

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
January 28, 2020**

DATE: January 28, 2020
TIME: 7:00 PM
PLACE: Northville Township Hall
44405 Six Mile Road

APPROVED: February 25, 2020

CALL TO ORDER: 7:02 PM

ROLL CALL:

Present: Lisa Anderson, Timothy Guerriero, Eric 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 – December 3, 2019

MOTION by McCarthy, support by Guerriero, to approve the December 3, 2019, Planning Commission meeting minutes as presented.

Voice vote: Ayes: All
 Nays: None

Motion approved unanimously.

Correspondence:

A letter dated January 22, 2020, received from Applicant Jeff Schmitz, JS Capital Group, regarding Agenda Item New Business 3, PAM19-0005, Amendment to Approved Site Plan, would be discussed under that Agenda Item.

Brief Public Comments: None.

Public Hearing:

1. PREZ19-0003 Charter Township of Northville
 Representative: Thomas Casari, Director of Public Services
 Property Owner: Charter Township of Northville
 Location: 48515 7 Mile Rd.
 Request: Rezone former fire station property from PROS to R-2 (2.64 acres)

Action: Recommend to the Board of Trustees

Referring to her 1/8/2020 review letter, Township Planner Frey gave the background to this request to rezone the 2.64 acre parcel at 48515 7 mile Road from PROS (Public, Recreation and Open Space) to R-2 zoning (Single Family Residential). The property was the site of the former fire station, and belonged to the Charter Township of Northville. Most recently the property had been used by the Parks and Rec department. Both uses had been moved out of the building and the Township no longer had a need for the building or the property. The building had been demolished.

The request for R-2 Single Family Residential was consistent with all surrounding uses and zoning districts on that portion of 7 Mile Road.

Township Planner Frey reviewed the request under the 9 criteria for a zoning change, as listed in Section 170-43.5 *Criteria for amendment of Zoning Map*:

1. The proposed R-2 zoning district was consistent with all of the surrounding residential zoning and uses.
2. The property was compatible with the proposed residential use.
3. The current zoning limited the future use of the property and reuse under the current zoning may also permit a use that has a greater impact on adjacent residential properties.
4. The permitted residential uses were compatible with the surrounding development.
5. Public utilities were available near the property, and could accommodate the proposed residential zoning.
6. The size and conditions of the parcel would limit the number of homes that could be developed. Any land division would likely result in four lots or less. 7 Mile Road could accommodate the proposed residential zoning.
7. There was a demand for new residential lots in the Township.
8. The size of the property could accommodate proposed residential development. If additional lots were created, they would need to meet the R-2 district standards.
9. The Township believed the proposed R-2 single family residential zoning was the most appropriate zoning.

Commissioner Guerriero asked for an example of what use under current zoning might have a greater impact on adjacent residential properties. Township Planner Frey said that permitted municipal uses such as an office building, equipment storage, recreational uses, etc., would be allowed under the current zoning classification.

Commissioner Shadko noted there was a landlocked property to the south and rear of this property.

Commissioner Guerriero asked if the parcel could be developed with a maximum of 4 lots. Township Planner Frey explained that without public sewer and water, each lot would need to be a minimum of 1 acre. If public sewer and water were brought in, the lots could be a minimum of 20,000 square feet, and based on the configuration of the property, topography and drainage course, it was unlikely that more than 4 lots could be developed.

In response to a question from Chair Zawodny, Director of Public Services Casari said the intent was to market the property, if the re-zoning was approved.

Chair Zawodny opened the public hearing at 7:13 pm.

Kai Brodersen, 47257 Curtis Road, opposed this rezoning request. He felt the Township was full and did not need more housing inventory. Infrastructure was stressed, as were the schools. Also, R-2 zoning would permit a church, daycare, or nursing facility. He was concerned that PFOS and PFAS had been used in fire-fighting training foam on this site. He was also concerned that a home might be built on spec and later used for an Airbnb, for instance, or be developed under a PUD agreement. The rezoning did not benefit the community. The current zoning was not prohibitive to reasonable use of the property such as a park, school, or recreation facility.

Mrs. Bugar, 48445 7 Mile Road, said that she owned the landlocked property previously mentioned. She was not objecting to the R-2 rezoning, but was opposed to anything other than a single house on this property. Also, she asked that if the property were proposed to be subdivided at any time in the future, the neighbors be notified in advance. They had not been notified when the fire station was demolished.

Seeing that no one else came forward to speak, Chair Zawodny asked for a motion to close the public hearing.

