

CITY OF NORTHVILLE  
Planning Commission  
June 20, 2017  
Northville City Hall – Council Chambers

**1. CALL TO ORDER:**

Chair Wendt called the meeting to order at 7:00 p.m.

**2. ROLL CALL:**

Present: Steve Kirk  
Carol Maise  
Dave Mielock  
Christopher Miller  
Matthew Mowers  
Mark Russell  
Ann Smith  
Jeff Snyder  
Jay Wendt

Absent: None

Also present: James Allen, Mayor Pro Tem  
Patrick Sullivan, City Manager  
Jim Gallogly, Director of Public Works  
Sally Elmiger, Planning Consultant  
1 Resident

**3. APPROVAL OF AGENDA:**

**MOTION by Kirk, support Mielock, to approve the agenda as published.  
Motion carried unanimously.**

**4. MINUTES OF PREVIOUS MEETING: June 6, 2017**

**Motion by Kirk, support Mielock, to approve the June 6, 2017 minutes as published.  
Motion carried unanimously.**

**5. AUDIENCE COMMENTS: None.**

**6. REPORTS:**

**A. CITY ADMINISTRATION:**

City Manager Sullivan reported that last night City Council had a first reading for the text amendments regarding (1) Front Yard Open Space, (2) Article 19 Site Plan Review, and (3) Article 18 General Provisions – Alleys.

Council also had a final reading for Chapter 74 Streets, Sidewalks and Other Public Places, Article VI – Sidewalk Cafes and Outdoor Seating. This change would allow Sunday morning alcohol sales beginning at 10:00 a.m.

City Council also adopted the DDA's Strategic Plan.

**B. CITY COUNCIL:** None.

**C. PLANNING COMMISSION:** None.

**D. OTHER COMMUNITY/GOVERNMENTAL LIAISONS:** None.

## **7. FINAL SITE PLAN REVIEW: 129 N. WING STREET**

Referring to the June 14, 2017 Carlisle/Wortman review, Planning Consultant Elmiger gave the background for this request for Final Site Plan Review for 129 N. Wing Street. She explained that in May the Planning Commission granted a special land use approval for re-use of this residential building as a single family home. Part of that motion was also to approve the preliminary site plan. Now the applicant was returning for a final site plan. The applicant had also applied to the Historic District Commission, and they were on the HDC's agenda for tomorrow night.

Planning Consultant said there were two outstanding issues that should be listed as conditions should the Planning Commission grant approval this evening:

1. Driveway apron and public sidewalk be made of concrete.
2. The project obtain approval from the Historic District Commission.

Greg Presley, Presley Architecture LLC, 108 N. Center, Suite 205, Northville MI, was present on behalf of this application. Owner Janie Hickman was also present.

Mr. Presley said they were happy to have the driveway apron and public sidewalk be concrete.

Mr. Presley said they were following R-1B standards and did meet all those standards. The challenge on the site was to make a GCD site work for an R-1B property. The R-1B Standards were actually a little more relaxed; they could have gone further toward the setbacks than they did. In all, to save that house and put an addition on that respects its original character it was going to be good.

Mr. Presley said they were going to HDC to seek their approval tomorrow night.

Commissioner Maise asked Planning Consultant Elmiger if she foresaw any issues coming up before the HDC. Planning Consultant Elmiger said she thought the HDC would be enthusiastic about the renovation of this building. They would probably be interested in the front door being modified into the chimney and fireplace.

Mr. Presley said he thought it would be an interesting discussion. They had a lot of these older houses and how to bring them into the 21<sup>st</sup> century and in some cases adaptively reuse them. And this is one of those cases. It was oriented toward Wing Street where there was no longer a neighborhood. If this was going to be R-1B it would be a single family house so they thought it should be oriented to the neighborhood.

Mr. Presley said they were offering an alternative if the HDC didn't like their proposal.

Chair Wendt said it was better to restore than to knock it down.

Commissioner Mielock said that in their previous discussion on this project the approval was given to a preliminary and it was contingent upon approval of Historic so tonight if the Commission feels its compelled to approve this project for final how do we sidestep that with our approval for final.

Planning Consultant Elmiger said one option was to carry forward that condition to the final site plan approval so you could recognize it in your motion. Actually your motion was in May and there was not an earlier opportunity for the applicant to get HDC approval. Tomorrow night would be the first opportunity the applicant had to get HDC approval. This was a technicality and did not present a problem.

Chair Wendt said the condition for HDC approval would need be a condition for any approving motion. Then automatically if they approve, it passes.

Commissioner Russell asked what the alternative was that would be offered to HDC.

Mr. Presley said the fireplace actually is inside the building. The brick is the cladding. I guess I was just trying to recognize this change to the building. There was 2 ways to look at it. 1) see where the fireplace is inside the building. And there just a brick cladding there. It was not deep. It was not 2 feet or like that. And it does allow the detail that's on the gable – the birchboard to still be exposed. But what's lost is a hood detail over a window which is pretty cool and so we're going to offer an alternative where we don't have brick on the outside. Just keep the siding but echo the window with the trim. Keep the trim original and the original hood. I don't know if it makes sense to keep the lower door. It makes you wonder why do you have a door there because there would be landscaping there and no way to get there. So that's what we're going to offer to them was to eliminate brick and keep the hood over the one interesting window.

