

**City of Northville**  
**CITY COUNCIL REGULAR MEETING MINUTES**  
**March 17, 2014**

Mayor Johnson called the meeting to order with the Pledge of Allegiance at 7:30 p.m. in the City of Northville Municipal Building, City Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

**ROLL CALL**

**Present:** Mayor Christopher Johnson, Mayor Pro Tem James Allen, Councilmembers Nancy Darga, Sam Ekong, and Ryan McKindles

**Absent:** None

**Also Present:** City Manager Patrick Sullivan, City Clerk Dianne Massa, Downtown Development Authority Executive Director Lori Ward, Police Chief Gary Goss, and six citizens

**PRESENTATIONS**

**A. Citizens Comments**

Carrie Mowers, 131 Rayson, requested direction on addressing two issues pertaining to parking and traffic in the Rayson/Grace/Lake Street area. The first issue was a current lack of on-street parking due to employees from the medical building on N. Center Street, the office building at 114 Rayson Street, and construction contractors parking on the residential streets. Due to parking, the residential streets have become one-way traffic, making travel very difficult. The area is single-family residential homes and she voiced the belief that residents should park on residential streets and commercial parking should occur in the commercial district. The second issue pertained to the proposed brew pub planned for the new development on N. Center Street. This business will exasperate the already overcrowded streets, leaving no parking for residents and their guests. Mowers wanted to be kept informed of meetings, including the meeting for the liquor license approval. She did not want decisions made out of the public view.

Joanne Bandoni-Menhart, future resident, echoed the comments of Mowers. She does support sharing the streets with others. However, she voiced displeasure with having to park more than a block away from her home. Bandoni-Menhart noted that she recently purchased a home on Grace Street that will require major renovation. The current parking issues do not provide adequate parking for her contractors. Bandoni-Menhart is a Township resident moving into the City. She is paying double the taxes and making major renovations to her home and being unable to park in front of her home is unfair. She questioned her decision to buy and keep this house. This will become a larger problem when the brew pub opens. Bandoni-Menhart suggested the City consider time-limited on-street parking. She also questioned who has more of a right to park on the street, the residents who pay taxes or employees of businesses.

Comments from City Council noted that the proposed shared parking agreement for the brew pub development would be discussed in an open meeting. When the liquor license is discussed and acted on, this would also occur during an open meeting. The meetings are open to the public and are transparent.

City Council also pointed out that public streets are for the public and the City has not yet reserved public streets for residential parking. It was noted that the Mayor lives on W. Main Street, across from the Community Center. While that is not a commercial business, parking in the area and on the streets around his home is not primarily for a residential use.

Concerns with the current parking and traffic situation would be addressed by the Police Chief. The Police Chief noted that officers continue to monitor the area and issue citations as warranted. It was noted that signage and setbacks are appropriate and City Council directed the Police Chief to continue enforcement. The current construction on N. Center Street compounds the parking issues in the area. The Police Chief will continue to monitor the area and determine if a traffic control order or other parking solution might be warranted. City Council cautioned that a traffic control order that stipulated a time designation or other parking solution would apply to the residents as well as this is a public street.

At the April 1<sup>st</sup> Planning Commission meeting, the developer of the building in which the brew pub is proposed will present a proposed shared-parking agreement to the Planning Commission. The Planning Commission will also review the Planning Consultant's review and will need to determine if the proposed shared parking arrangement would provide the parking needed for this development. Concerns and questions pertaining to the brew pub and the proposed plan for parking would be directed to the Planning Commission at their April 1, 2014 meeting.

The Liquor License Review Committee meeting has not yet been scheduled. The Police Chief will add Ms. Mowers to the list of residents to be notified of this meeting.

In response to a question from City Council, Ms. Bandoni-Menhart noted that her property does have a dirt driveway. However, she stated the driveway was unusable due to unplowed snow. She does plan to improve the driveway as part of her renovation.

### **APPROVAL OF AGENDA AND CONSENT AGENDA**

**Motion Darga, seconded by McKindles** to adopt the agenda and consent agenda as presented.

Approve City Council Minutes of: None

Receive Bills List: Checks #87169 to #87297, EFT #500162

Receive Board and Commission Minutes:

- Downtown Development Authority: 8/20/13, 9/17/13, 10/15/13, 11/19/13

- Housing Commission: 1/10/14

Receive Departmental Reports:

- Police: 9/13, 10/13, 11/13, 12/13

- Youth Assistance: 3/14

Board and Commission Appointments:

- Senior Advisory Commission: Reappoint Andrea Murdock to a three-year term expiring 3/31/17

- Planning Commission: Appoint Matthew Mowers to fill a vacancy with a term expiration of 6/30/14

Renewal of Interlocal Agreement for Ballot Layout and Coding Services

**Motion carried unanimously.**

## **RESOLUTIONS AND ORDINANCES**

### **A. Zoning Ordinance Amendments / Second Reading**

At its November 5, 2013 meeting, the Planning Commission conducted a public hearing to consider a text amendment to Article 19 in the City of Northville's Zoning Ordinance. The proposed text amendment would amend the zoning ordinance for the purpose of updating site plan review procedures by adding a new Section 19.04.1. This section would encourage prospective applicants to attend a pre-application meeting in order to review the ordinance requirements. The pre-application meeting may be attended by the City Planner, Building Official, Public Works Director, and other individuals as requested by the City Manager.