MOTION by McCarthy, support by Zawodny, to close the public hearing for PREZ19-0003 at 7:19 pm.

Voice vote: Ayes: All
 Nays: None

Motion approved unanimously.

In response to the public comments, Township Planner Frey said the R-2 zoning district was the most compatible zoning designation for this area. R-2 zoning did not allow attached condo development, for instance. Some other uses that were non-residential by nature such as a commercial daycare were not permitted by right and would be reviewed as special land uses; those uses were not contemplated for this parcel. The Township could not restrict the number of units for this parcel, but all parcels would need to meet the dimensional requirements for R-2 zoning.

Township Planner Frey further explained that a land division request does not require public notice and is an administrative review process. If proposed land divisions meet the applicable requirements, they are approved.

Commissioner Watson asked about potential environmental issues on the property as mentioned by Mr. Brodersen. Director of Public Services Casari said that as far as he knew training foam and other contaminants had never been used on this property.

Referring to her December 9, 2019 review letter, Township Planner Frey gave the background for this request for a 560 square foot addition at George's Senate Restaurant. The 20'x28' addition on the south side of the building would be for restaurant equipment storage. At the discretion of the Planning Commission, completion of the outstanding review comments by the Planner and the lighting engineer could be subject to an administrative staff review.

Outstanding issues included:

Landscaping:

- The shrubs on the east side of the building did not exist. Low upright deciduous shrubs should be specified and identified on the plan and in the plant list.
- Near the northeast corner of the building, a 9" maple was identified as being in poor condition; this should be replaced with a new deciduous tree.
- The landscape area on the south side of the proposed addition should be extended to the east, to the exterior door.
- If there was enough room, a decorative screen fence should be provided on the south side of the transformer.
- The first landscape note should be modified to show 3 inches of mulch, per the Township's minimum requirement.

Building elevations:

- A note should be added to the elevation sheet to indicate that all building materials would match the existing brick.
- A note should be added to the elevation sheet to indicate the brick would be full dimensional brick.
- A small building material board should be presented to the Commission.

Lighting:

- Provide the Township the full part number for the proposed luminaire equipped with a 4,000 K color temp lamp.

No Engineering or Fire Department reviews were necessary for this application.

Joe Philips, 921 Wing Street, Plymouth MI, architect for this project, was present on behalf of this application for an addition at George's Senate restaurant.

Mr. Philips made the following points:

- He did not have a sample board this evening. He did have photos of the building and the proposed materials. He asked that in lieu of a sample board, the materials be permitted to be submitted prior to installation.
- The addition would be brick.
- The landscape area on the south side referenced in the Planner's review letter actually led to a door.
- There were clearance requirements for the transformer. However, they might be able to provide a removable screen.

Mr. Philips said that after clarification regarding the location of an exit door on the south side of the building (that would prohibit landscape), they would comply with all review comments.

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

- The addition door that faced east was actually relocating an existing kitchen exit door.
- Truck loading would most likely occur right outside the new addition door.
- The temporary metal shed would be removed.
- The addition would not hold food-related storage or chemical storage.
- The existing southeast corner of the building/cooler area had wood siding.
- The roofline of the addition would be taller than the adjacent roofline. The roof-top condenser screens would need to be modified.
- They would use brick as high as they could.
- Where siding other than brick was used, a cementitious product, not vinyl, would be utilized.
- They would match the existing brick. If unable to do that they would return for administrative or Planning Commission approvals.
- The existing front façade was a dryvit painted plaster material.
- The addition materials and design drew from other areas of the building.

Chair Zawodny noted that the southeast corner/cooler area needed cleanup and maintenance. The wood trim and siding on the enclosure around the coolers was in disrepair. Additionally the gutter downspout had multiple bends and moved horizontally along the building's face.

Township Planner Frey said the material sample board was required by ordinance. With a small addition, the Commission could require a sample board be submitted prior to construction. The Building Department would then confirm on site that the brick matched or was very close.

Chair Zawodny advised that if the new door to the addition also served as a kitchen egress door, it would need to meet building code requirements such as providing barrier free access, etc.

MOTION by McCarthy, support by Anderson, in the matter of PSKPR19-0002, that the Planning Commission approve the request for a 20' x 28' addition to Senate Restaurant, 39430 Dun Rovin Drive, subject to the following conditions:

1. Resolve outstanding issues as listed in the Township Planner's December 9, 2019 review letter.
2. Upgrade roof-top condenser screening.
3. South side of transformer be screened with a decorative fence, if there is enough room per code.
4. Material samples be provided to the Building Department prior to construction.
5. Replace wood vertical siding on southeast corner of the building with either cement board or brick. The Commission strongly suggests brick be used.
6. All elements in disrepair on the southeast corner of the building be cleaned up and/or replaced.
7. Replace/repair and reconfigure the downspouts so that they are not spread across the east facade.

