

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
August 25, 2020**

DATE: August 25, 2020 **APPROVED:** December 8, 2020
TIME: 7:00 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 7:03 p.m.

ROLL CALL:

Present: Timothy Guerriero, Eric Lark, George McCarthy (7:09 pm), Fred Shadko, Jayne Watson, Tim Zawodny

Excused: Lisa Anderson

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

Approval of Minutes:

Planning Commission – July 28, 2020

MOTION by Guerriero, support by Shadko, to approve the July 28, 2020 Planning Commission meeting minutes as presented.

Roll call vote: Ayes: Guerriero, Lark, Shadko, Watson, Zawodny

Nays: None

Motion approved 5-0 (McCarthy not yet present).

Correspondence: None.

Brief Public Comments: None.

New Business:

- 2021-2026 (CIP) Capital Improvement Plan, Charter Township of Northville**
Representative: Bob Belair, Director of Public Services

Request: Adoption of Capital Improvement Plan
Action: Adopt 2021-2026 Capital Improvement Plan

Referring to the 2021-2026 Capital Improvement Plan document, Public Services Director Belair explained that the Planning Enabling Act required that the Planning Commission review and adopt the 5-year Capital Improvement Plan (CIP) before it went to the Township Board, which would then use the CIP as part of its budget discussions and process.

As noted in the August, 3, 2020 memorandum from Marina Neumaier, Assistant Manager/Finance Director, *the CIP is a fluid document, necessarily meant to be reevaluated and amended each year. By approving the CIP, the Planning Commission acknowledges that these projects represent a reasonable interpretation of the pending needs of the Township.*

In response to questions from the Commission, Public Services Director Belair gave the following information:

- Regarding service work on the 11-year-old elevated water tank: The hatch on top of the structure was being replaced in the next couple of weeks. The Township would also be entering into a contract in 2021 with SUEZ, a company that offered water tank and tower maintenance services. SUEZ' recommendation was to repaint the exterior of the water tank every 10 years, and recoat the interior every 15 years. The CIP allocated \$80,000 per year for the next 5 years to get the Township caught up on water tower maintenance. After that the annual cost will be \$37,000. The tower's exterior will be painted in 2021. During the 10th year of the maintenance contract the water tower will be drained, the interior recoated, and after that it will be on a regular maintenance plan of \$37,000 - \$40,000 per year. The exterior will again be repainted in 2031.
- While the CIP contained funds in 2021 to design a 2nd tower, the Township was also exploring the option of forming a water authority with neighboring communities, including Livonia, Westland, and Canton. OHM was performing an exploratory study to look at the feasibility of forming this authority, which would allow the four communities to combine their peak flows in order to seek a better rate from GLWA.
- The new 7 Mile Road pathway began at Traditions Drive, and extended across Legacy Park. There are some challenges with extending the pathway to Northville Road, especially as it needs to cross the railroad tracks. REDICO had committed \$250,000 to the Township for development of the trail, which the Township would use as seed money to apply for a SEMCOG TAP (Transportation Alternatives Program) grant in 2021. If awarded, construction would begin in 2022.
- Trees and plantings between pathways and the road would be funded by the Township Woodland fund. Chair Zawodny supported tree clustering, as had already been done along 7 Mile Road (closer to Haggerty).
- The fish hatchery parking lot was prioritized to be paved in 2021, in order to mitigate dust and erosion issues there.
- One of the tennis courts would be used for pickleball also.
- At the east end of Legacy Park, DPW crews were constructing an east/west connector, improving the parking area/turn around where Wayne Road ends, and

constructing a trail that runs along the old railbed to existing trails on the west side. There should be gravel/stone down by the end of September.

- Some young people would like outdoor basketball and skateboard parks, but the plans did not contemplate this type of activity on the old hospital property, as the recreation there was considered passive, although this could change in the future. The 2020/21 parks and recreation master plan prioritized Community Park for more active sports.
- Director of Public Services Belair would follow up on a question regarding the totals listed for replacement of dugout roofs. \$72,000 was in the CIP for 2021, and \$88,000 in 2026.
- The public safety headquarters/jail cell was listed for renovations in 2022. The structure was outdated and needed a total renovation.
- The \$7M for the new fire station was pushed out further than 5 years while studies were being done.
- Four patrol vehicles were replaced yearly.

Commissioner Lark noted that it would be helpful to have the last year's CIP plan so the Commission could see the changes made.

Commissioner Shadko reported on the progress on the old hospital property. There were still 11 buildings to be removed in the central area of the property. The east end was open with walking and mountain bike paths. There was a plan to put a bridge across Bell Creek; the Township was trying to preserve trees in the area.

Chair Zawodny asked for a motion.

MOTION by Shadko, support by Guerriero, that the Planning Commission adopt the 2021-2026 Capital Improvements Plan as presented.

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

Nays: None.

Motion approved 6-0.

