

CITY OF NORTHVILLE
Planning Commission
April 3, 2018
Northville City Hall – Council Chambers

1. CALL TO ORDER:

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

2. ROLL CALL:

Present: Steve Kirk
Dave Mielock
Christopher Miller
Mark Russell
Ann Smith
Donna Tinberg

Absent: Carol Maise (excused)
Jeff Snyder (excused)
Jay Wendt (excused)

Also present: Pat Sullivan, City Manager
Sally Elmiger, Planning Consultant
Lori Ward, Director, Downtown Development Authority
Aaron Cozart, Chair, Economic Development Committee, Downtown Development Authority

3. APPROVAL OF AGENDA:

MOTION by Mielock, support by Miller, to approve the agenda as published.

Motion carried unanimously.

4. MINUTES OF PREVIOUS MEETING: March 20, 2018

Motion by Smith, support by Mielock, to approve the March 20, 2018 minutes as published.

Motion carried unanimously.

5. CITIZEN COMMENTS: None.

6. REPORTS:

A. CITY ADMINISTRATION:

City Manager Sullivan noted that City Council had heard first readings of 5 ordinance amendments recommended by the Planning Commission. Second reading would be April 20.

B. PLANNING COMMISSION: None.

C. OTHER COMMUNITY/GOVERNMENTAL LIAISONS: None.

7. MASTER PLAN REVISION: CADY TOWN SUB AREA PLAN

Referring to her March 21, 2018 memorandum, Planning Consultant Elmiger explained that at the March 20, 2018 Planning Commission meeting, the Commission discussed proposed changes to the Cady Street/Cady Town Sub-Area Plan, including consideration of comments received by the DDA Economic Development Committee and City Council. Based on that discussion, the following changes were recommended:

Under *Opportunities/Constraints*, the option for a density bonus was eliminated because specific density bonuses had been removed from the Sub-Area Plan.

Under *Preferred Land Use: Mixed Use/Planned Development*:

- In order to allow greater flexibility, retail and restaurants were added as desirable uses, along with the phrase *other compatible uses*.
- Mixed-use projects were now required. Residential-only projects were specifically called out as not desirable in this area. However, a single-use building in a multi-building project was okay as long as the project was mixed use.

Under *Form Based Policies*, references to New Victorian and Belanger Buildings were eliminated in favor of the broader phrase *surrounding existing buildings*. Language was also added that height would be regulated through the Zoning Ordinance, with variability from Ordinance standards considered via the Planned Unit Development process.

Site Design and Pedestrian Considerations incorporated text changes recommended by City Council.

On the sheet titled *City of Northville Sub Area Plan Update: South Center Street*, the Land Use Plan map eliminated the density that was referenced at the Cady/Center Street intersection.

Planning Consultant Elmiger completed her review.

Discussion regarding *Opportunities/Constraints*:

Commissioner Tinberg asked the intent of the phrase *as well as* in the last bullet point under *Opportunities/Considerations*. The entire phrase read: *The City may consider zoning incentives, such as height bonuses, in exchange for mixed-use developments which offer first-floor commercial/retail/office and upper level residential, as well as community benefits, historic preservation or environmental enhancement.*

Discussion included:

- The purpose of the bullet point was to incentivize mixed-use developments that offered first floor commercial, retail office, and/or upper level residential. The specific uses might change over time, but the nature of the uses (commercial/retail/office) should be constant.
- Changing *as well as* to *and/or* would broaden the statement.
- This statement in the Master Plan stated the City could consider zoning incentives. After the change was adopted, the Commission could revisit the Zoning Ordinance to add specifics regarding zoning incentives offered.
- The phrase *as well as* emphasized that any incentive hinged on first floor commercial/retail/office, as well as the other things listed.

- Commissioner Kirk felt changing the wording to *and/or* was too open. On the other hand, being too restrictive would diminish the opportunities to create a diverse property.