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

Nays: None

Motion approved 7-0.

- 2. PPUDAM19-0003 PUD Amendment #4
Representative: Jennifer Thomas, M/I Homes of Michigan, LLC
Property Owner: M/I Homes of Michigan, LLC
Location: 47500 5 Mile Rd.
Request: To amend the PUD Agreement to remove the requirement for live work units from the townhome portion of the overall development
Action: Recommend to the Board of Trustees

Referring to her January 13, 2020 review letter, Township Planner Frey gave the background for this request to amend the PUD Agreement for the Village of Northville to remove the requirement for live work units from the townhome portion of the development.

The PUD Agreement contained a provision that two units in two of the townhome buildings be designated as live work units, meaning a portion of the residential unit shall be designated for an office or retail use. For the reasons contained in the documents provided by the developer, they were requesting the live work requirement be eliminated.

The Planning Commission's charge was to make a recommendation to the Township Board. Prior to being placed on an upcoming Board of Trustee meeting agenda, any review comments from the Township Attorney should be addressed and the signature sheet should be updated with Marjorie Banner as Township Clerk.

In response to a question from Commissioner Guerriero, Township Planner Frey said the requirement for the live work units had originated with the Township's desire for the townhomes to provide a transitional land use and foster the mixed-use component of the development.

John Ackerman, Atwell, 2 Towne Square, Southfield was present on behalf of this application, as was Scott Schwanke, Area President M/I Homes, Inc. Mr. Schwanke said he had roots in the Detroit area, and returned to the area in April 2019 to assume leadership of M/I Homes here.

Mr. Schwanke said there were 172 homes proposed for the development: 108 single family and 64 townhomes. To date they had 54 closings: 28 single family and 26 townhomes. They expected to close on approximately 50 homes in 2020, which would leave approximately 69 homes remaining in 2021.

Phase 2 had been recently opened up, offering premium soccer field/park lots. The community continued to mature with much of the road work on Beck and Five Mile being complete as well as the commercial businesses coming to life.

Mr. Schwanke said that while they were excited about the community moving forward, they had concerns about the viability of the live work townhome units. They had researched existing live work communities in the metro Detroit area, and reviewed their findings with the Township Supervisor and Planner in early December 2019.

Mr. Ackerman explained that when Mr. Schwanke came to this project he questioned the live work product, and Mr. Ackerman's subsequent research showed that this type of product was a tough sell in today's market. They had found only 3 examples of similar projects built within the last 20 years that were not in urban downtowns such as Birmingham or Detroit, and had provided documentation regarding their research:

- Shelby Towns, Lakeside Boulevard North, Shelby Township. 7 buildings with 66 units.
- Crosswinds, Brighton. 7 units, one building. (Atwell had been a part of this development)
- Crosswinds Birmingham, "Eton Street Station," 28 units, 6 buildings.

Within these developments, the average work space was 500 square feet, with some work spaces spreading into attached garage space, adding another 200 square feet. All the units were ADA compliant with first floors at grade and ADA compliant bathrooms.

The average occupancy of the live work space units was about 50%, and the majority of those were leased and not owner occupied. Listings for available units emphasized that they provided an investment opportunity, not an ownership opportunity. There were difficulties getting traditional mortgages based on financing for the live work use.

The live work spaces proposed for the Village at Northville were not ADA compliant, included only 200 square feet of work space, and did not seem like a viable product. To change the product to be ADA compliant would mean significantly changing the architectural design of the buildings. With the exception of the two buildings in question, all other townhouse buildings have already been constructed.

The applicants were asking to eliminate the live work product requirement from the PUD.

Commission discussion focused on the following:

- The live work units were part of the earliest approach to the Village of Northville, with residential above some of the commercial spaces, providing an opportunity for owners to live above their businesses.
- Every issue listed by the applicants had been known when the PUD Agreement was finalized. Why weren't these issues raised when the project was approved?
- The Commission expressed frustration that this project had been before them many times, and what had originally been approved was nothing as it resembled now. It

was discouraging to hear the developers once again ask to scale back on what had been discussed in detail at many meetings. All the issues put forward should have been known by the developers when they first brought the plans to the Township.

