufficient landscaping being provided on the east side.

Commissioner Lark asked if the Planning Department had done an analysis for percentage of masonry on the elevations. Ms. Bohannon said that with the block and stone materials, the building met the 80% requirement. Sheet A-2 had the material counts.

Township Planner Frey explained that the requirement was for 80% of the elevations to be brick. This was not met, although the Planning Commission had the option to allow the applicants to match what was already there. The front (east) elevation probably did meet the 80% requirement.

Commissioner Lark said the addition was 400% larger than the existing building. He wondered how applicable the existing materials were to the new construction in this case. Township Planner Frey said approval of materials was under the discretion of the Commission. The intent was to give each tenant space an individual look.

Commissioner Lark asked if a sample board had been provided. Ms. Bohannon said they had provided a preliminary sample board which included the brick. They would drop off a new one that included the proposed limestone.

Commissioner Lark asked if the gravel area at the back of the lot could be landscaped. Did it have to be gravel? Mr. Rizkallah said there was a 20-foot buffer all around the gravel area. They needed the area to be gravel as sometimes they had a car delivered without a suspension, and they didn't want the car dropped on asphalt. Such a car might sit on the gravel a week at most before it continued to auction. This did not occur often. Most of their business was online.

Discussion followed. The gravel was already there; a significant amount of gravel was being eliminated. Most cars being delivered had all their fluids removed, so fluids would not be leaking into the ground.

Township Planner Frey said she would check with the Fire Department regarding vehicle storage on the gravel area.

Commissioner Shadko said the Township had worked hard to get this section of 6 Mile Road declared a "No Truck Route." Would the potential tenant that would provide roll-out containers to their clients store roll-outs on site? Mr. Rizkallah said there would be no dumpster containers on site.

Commissioner Shadko asked for further information regarding damaged cars that might be dropped at this site. How often did that happen? How close was that space to the adjacent residents? Mr. Rizkallah said a damaged car might be dropped every 1 to 2 months. There would be no storage of heavy equipment. Nothing would be stored over 8,000 pounds. Also, Metro Auto Leasing was his personal business. He would be retiring in another year or so and then that would be an available tenant space. The gravel area backed up to a wooded commons area.

Township Planner Frey said the zoning district regulations supplied safeguards to the property. The property could not take on the appearance of a junk yard, for instance.

Commissioner Shadko asked for further information regarding the adjacent vacant landfill property. Township Planner Frey said that property was zoned Industrial and had underground monitoring wells, making any future development unlikely.

Commissioner Shadko asked about truck traffic generated by tenants on this property. Mr. Rizkallah said the tenants would most likely use commercial service vans.

Commissioner Anderson shared concerns about potential outdoor storage. She suggested that any approval be conditioned on the prohibition of outdoor storage containers and other goods, with the exception of the automobiles already discussed.

Commissioner Anderson asked if trees rather than shrubs could be required in order to block the use from its residential neighbors, as well as along the eastern portion of the gravel area. Township Planner Frey said the applicants were extending shrubs along the east property line adjacent to residential homes. Evergreens would not fit in that area.

Commissioner Anderson asked if the trees would shield the adjacent homes from any light spill from this property. Township Planner Frey said with the existing vegetation on the residential properties, and with the addition of the lower shrubs by the applicant, the light would be shielded. Ms. Bohannon said the future tenants would likely not have night time hours. Mr. Rizkallah said the businesses would close between 5-6 pm.

Commissioner Shadko noted that the Google aerial of this property showed equipment stored at the southern end of the site. Mr. Rizkallah said all of that would be cleaned up.

Commissioner Anderson asked if Wayne County required a fence in the front yard, could the Township require the fence to be decorative? Township Planner Frey said that any fence in the front yard would require a ZBA variance, and if the ZBA granted the variance it could require the fence be decorative.

Commissioner Anderson asked if the building would be sprinklered. Ms. Bohannon explained that the building would be under the 12,000 square feet requirement and interior sprinklers would not be required. Mr. Rizkallah added that each unit would have a 12" block separation wall to the roof of the building.

Commissioner McCarthy asked about the grade change from Six Mile Road to the finished floor of the existing building, and to the parking lot. Would a retaining wall be required between the detention pond and the drive surrounding the building? Mr. Rizkallah said the drive would have a 4-6 foot high engineered retaining wall.

Township Planner Frey said the County would have to approve the retention pond function. A bio-retention pond would usually be much shallower than a traditional retention pond. Chair Zawodny said that Sheet 7 indicated the bio-retention pond was 1.5 to 2.0 feet deep from high to low point. The retaining wall would be part of the revised site plan drawings as well as the engineering drawings.

Chair Zawodny said the existing site had a 10-foot fall to the road. Mr. Rizkallah said that would be modified to an approximate 4% slope for the driveway.

Chair Zawodny addressed the issue of building materials. He was concerned about setting precedent in terms of allowing painted block. Although a significant portion of the existing building did have painted block, the proposed addition was very large. Would the applicant be willing to modify the perimeter block walls to a colored integral block or a concrete brick block? The existing building could potentially be cleaned up and painted.

Also, the applicants were referring to the east elevation as the front elevation. However, the north elevation would be most visible to the community. Perhaps some of the east elevation material could be wrapped around the corner of the north elevation also.

