

City of Northville
CITY COUNCIL REGULAR MEETING MINUTES
November 3, 2014

Mayor Johnson called the meeting to order with the Pledge of Allegiance at 7:30 p.m. in Council Chambers at Northville City Hall, 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, Lori Ward DDA Director, Deputy City Clerk Michelle Nabozny, Planning Commissioner Dave Mielock, and 2 citizens

PRESENTATIONS

A. Citizen Comments None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion Darga, seconded by Allen to approve the agenda and consent agenda as presented.

Approve City Council Minutes Regular Meeting of October 20, 2014

Receive Checks #90637 to #90732, Checks #90733 to #90809

Receive Board and Commission Minutes: Housing: 10/10/14

Request to Dispose of Assets / Telephones, Security Cameras

Proposed Amendments to the 2014-15 Budget Through 9.30.14 and Investment Report

Request for Special Joint Meeting

Motion carried unanimously.

ORDINANCES

A. Proposed Zoning Ordinance Amendment to Article 21 - Signs / 1st Reading

At its September 16, 2014 meeting, the Planning Commission conducted a public hearing to consider text amendments to Article 21 in the City of Northville's Zoning Ordinance. The proposed text amendments would amend Article 21, Section 21.01 Sign Regulations.

The proposed text amendments pertain to LED and electronic changeable copy signs. The intent of the changes is to clarify current regulations and specifically state that LED signs, electronic changeable copy signs, digital message centers, and illuminated channel letters are prohibited in the historic district. The regulations also state that the Historic District Commission does not have the authority to approve these signs except in cases where they are historically compatible.

Communication from the City’s Planning Consultant and the proposed zoning ordinance text amendments were presented.

Following the public hearing, the Planning Commission recommended approval of the proposed amendments to City Council.

Council Comments and Discussion: It was confirmed that there were no sign applications waiting for approval that would be effected by this change.

Motion Allen, seconded by McKindles to introduce for first reading, the proposed amendments to Article 21, Section 21.01 in the City of Northville Zoning Ordinance, pertaining to sign regulations as presented, with second reading and possible adoption scheduled for November 17, 2014.

Motion carried unanimously.

B. Proposed Zoning Ordinance Amendment to Articles 2 & 10 / 1st Reading

At its September 16, 2014 meeting, the Planning Commission conducted a public hearing to consider text amendments to the City of Northville’s Zoning Ordinance. The proposed text amendments would amend Article 2 Zoning and Map Interpretation and Article 10 Central Business District. During the public hearing, minor changes were suggested by the Downtown Development Authority. The Planning Commission reviewed these modifications at their October 7, 2014 meeting and recommended approval of the proposed amendments to City Council.

The proposed text amendments would amend the Zoning Ordinance and Zoning Map and amend certain regulations in the Cady Street Overlay District. The overlay zoning district will provide regulations regarding land use within the Cady Street Corridor. It will also establish specific height limitations (up to five stories) for various parcels and establish new design requirements to ensure quality development on the fringe area of the City of Northville downtown. The amendments also include a restriction that first floor residential uses are not allowed on the north side of Cady Street from Church Street west to Wing Street.

Communication from the City’s Planning Consultant and the proposed zoning ordinance text amendments were presented.

Council Comments and Discussion:

Mayor reminded Council that there is a Special Joint Meeting with the Planning Commission on November 17th in the event they have numerous questions regarding the changes.

Council praised the overlay for allowing an extra story in the western portion of the district, but questioned the rationale behind the elevation of the buildings on Cady Street to Hines Park. It was clarified that the Singh building was used as the measure for future surrounding buildings.

Dave Mielock spoke to clarify the density and height restrictions on Cady near Hines Park. He cited visual aesthetics and safety issues, such as firefighting equipment for tall buildings, as reasons for height restrictions. The steep grade drop to single family residential homes to the east was cited as a reason for the drop off in density.

Council questioned the setback for CBD first floor residential and if a 10 foot setback was required so residential windows on the first floor were not right up against the sidewalk. Council would like to follow up with the Planning Commission at the November 17th meeting on this question.

After Council questioned exactly how much the grade dropped, Jim Allen volunteered to bring a map of the topography to the November 17th meeting to confirm the grade.

Council reiterated that they want more mixed use to make room for a broader tax base.

Motion Darga, seconded by Allen to delay first reading of the amendment to Articles 2 and 10 to the November 17, 2014 Council Meeting. **Motion carried unanimously.**

COMMUNICATIONS

A. Mayor and Council Communications

Mayor Johnson encouraged everyone to vote tomorrow.

B. Staff Communications

City Manager reminded everyone about the Special Joint Meeting with the Planning Commission on November 17th at 6:30pm and asked Mayor Pro-Tem Allen to remind the Planning Commission of the meeting tomorrow.

There being no further business to come before Council, the meeting was adjourned.

Adjournment: 7:54 p.m.

Respectfully submitted,

Michelle Nabozny
Deputy City Clerk

Christopher J. Johnson
Mayor

Approved as submitted: 11/17/14