- The Commission wondered how the developers had ever proposed non-ADA compliant, 200 square foot work spaces. Atwell had been a part of the Brighton development, and designed that development in a completely different way than what was presented to the Township. It seemed that the developers had never really committed to the live work space as part of this development.
- The Commission was concerned about the continuing long trend of the applicants coming before the Commission to ask for concessions. It was difficult to find a good faith basis for agreeing to this request.

Mr. Ackerman said the original development team had not been aware of the difficulties of the live work market. It was not until Mr. Schwanke came on board that questions had been raised.

Mr. Schwanke added that his experience in different parts of the country showed that attempting to provide live work space in areas that were not dense urban environments were not successful. He was very concerned with the viability of these units.

Mr. Ackerman further explained that the townhome product for VAN was a unique product designed for this development project. Architects had been brought in to create this product for this site.

Chair Zawodny pointed out that the Commission had never seen a design for the live work units. The agreement was the plans would be presented at the time of development. Now it became apparent that there never had been a design for these units.

Chair Zawodny was concerned that the Commission was being asked to look at things in a vacuum, out of context with the rest of the development. This was a consistent part of the ongoing PUD process and its subsequent amendments. The original concept had been for a village with mixed use, and the Township was ending up with what the developers wanted to sell. For instance, the vision of a main street had fallen to a strip of townhouses with a drive access on each side and views of a back alley, parked cars, and decks, with very little landscaping. This was typical of changes being made.

Commissioner Shadko said he had been on the Board of Trustees at the time of the original agreement and remembered the Board's enthusiasm for the concept as originally presented. On the other hand, he understood the dangers of building something that cannot sell, with new buildings sitting empty and unused.

Commissioner Watson felt that as presented, the developers had never intended to construct the live work units. Mr. Ackerman said it would be inaccurate to say the units were never intended. These were the last buildings to be constructed, and it was only

after Mr. Schwanke joined the team that these questions arose. They had to pay attention to the market, as market conditions dictated what was successful and what wasn't.

Chair Zawodny said his frustration was with the long-term process of this development, with continual requests for something less than the originally approved plan and vision. Commissioner Watson said her concerns were also about the process, intention, and original goals of the development.

Commissioner Lark pointed out that the Commission would never have approved so much residential density without the promised commercial uses. He felt that the original developers had agreed to things, knowing that later they would be coming back asking for changes.

Commissioner McCarthy said that if the work live units were not viable, they should be eliminated, and he was prepared to offer that motion.

MOTION by McCarthy, support by Shadko, in the matter of PPUDAM19-0003, The Village at Northville, that the Planning Commission recommend to the Board of Trustees an amendment to the PUD Agreement to remove the requirement for live work units from the townhome portion of the overall development.

Commissioner Anderson said she would support the motion but asked Commissioner Shadko to convey tonight's conversation and the Commission's frustration to the Board of Trustees when they heard this application.

Chair Zawodny said he would oppose the motion because of the way the process was moving forward, and to help convey to the Board of Trustees the opinion and frustration of the Commission.

Roll call vote: Ayes: Anderson, Lark, McCarthy, Shadko, Watson

Nays: Guerriero, Zawodny

Motion approved 5-2.

- 3. PAM19-0005 Amendment to Approved Site Plan
- Representative: Jeff Schmitz – JS Capitol
- Property Owner: JS Northville, LLC
- Location: Parcel ID 77 003 01 0082 300 (Vacant Land on 7 Mile Rd.)
- Parcel ID 77 003 01 0084 000 (40724 7 Mile Rd.)
- Request: Revise building elevations
- Action: Approve, Approve with Conditions, Postpone, Deny

Referencing her January 13, 2020 review letter, Township Planner Frey gave the background for this request for an amendment to the approved Site Plan in order to revise building elevations at 40724 7 Mile Road and the vacant parcel next to it.

The Planning Commission had approved a 1 year extension to the Special Land Use for this site at its October 2019 meeting. The extension request for the Site Plan was approved administratively, as authorized by the zoning ordinance.

The request before the Planning Commission was to revisit the building elevations for both the Day Care and the Office Building.

Comments and outstanding issues regarding the building elevations included:

- The revised office building had a lower profile than the approved building. The approved building had a gabled roof; the revised building had a flat roof. As a result the overall building height had been decreased.
- For the day care, the approved building also had a gabled roof. The applicants were requesting a flat roof design. Overall the height of the building was lower, although at the front entryway there was a raised architectural element which was a little higher.
- The ordinance required a minimum of 80% of each façade to be brick, excluding the window area. There was also a provision to allow the Planning Commission to approve alternatives on a project by project basis provided the Commission determined the application of the alternatives were consistent with the intent and purpose of the building design requirements contained in the ordinance.