Chair Zawodny said he had driven the adjacent residential neighborhood, and did not see any of the existing building; the change in elevation and the existing vegetation did a good job of screening the building, including from vacant parcels that abutted this property.

The final drawings should better present the limestone patterns, including the joint patterns relative to the fronts and overhead soffits.

Ms. Bohannon said the north portion was the existing portion of the building. Landscaping was being significantly improved on the site. The parking in the back would be removed. It was difficult to put brick on the south side while using the existing foundations, especially if they used a brick facing applied to structural block.

Chair Zawodny suggested the 12" structural unit be a colored masonry block in a brick design. Ms. Bohannon said that would not work for the south elevation, but would work in the back. In order to change the north portion, major structural changes would need to be made. Chair Zawodny suggested several retailers that offered a 12-inch brick module with integral color. Regarding the north portion, there were several options that could add visual interest without incurring large foundation costs.

Commissioner Shadko said the building's west elevation would not be very visible to east-bound 6 Mile Road traffic. The south elevation was also not visible. The north elevation, however, should look as attractive as possible. Right now it was presenting a big blank wall. Landscaping could also soften the wall.

Chair Zawodny was open to integrally painted block on the west and south walls, but the north elevation should be enhanced. The building height was about 25 feet tall, and the applicants needed to give consideration to the overall image of the site. The north wall could become a maintenance issue if it were not enhanced.

Commissioner Guerriero supported the comments regarding the west and south walls, and supported a condition that the north elevation have a more finished appearance to complement the east front façade.

Action: Approve, Approve with Conditions, Postpone, or Deny

Referring to her June 22, 2020 review letter, Township Planner Frey explained that George's Senate Restaurant was proposing to install a permanent awning over the outside dining area located on the northwest corner of the building. The existing outdoor dining area currently located on the northwest corner had a black wrought iron fence enclosure. The proposal was to remove the retractable awning and replace it with a burgundy "vinyl material" awning.

Outstanding issues included:

1. All sketch plan conditions must be completed and signed by the Township prior to a building permit being issued.
2. Additional information shall be provided regarding the fabric.

The Fire Department had provided a separate review.

Dale Bache, Marygrove Awning, 12700 Merriman, Livonia, was present on behalf of this application. He explained that the current retractable awning was aging and did not hold up to inclement weather conditions. This needed to be upgraded to a more permanent awning. Outdoor seating was especially important during the current restrictions due to the COVID pandemic.

The fabric was flame retardant and had a 10-year warranty. The aluminum frame also had a 10-year warranty. They felt the fabric would not need to be replaced for about 15 years.

In response to questions from the Commission, Mr. Bache gave the following information:

- The color of the fabric would be the same color as the awning at the front of the building. A color sample had been included in the packet.
- The new awning would be a year-round structure, but the intended use would be seasonal. No enclosure would be provided, and no heaters would be utilized.

Township Planner Frey said any heaters would require meeting additional Fire Department requirements, including sprinklers.

MOTION by McCarthy, support by Guerriero, in the matter of JSKPR20-0002, George's Senate Restaurant, 39430 Dun Rovin Drive, that the Planning Commission approve the request for awnings around the northwest patio seating area as described in the submitted materials, with the following conditions:

- All outstanding issues in the Township Planner's June 22, 2020 review letter and the Fire Department's June 23, 2020 review letter be resolved.
- The awnings will provide for seasonal outdoor seating only, and will not be enclosed.

Roll call vote: Ayes: Anderson, Guerriero, Lark, McCarthy, Shadko,
Zawodny

Nays: None

Motion approved 6-0.

Other Business: None.

Department Reports:

Jennifer Frey, Township Planner

- July 28 Planning Commission meeting will also be held remotely via Zoom.
- Expedited review for expansion of outdoor dining due to COVID-19 had been instituted. This was an administrative, no fee review and had a 3-day turnaround.
- Cooper Standard – Landscape Inspection almost complete.
- Mayberry Meadows approved by the Board of Trustees, as recommended by the Planning Commission.
- Glades project, as forwarded by the Planning Commission, would be on the July Board of Trustees agenda.

Bob Belair, Deputy Director of Public Services

- The DPW building expansion would be on the July Planning Commission meeting agenda.
- Clement Road water main project update.
- Local Wayne County Roads program repair update.
- Chick-fil-A had a pre-construction meeting scheduled the week of July 5.
- Department Director Tom Casari retired today. He will be missed.

Eric Lark, Board of Zoning Appeals

- There was no June ZBA meeting; there would be a meeting in July.

Fred Shadko, Board of Trustees

- 7 Mile Road property walking and mountain bike trails are open.
- Sheldon Road repairs are complete.
- Update on traffic signals on Haggerty near Chick-Fil-A.
- July 8 Village at Northville ribbon cutting at the new park. The park includes plaques celebrating the history of the Township.
- Update on the MITC Brownfield plan.
- Landfill working group legislative update.

Extended Public Comments:

None.

Adjournment:

Motion by McCarthy, support by Shadko, to adjourn the meeting at 9:01 pm.

Voice vote: Ayes: All.

Nays: None

Motion approved unanimously.