Planning Consultant Elmiger read subsection from Section 10.06.f Cady Street Overlay (CSO), which listed all the things in the current ordinance that helped a project qualify for a height bonus, and which required 3 or more of the following: public plazas, mixed use with residential on the upper stories, public art, through-block pedestrian connections, alley enhancements, and *other public amenities as deemed appropriate by the Planning Commission*.

Commissioner Russell suggested that the language read ~~as well as~~ *and as defined by the Zoning Ordinance*. That way the Zoning Ordinance could be changed from time to time, without impacting the Master Plan.

City Manager Sullivan said the record should clearly reflect that the intent of the Commission was not to require a developer do ALL the things listed in order to qualify for a height incentive. For instance, it doesn't have to be an office, though office is one of the uses listed. Planning Consultant Elmiger added that this statement in the Master Plan was laying the groundwork for the Zoning Ordinance requirements – either the requirements that were already in the Ordinance or new ones that might be added. As well as could also be changed to *or such as*. The Master Plan gave direction in terms of what the Zoning Ordinance language should specify.

Commissioner Kirk noted that in the last Commission discussion on this matter, it was suggested to eliminate bonuses completely. Planning Consultant Elmiger's understanding was that the height bonus would be kept in the one area identified as such in the Zoning Ordinance. Other height incentives would be eliminated. Also, if the new language under this bullet point was not adding value, perhaps that language itself should be eliminated.

Commissioner Mielock thought the new language gave a developer helpful guidelines from which to extract the desires of the Planning Commission from a planning perspective. The Master Plan offered guidelines and the Zoning Ordinance added specificity. That was the whole idea of form-based policy.

Given the variety of things that could be added to help a project qualify for a height bonus, and given the discussion just concluded, the consensus of the Commission was to leave the phrase *as well as* in the new language.

The consensus of the Commission was also to accept the new language under *Opportunities/Constraints* as presented. Commissioner Tinberg noted that the new language clarified the preference for a retail mix in this area.

Commissioner Mielock asked how applicants were aware of both Master Plan and Zoning Ordinance language. Planning Consultant Elmiger said this information was given and discussed at the pre-application meeting.

Discussion regarding Site Design and Pedestrian Considerations.

Under the first bullet point, the following change was suggested: *consideration should be ~~provided given~~ for relocating the Farmers Market*

Commissioner Russell wondered if relocating the Farmers Market was feasible. City Manager Sullivan said it was feasible to explore, but the City could not require a developer to relocate the Farmers Market.

Planning Consultant Elmiger added that if a developer was seeking a way to provide a public benefit, the location of the Farmers Market provided an opportunity.

Commissioner Russell pointed out that the 8th bullet point read that *The City should develop a plaza with pedestrian amenities*, with the next bullet point outlining what those amenities should be. Should this even be included in the Master Plan? Also the last bullet point read: *The City should evaluate the current alignment of the Cady Street and South Main Street intersection for enhanced traffic and pedestrian safety*. Again, did the Master Plan want to box the City in for this kind of development activity? Commissioner Russell thought in both these cases, a developer should be the party to move forward on these goals. He thought both bullet points should be eliminated.

Planning Consultant Elmiger said if that was the case, the schematic in the lower right hand corner of Cady and South Main should also be eliminated.

Commissioner Kirk thought the bullet points could be reworked stating the desirability of those goals, but eliminate the City as the party being tasked to complete them.

Commissioner Russell thought that to make the Cady Town area viable, circulation also had to be viable. City Manager Sullivan said that one of the DDA study recommendations was to consider traffic impact of any new development. Planning Consultant Elmiger added that the site plan review section of the Zoning Ordinance had a traffic study requirement, as did the PUD ordinance.

In response to comments from the Commission, Planning Consultant Elmiger said the plaza was envisioned to take place after the realignment of Cady Street, in order to give pedestrian access across Main Street, along with a possible connection to the river front.