For the front elevation of the day care and each elevation of the office building, the applicant was requesting the Planning Commission consider the totality of the masonry products (brick and limestone panels) as meeting the intent of the 80% brick requirement. The architect believed the mix of masonry products (different materials and sizes) presented an enhanced appearance for each of the buildings while maintaining high percentages of masonry products.

- The limestone must be a full dimensional product and identified on the elevations.
- A note shall be added to each sheet indicating roof top equipment will be screened from public view.
- Outstanding issues in the lighting report were relatively easy to resolve.

Jeff Schmitz, JS Capital Group, 155 Romeo Road, Suite 300, Rochester MI was present on behalf of this application. Ron Rader, TDG Architects, 79 Oakland Avenue, Pontiac, was also present.

Mr. Schmitz reviewed the history of his ownership of the site, including his purchase from the original developer, and his previous request to change the original plans to flip flop the buildings on the site. That had not happened, and tonight he was requesting upgrades to the original elevations.

Utilizing a PowerPoint presentation, Mr. Schmitz showed the approved elevations for the original daycare and office building, and his proposed day care and office building designs. The new day care facility now incorporated significant limestone in the front

façade and increased some dynamics of the main entry. The new elevations for the medical office buildings blended with the new Cooper Standard building to the east.

Mr. Schmitz said the intent was to build facilities that would fit with the area 20 years from now. The original elevations had a dated appearance, even before they were built. The day care facility represented the standard look of all his academies.

Commission comments focused on the following:

Regarding the office building:

- The Commission felt the new elevations for the office building were too busy, stark and modern in appearance for this neighborhood location.
- The gabled roof design and other architectural elements of the earlier approvals had been designed to blend with the surrounding residential neighborhood. While the earlier designs might seem dated, they had been effective in maintaining the neighborhood character. 7 Mile Road had a rural, woody appearance and the Commission was trying to protect that.
- The Cooper Standard building to the east had been developed to provide a landscaping barrier so that their building would not be visible from the road; the idea was to protect the residential feel of 7 Mile Road.
- The character of 7 Mile Road would not change.

Regarding the day care facility:

- The Commission generally liked the new elevations for the day care facility.
- Commissioner Watson was concerned with the amount of limestone on the front of the facility, and felt the overall appearance would be too white and glaring.

Chair Zawodny pointed out that the renderings did not include the previously approved landscaping for this site, which was significant. Showing the landscaping might soften the appearance of the buildings.

Discussion focused on the applicant's request that the Planning Commission consider the totality of the masonry products (brick and limestone panels) as meeting the intent of the 80% brick requirement. This request was specific to the front façade of the day care facility and all four facades of the medical office building.

Commissioner Watson pointed out that the ordinance had been recently updated to require that the distribution of materials include 80% brick. The Commission had wanted to get away from limestone and large pieces of other products being used instead of brick.

Township Planner Frey explained that the ordinance was for the majority material to be 80% brick, with a provision that the Commission could decide applications on a project by project basis.

Mr. Schmitz said all his schools were consistently designed to give a grand entrance and a one-room schoolhouse look, with a cupola on top. The limestone was actually a more expensive product than brick.

Chair Zawodny made the following points:

- A more accurate description of the day care façade was that it was brick and cast stone with limestone accents.
- When the Commission discussed materials and changes to the ordinance, the biggest concern was to ensure developers used quality materials, and not EFIS or metal panels, etc. He was fine with the limestone appearance. Cast stone was a good product and at least as costly as brick.
- The original Special Land Use Approval had commitments regarding the look of the buildings and the way they would blend with the neighborhood.

Commissioner Watson felt the amount of limestone on the front gave the appearance of a storefront. The ordinance had been updated to reflect the idea that brick is the common theme throughout the Township.

Township Planner Frey pointed out the January 27, 2020 letter with site plan from the applicant stated that they would construct off-site road improvements including *acceleration and deceleration lane off of 7 mile road and the full improvements off of Frey Road as previously discussed*. This should be included as a condition of any approval.

While this was not a public hearing, Chair Zawodny opened the floor to public comment.

Karen Pieper, 19450 Smock, did not like the office building design and asked the Commission not to support it. She also thought the limestone should be reduced on the front of the day care facility.