Commissioner Kirk asked Public Works Gallogly if the drive apron and sidewalk had to be concrete. Could it be brick?

Director Gallogly said it was just to match the existing concrete that was there now and it was much better than asphalt.

Commissioner Kirk said that sometimes for historical purposes they would put in brick walkways. If they put down concrete they were stuck with concrete.

Ms. Hickman said it would be nice to have an option. Mr. Presley suggested leaving the choice of materials open, but not have asphalt.

Director Gallogly said that the sidewalk should be concrete because when it needed repair brick was expensive for the City to repair.

Planning Consultant Elmiger suggested that the condition require that the driveway apron and public sidewalk be acceptable to the Director of Public Works.

Chair Wendt indicated he was ready to entertain a motion.

**MOTION by Kirk, second Russell, that based on the information received from the applicant, and reflected in the minutes of this meeting, the Planning Commission finds that the Final Site Plan proposed for 129 N. Wing Street, dated May 30, 2017, meets the required standards and findings for Final Approval pursuant to Article 19- Site Development Plan Procedural and**

**Approval Process of the Zoning Ordinance, and approves the Final Site Plan with the following conditions:**

- 1. Driveway apron and public sidewalk be made acceptable to the Director of Public Works.**
- 2. The project obtain approval from the Historic District Commission.**

Chair Wendt asked for a roll call vote.

<b>Miller</b>	<b>yes</b>
<b>Snyder</b>	<b>yes</b>
<b>Russell</b>	<b>yes</b>
<b>Kirk</b>	<b>yes</b>
<b>Wendt</b>	<b>yes</b>
<b>Mielock</b>	<b>yes</b>
<b>Maise</b>	<b>yes</b>
<b>Smith</b>	<b>yes</b>
<b>Mowers</b>	<b>yes</b>

Therefore the motion passed unanimously.

**8. EXTENSION OF PRELIMINARY SITE PLAN APPROVAL  
MOBIL GAS STATION – 710 W. EIGHT MILE ROAD**

Planning Consultant Elmiger said that as indicated by the applicant they were not yet ready to submit a final site plan and they were requesting more time to finalize the plans. The current ordinance did not have specific language allowing the extension of a preliminary site plan but a final site plan can be extended. City Council was currently evaluating new language that you sent to them that permits extension of a preliminary site plan for up to 6 months. I'm confident that the Planning Commission was intending to allow preliminary site plan approval extensions so that's why we just went ahead with this one rather than waiting for the ordinance language to be adopted.

City Manager Sullivan asked how the extension would be for. Planning Consultant Elmiger said it could be up to 6 months is what the new language says.

**MOTION by Russell, support by Maise, that pursuant to City Council approval of allowing preliminary site plan extensions, and based on the information received from the applicant, and reflected in the minutes of this meeting, the Planning Commission grants a 6 month extension to the Preliminary Site Plan approval for 710 W. Eight Mile Road. The extension will be effective from July 17, 2017 to January 2018.**

In response to a question from Mayor Pro Tem Allen, Planning Consultant Elmiger said July 17, 2017 was 6 months from the initial approval. Mayor Pro Tem Allen said the second reading of the text amendment regarding extensions would be on July 17.

Chair Wendt asked for a roll call vote.

<b>Miller</b>	<b>yes</b>
<b>Snyder</b>	<b>yes</b>
<b>Russell</b>	<b>yes</b>

<b>Kirk</b>	<b>yes</b>
<b>Wendt</b>	<b>yes</b>
<b>Mielock</b>	<b>yes</b>
<b>Maise</b>	<b>yes</b>
<b>Smith</b>	<b>yes</b>
<b>Mowers</b>	<b>yes</b>

Therefore the motion passed unanimously.

## **9. DISCUSSION**

Commissioner Maise asked if the City charged for extensions. City Manager said it did not, but this might be something to consider. Commissioner Maise said fees would encourage people to get their stuff in and don't linger with extension after extension.

Commissioner Russell asked that the Commission review the language in the GCD ordinance regarding permitting a special land use: *use of the same nature or class as those listed as either a Principal Use or Special Land Use in this district, which, as determined by the Planning Commission, are not more obnoxious or detrimental to the surrounding area than those listed.*

The obscure language *not more obnoxious* could perhaps be changed.

City Manager Sullivan said the section was more than that phrase, and require the special land use to be compatible with other principal uses or special land uses in the district.

Commissioner Maise said he thought the ordinance should stop before the *not more obnoxious* phrase. Commissioner Kirk asked how you would define it.

Commissioner Kirk asked about the wonderful drafted motions, was there a way to say a, b, or c so they didn't have to go through the whole procedure. (wondered if there was a way to say a, b, or c . . . )

## **10. ADJOURN**

As there was no further discussion, Chair Wendt asked for a motion to adjourn.

**MOTION by Kirk, support Russell, to adjourn the Planning Commission meeting at 7:25 p.m. Motion carried unanimously.**

Respectfully submitted,  
Cheryl McGuire  
Recording Secretary

Approved as published 08/01/2017