

**CHARTER TOWNSHIP OF NORTHVILLE**  
**Zoning Board of Appeals**  
**July 17, 2019**

**DATE:** July 17, 2019  
**TIME:** 7:00 P.M.  
**PLACE:** Northville Township Hall  
44405 Six Mile Road

**APPROVED:** August 21, 2019

**CALL TO ORDER:** 7:00 P.M.

**ROLL CALL:**

**Present:** Brian Doren, Symantha Heath, Eric Lark (arrived 7:02 P.M.) Joseph LoPiccolo, Paul Slatin, Paul Smith

**Excused:** Gary Sixt

**Staff:** Jennifer Frey, Township Planner

Township Planner Frey confirmed that all property owners within 300 feet of tonight's petition had been notified.

**Approval of Minutes:**

Zoning Board of Appeals – January 16, 2019

**MOTION by LoPiccolo, support by Doren, to approve the minutes from the Zoning Board of Appeals meeting of January 16, 2019.**

Voice Vote:           Ayes: All  
                              Nays: None

**Motion approved unanimously.**

Chair Slatin made standard introductory remarks explaining the role of the ZBA and the formal procedures of the meeting. Chair Slatin noted that four votes would be required to pass any motion. He also noted that all variance requests approved would be valid for one year.

**Petitions:**

**1. PZON19-0003      Polaris Properties, Inc., Property Owner**   
Petitioner:       **Aldo Stenta, Vistal Homes/ASCH, LLC**  
Location:         **7 Mile Road, east of Napier Road (Parcel ID# 77 023 99 0018 702)**  
Request:          A variance to Article 35.2 A, Site Condominiums, for Lots 1 and 2 to permit lot widths to be less than 125 feet as required by the ordinance. Lot 1 proposed width to be 114.17' and Lot 2 proposed width to be 122.45'. Request was previously granted at the March 21, 2018 ZBA meeting since the variance minimizes disruption to onsite wetlands and steep slopes. EGLE (previously MDEQ) permit has been obtained.

Uldis Vitins, Vitins Engineering, 44275 Brandywyne, Canton, 48187, was present on behalf of the petitioners.

Mr. Vitins introduced the request, noting that the same request had been granted in March 2018. He reminded the ZBA of the parallel site plan that had demonstrated the ability to do a conventional layout. The purpose of the variance request was to minimize disruption of the wetlands and to cross the wetlands at the narrowest point. Since they had last addressed the ZBA, a wetland permit had been received. They also had a permit from the Wayne County Department of Public Services.

Mr. Vitins stated that the three front lots were about 20,000 sq. ft. with the lot in the back being larger because it was on the other side of the ravine.

Mr. Vitins noted that neighbors had raised concerns regarding the proposed tree species when the proposal was presented to the Planning Commission. The planned red maple trees were toxic to horses and, responding to the concerns, the landscape plan was altered to include linden trees instead of red maple trees. Additionally, a fence, not present during the initial survey, was now included to the drawing.

Member Doren wondered if the delay in starting the project was due to the wetlands permit.

Mr. Vitins stated that the delay was due both to obtaining the wetlands permit and also because, as they were working on their storm water management system, they had negotiations with the adjacent property in regards to detention ponds. In addition, their attorney had to draft all needed documents for the Township and the purchase agreement with the adjacent property. It was hard to get everything done in a one-year timeframe.

Chair Lark asked if the footprints for the proposed residences had materially changed during that year.

Mr. Vitins stated that the footprints had not changed. Even if a custom-built house were requested, it would have a similar footprint as there was not enough space to get anything much bigger there.

Chair Slatin opened the public hearing at 7:08 P.M. Seeing nobody come forward to speak, he closed the public hearing at 7:08 P.M.

Township Planner Frey confirmed that no correspondence had been received regarding the variance request.

**MOTION by Doren, support by Heath, that the Zoning Board of Appeals approve Petition PZON19-0003 for Polaris Properties through Aldo Stenta, Vistal Homes: a variance request to Article 35.2 A, Site Condominiums, for Lots 1 and 2 to permit lot widths to be less than 125 feet as required by the ordinance. Lot 1 proposed width to be 114.17' and Lot 2 proposed width to be 122.45'. The request was previously granted in March 2018. The ZBA finding at**

**that time, and reconfirmed at this time, is that the variance minimizes disruption to onsite wetlands and steep slopes. The motion to approve is conditioned upon:**

**1. All plans and buildings must meet the 2015 Michigan Residential Code.**

Roll Call Vote:       Ayes: Doren, Heath, Lark, LoPiccolo, Slatin, Smith  
                              Nays: None

**Motion approved unanimously.**

**Other Business**

Township Planner Frey noted that the ZBA would be meeting in August. She also updated the Board on a new traffic signal being installed by Wayne County and the plans for the Village at Northville.

**Department Reports**

Member Heath had nothing to report from the Board of Trustees.

Member Lark had nothing to report from the Planning Commission.

Responding to a question from Chair Slatin, Township Planner Frey confirmed that the Township had no involvement with the Northville Downs project and that the associated roundabout was under Wayne County jurisdiction.

**Public Comments and Questions**

None

**Adjournment: 7:15 P.M.**

**MOTION by Heath, support by LoPiccolo, to adjourn the July 17, 2019 Zoning Board of Appeals meeting.**

Voice Vote:       Ayes: All  
                              Nays: None

**Motion approved unanimously.**