Mark Pieper, 19450 Smock, said he had opposed the special land use, but understood that decision had been made. He felt the child care center was fine the way it was presented. The office building was too modern and needed work. While the neighborhood was not supportive of this overall development, he commended the developer for putting forth a good faith effort to make it better. He liked the day care facility better than the one originally approved.

Mike Shaw 19450 Fry, thanked the Commission for trying to integrate the buildings with the existing neighborhood and the builder for listening to the neighbors and trying to make appropriate changes. When the Commission initially approved the site plan, they did so with the vision of tying the buildings into the existing community, and he asked that the original designs be required. Flat roofs in general looked like strip malls, and these buildings were going into a neighborhood. Forcing an existing day care design into an area where it didn't fit just didn't work. He asked the Commission to be true to the original vision of the original approvals, and deny the elevation revisions.

Seeing that no one else came forward to speak, Chair Zawodny closed the public comment section and brought the matter back to the Commission.

Commissioner Guerriero said he originally voted against the special land use granted for this project, but believed the applicant had made an effort to enhance the project and bring in buildings the community could be proud of. He was also happy to see the road improvements. He appreciated the public comments made this evening.

Commissioner Anderson suggested postponing action until the applicant could bring in something more unified in design. She also appreciated the proposed road improvements.

Chair Zawodny asked about screening rooftop equipment, and various options were discussed, including a sloped screen enclosure to give the illusion of additional roof where the rooftop equipment was located.

In response to comments from the applicant, Township Planner Frey said the entire height of the rooftop equipment elements needed to be screened.

Chair Zawodny said he thought the elevations for the day care facility reflected the intent of the ordinance and the spirit and intent of Northville Township's character.

Mr. Schmitz asked the Commission if they would be willing to approve the day care facility but not the office building, thus allowing the applicants to move forward while revising the office building plans.

A discussion of process followed. It was the consensus of the Commission to vote on the day care facility this evening, and to postpone action on the office building. The applicants could bring in sketches of a revised office building for a conceptual discussion, perhaps as soon as the next meeting. The Commission advised the applicants that they wanted a more campus like appearance that would fit in with the existing neighborhood.

Commissioner Shadko indicated he was ready to offer a motion.

MOTION by Shadko, support by Guerriero, in the matter of PAM19-0005, Jeffery Schmitz representative, an application to revise building elevations for 40724 7 Mile Road and Vacant Land on 7 Mile Road (parcels IDs 77 003 01 0082 300 and 77 003 01 0084 000), that the Planning Commission approve the revised elevations for the day care facility only, with the following finding and conditions:

Finding:

The totality of the masonry products (brick and cast stone) on the front façade of the day care building, as shown, meets the intent of the 80% brick requirement.

Conditions:

- Outstanding issues in the January 13, 2020 Township Planner's Review letter be resolved.

MOTION by McCarthy, support by Guerriero, to elect officers as currently constituted: Lisa Anderson as Secretary, Jayne Watson as Vice Chair, and Tim Zawodny as Chair.

Motion carried unanimously.

Department Reports:

Jennifer Frey, Township Planner

- Glades project (conceptual review in December 2019) had met with the adjacent homeowners' association.
- Art & Jake's (old Brann's) – Potential building demolition.

Tom Casari, Director of Public Services

- Signals at 6/Beck and 5/Beck are operational.
- 3-1/2% increase in water rates from GLWA.
- Water main breaks update. Pressure reducing systems are aging and pipes are reaching design age of 50 years. The Department was working toward 2021 capital improvement program to start water main improvements.

Fred Shadko, Board of Trustees

- Approved VAN PUD Amendment #3
- Work on the Capital Improvement Plan starting for 2020; the Planning Commission will see this in August.
- SEMCOG had grants available for pollution reduction and traffic mitigation; the Township would apply for funding for a traffic light at 6 Mile and Sheldon.

Eric Lark, Board of Zoning Appeals

- January 15 ZBA summary report.

Extended Public Comments:

Kai Brodersen, 47257 Curtis Road, remained concerned that the rezoning at 48515 7 Mile Road (fire station) would allow potential commercial development, thereby increasing infrastructure needs.

Commissioner Anderson encouraged Mr. Brodersen to attend the Board of Trustees meeting when the rezoning was discussed before that body.

Other Discussion:

Chair Zawodny said that Michigan State University Extension offered a Citizen Planner Program, including a certificate of completion.

Adjournment:

Motion by McCarthy, support by Guerriero, to adjourn the meeting at 10:15 pm.

Voice vote: Ayes: All
 Nays: None

Motion approved unanimously.