After further discussion, the consensus of the Commission was to eliminate those 3 bullet points, and to add a bullet point stating that: *Collaborative projects between the City and the developers could include public amenities, such as plaza areas, river walk, connection to public property across Main Street, pedestrian linkages, historic interpretative signage, etc.*

The Commission discussed further the idea of realigning Cady Street at Main Street. This project would be cumbersome because Main was a 4-lane Wayne County road. Such a realignment would also impact the Foundry Flask area, which was already dissected by a major sewer easement. The benefit of such a project seemed minimal. On the other hand, the intersection at Cady and Center was more critically in need of attention. Also, Commissioner Kirk suggested creating a right angle just past the Village Workshop. Commissioner Kirk thought the City could present some options that the City found desirable, and suggest developers collaborate with the City to see them accomplished.

Planning Consultant Elmiger suggested adding: *Evaluate the current climate of Cady Street for enhanced traffic and pedestrian safety.*

Planning Consultant Elmiger summarized the changes to *Site Design and Pedestrian Considerations* as:

- The first bullet would say: Consideration to be ~~provided~~ given for relocating the Farmers Market.
- The last 3 bullets would be eliminated.
- A bullet would be added to state: *Public amenities envisioned for this area include river walks, pedestrian linkages, plaza areas and interpretative signage.*

- Then a final bullet would state: *Evaluate the current environment of Cady Street for enhanced traffic and pedestrian safety.*

If the Commission was satisfied with the changes as proposed and discussed at tonight’s meeting, the next step was to forward to City Council for their decision to distribute the changes to adjacent communities.

In response to a question from Commissioner Russell, Planning Consultant Elmiger said the Farmers Market would continue at its present location until an alternative site became available.

In response to a further comment from Commissioner Russell, Planning Consultant Elmiger said the schematic on the bottom right of the page could be modified instead of removed, by removing the hash pattern and including wording that said *Possible pedestrian connection from South Main Street Chamber of Commerce to Ford Field.*

Commissioner Kirk noted that the plaza at the corner of Cady and Main Street was part of the nonmotorized pathway plan.

City Manager Sullivan noted that the intersection of Cady and Main Street already had a sign and a trailhead, and in future would have nonmotorized facilities. This area was already a gateway and he supported leaving that bullet point as it was.

In response to a question from Commissioner Russell regarding South Center and 7 Mile Road, City Manager Sullivan said the Bennet Arboretum Trail was there, along with a bridge that came to that corner. There was an entranceway sign, a trailhead, bike lanes on Center and wide shoulders for bicycles on 7 Mile Road.

City Manager Sullivan noted that there was public improvement money that could fund new entry signs.

Commissioner Kirk commented on the last bullet point under the South Center Street page: *Floodplains/floodway areas should be retained as open space and available to the public with connecting pathways.* Commissioner Russell said that it had always been the City’s desire to create connectivity from the City to Edward Hines Park. City Manager Sullivan added that that item was listed as a consideration; it was not mandatory.

Seeing the discussion had ended, Vice Chair Kirk called for a motion.

MOTION Russell, support by Mielock, that the Planning Commission forward the Master Plan updates for Cady Town Cady Street and South Center Street to City Council for consideration and possible distribution.

Vice Chair Kirk asked for a roll call vote.

Tinberg	yes
Russell	yes
Meilock	yes
Smith	yes
Miller	yes
Kirk	yes

Motion carried unanimously.

8. DISCUSSION:

Commissioner Mielock asked if there was any way to rezone the Foundry Flask property in anticipation of receiving a PUD proposal. Planning Consultant Elmiger said rezoning would need to be preceded by a site plan.

City Manager Sullivan said the question had been raised if a PUD application could be made and approved conditioned upon the Master Plan changes being finalized. Planning Consultant Elmiger thought such a course of action would be premature. However, a public hearing for the Master Plan changes could be set for a date immediately following the 42-day distribution period.

The consensus of the Commission was to support the Administration setting a public hearing at the first Planning Commission meeting following the completion of the distribution period.

9. ADJOURN

MOTION by Russell, support by Mielock, that the meeting be adjourned at 8:01 p.m.

Motion carried unanimously.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as published April 17, 2018