Following the public hearing, the Planning Commission recommended approval of the proposed amendments to City Council. At its regular meeting of February 18, 2014, City Council introduced for first reading, proposed amendments to the Zoning Ordinance.

**Motion Darga, seconded by McKindles** to waive second reading and adopt the proposed amendments to Article 19, Section 19.04 in the City of Northville Zoning Ordinance, pertaining to site plan pre-application meetings as presented. **Motion carried unanimously.**

## **NEW BUSINESS**

### **A. Traffic Control Orders for West Main Street**

The residents on the north side of West Main Street, who live between the west side of Star Manor and Rogers Street, have called numerous times regarding the parking in front of their homes. The complaints have involved blocked driveways, limited sight distance due to cars parking too close to driveways, and the inability for City services to gain access to their homes (i.e. leaf pick-up).

The residents met with the Police Chief to discuss the issue. The Police Department has reviewed the location and found that employees of Star Manor typically park in the area between Star Manor and Rogers Street. In doing so, they often park directly adjacent to the driveways limiting the turn radius and affecting the sight distance for those exiting their driveway. After a discussion with the affected residents it was decided that a parking restriction between the hours of 7:00 a.m. and 4:00 p.m. would alleviate the problem.

Star Manor was first established as the Northville Hospital more than 137 years ago. They have since become a 37-bed extended care facility and are considered an asset to the Historical District. However, they have very limited parking on their property and that which does exist must be reserved for handicap visitors and emergency vehicles. Consequently, they rely on on-street parking for their employees. In order to accommodate this need, Staff proposes to make an area on the south side of Main Street, east of the Early Childhood Center, "all day parking". This limited area (approximately 100 ft.) would accommodate the displaced employees of Star Manor and would not interfere with other residents. The Department has discussed this with Diana Gabriel of Star Manor and she supports the change. Experience with the existing two-hour parking restriction in this area indicates that this change would have little effect on customer parking for the Garage Restaurant and adjoining businesses.

City Council Comments and Discussion: In response to a question from City Council, the Police Chief explained that the 100 feet of on-street all-day parking cannot be controlled and would be available to anyone to use. Right now, the spaces are signed for two-hour parking and are usually empty. It is anticipated that Star Manor employees will be the ones to use the all-day parking spaces, which should resolve or ease the problem.

**Motion McKindles, seconded by Allen** to approve Traffic Control Orders 14-1 and 14-2 as written. **Motion carried unanimously.**

### **B. Bid Award for Downtown Summer Planting**

The Downtown Development Authority (DDA) is responsible for physical infrastructure in downtown Northville, including hardscape and plant material. The services are contracted, using a professional landscape contractor to provide seasonal planting services. Seasonal planting is a part of the DDA's comprehensive economic development program which builds property values, supports consumer and visitor traffic, and improves the appearance of the downtown.

On March 5, 2014, the City received five proposals for the 2014 Downtown Summer Planting Project ranging from \$5,748 to \$6,950. DDA staff evaluated the five proposals based on the criteria outlined in the bid specifications. With the three lowest bids differing by a range of approximately \$300, the vendors were interviewed for past relevant experience, and referrals were vetted. The DDA reserved the right to accept or reject any or all bids, and chose to not select the lowest bid among submitting vendors for the 2014 Summer Planting. The low bid candidate demonstrated limited experience with like projects (downtown municipal plantings). Further, the DDA 2013 Summer Planting was executed by a local contractor at lowest bid, with disappointing results.

Expectations for downtown Northville are that seasonal plantings provide maximum impact at installation. Commercial Grounds Services was selected as first choice, based on strong performance as the awarded vendor for the last two downtown planting seasons. Commercial Grounds Services, as the significantly lowest bidder, successfully executed the 2013 Fall and Winter Planting. The owner, Linda Levesque, is attentive, efficient, and had filled all requests with quality work. The DDA recommended that Commercial Grounds Services receive the contract award, with a competitive bid of \$5,903.

The project will be funded through the Landscape Maintenance and Materials budget. There are sufficient funds in the budget to complete the project.

City Council Comments and Discussion: It was suggested that future contracts include a provision to allow a contract extension. The DDA Director noted the DDA preferred to have several seasons of successful experience with a contractor before offering the option to extend the contract.

**Motion Darga, seconded by McKindles** to approve the contract for planting services with Commercial Grounds Services for a not-to-exceed amount of \$5,903 for the 2014 Summer Planting Project and authorize the DDA Director to execute the contract on behalf of the City. **Motion carried unanimously.**

## **MAYOR AND COUNCIL COMMUNICATIONS**

**A. Mayor and Council Communications** None

**B. Staff Communications** None

Being no further business, the meeting was adjourned.

**Adjournment: 8:02 p.m.**

Respectfully submitted,

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Dianne Massa, CMC  
City Clerk

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Christopher J. Johnson  
Mayor

Approved as submitted: 4/7/2014