2. **PSPR-20-0003 Site Plan Review**
- | | |
|-----------------|---|
| Representative: | Bob Belair, Director of Public Services |
| Owner: | Charter Township of Northville |
| Location: | 16225 Beck Rd. |
| Request: | 4000 sq. ft. Storage Building Expansion |
| Action: | Approve, Approve with Conditions, Postpone, or Deny |

Referencing her August 19, 2020 memorandum, Township Planner Frey gave the background for this proposal to construct a 4,000 square foot storage building expansion to the Township's water and sewer building at 16225 Beck Road. The addition will be located on the west side of the existing storage building (behind the office building that

fronts onto Beck Road). At the discretion of the Planning Commission, completion of the outstanding issues may be subject to administrative staff review.

General:

The exterior lighting (parking lot and building) will be upgraded to comply with the Township's lighting standards.

Landscape

The Township will evaluate the condition of the existing trees along the north property line. The pines that are past their prime will be removed and replaced.

1. An additional 10 trees are required on the north property line.
2. Twenty four trees are required along the south property line.
3. Where possible, trees will be provided along the south property line, adjacent to the building expansion area. Deciduous trees are recommended based on the width of the buffer and the location of the proposed fence.
4. The Planning Commission can waive or modify the landscape buffer requirements based on site constraints, existing conditions and/or distance to adjacent uses that are intended to be screened, particularly on the west property line where there are grade challenges and not as much impact to the residential homes.
5. Parking lot trees are required within the parking lot/concrete area. Given the use and operations of the site, it would be difficult and inefficient to install plant material within the parking lot envelope. The Planning Commission may waive this requirement provided the intent to provide screening to adjacent uses is met within the buffer area along the north, and a little along the west, property lines.

Building elevations.

The addition to the storage building was designed to match the existing building (a combination of brick and metal). The Planning Commission may allow the use of existing materials, provided the design of the addition is consistent with the existing building.

Township Planner Frey concluded her comments by summarizing that the Planning Commission was being asked to allow modification to ordinance requirements regarding the parking lot trees and potentially a modification of the tree requirement on the west property line adjacent to the detention pond.

Public Services Director Belair explained that in 2019 the Parks Maintenance Division moved to this facility, taking over 30%-40% of the space. Additional space including three bays were being proposed in order to store the Township's large maintenance equipment inside year round. The proposed design allowed circulation around the building. A small portion of the dry detention basin would be filled in, but the neighboring pond to the west has 30,000 cubic feet available which will meet the needs of this site. A stormwater device will be installed to remove oils and debris. The full site would be brought up to compliance with current standards. The Fire Marshal had reviewed preliminary plans and did not see any issues; a more complete review would be done later.

In response to questions from Commissioner Lark, Township Planner Frey said that single family homes in the Paramount Estates development were located west of the building. Significant vegetation separated the homes from the pond; those homes should not be impacted by this development.

Commissioner Watson asked about light trespass onto residential properties. Director of Public Services Belair said the upgrade would actually result in decreased lumens, and the lighting would meet all current zoning requirements.

In response to comments from Commissioner Lark, Township Planner Frey said the landscape buffer to the north will be maintained and strengthened, especially to the west. After construction, necessary plantings would be field-located.

Director of Public Services Belair said that this facility had been last updated in 1991. The addition would match existing materials. The interior was scheduled for renovation in 2023.

Chair Zawodny indicated he was ready to entertain a motion.

MOTION by Guerriero, support by Lark, in the matter of PSPR20-0003, Site Plan Review, Bob Belair, Director of Public Services, Charter Township of Northville, 16225 Beck Road, that the Planning Commission approve the Site Plan for a 4,000 square foot building expansion, with the following conditions:

- All issues in the August 19, 2020 Township Planner review letter be resolved.
- Waivers as described in the August 19, 2020 Township Planner review letter regarding the selection of tree placement on the site, and building materials, be granted.

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

Nays: None

Motion approved 6-0.

Other Business: None.

Department Reports:

Jennifer Frey, Township Planner

- Remote meetings through September.
- Premier Academy site construction update.
- Update on Chick-fil-A construction update.

Bob Belair, Deputy Director of Public Services

- Clement Road water main bid awarded.
- Gun range on 5 Mile issued for bid this week.

- Wayne County had \$140,000 left from subdivision road repairs; this was being reallocated to Hills of Crestwood subdivision.
- Johnson Creek 2022 grant opportunity to improve 13 miles of creek to improve and naturalize banks, shared with Northville Township, Salem Township, and Plymouth Township.
- Old fire station property – 1 bid received to purchase.

Fred Shadko, Board of Trustees

- Robertson Brothers change to Mill Ridge housing design approved based on Planning Commission recommendation.
- Clement road water main bid approved.
- 7 mile naming committee chose Legacy Park, out of 100 entries.
- Landfill submitted applications to EGLE to clean water on their site and then put that water into Johnson Creek. The community resisted, and EGLE is not expecting anything more on those requests.
- Update on landfill merger/possible sale.
- Update on legislation in committee regarding the State's solid waste laws.
- Election report.

Eric Lark, Board of Zoning Appeals

- August 19 Zoning Board of Appeals Meeting summary.

Extended Public Comments:

None.

Adjournment:

Motion by McCarthy, support by Guerriero, to adjourn the meeting at 8:09 pm.

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

Nays: None

Motion approved 6-0.