

City of Northville
CITY COUNCIL REGULAR MEETING MINUTES
April 17, 2017

Mayor Roth called the meeting to order with the Pledge of Allegiance at 7:00 p.m. in the City of Northville Municipal Building, City Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

ROLL CALL

Present: Mayor Ken Roth, Mayor Pro Tem James Allen, Councilmembers Nancy Darga, Sam Ekong, and Marilyn Price

Absent: None

Also Present: City Manager Patrick Sullivan, City Clerk Dianne Massa, Planning Consultant Sally Elmiger, and two citizens

Mayor Roth read a statement informing those present that the City Council meeting was being recorded for rebroadcast on the City's website. By remaining at the meeting, consent is inferred by those present to have their voice and image recorded and posted on the City's website.

PRESENTATIONS

A. Citizens Comments

Gina Wilson Steward, President, Western Wayne County NAACP, introduced herself to City Council. Steward offered a brief overview of the organization, its meeting schedule, programs, and community outreach.

On behalf of City Council, the Mayor thanked Ms. Steward for her dedication and for reaching out to the western Wayne County communities.

APPROVAL OF AGENDA AND CONSENT AGENDA

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

Approve City Council Minutes of: None

Receive Bills List:

- Accounts Payable Week of April 12, 2017

Receive Board and Commission Minutes:

- Beautification: 10/3/16

Receive Departmental Reports:

- Youth Assistance: 4/17

Board and Commission Appointments: None

Special Event Request / Summer Carnival / May 11-14, 2017

Special Event Request / Mercury Cougar 50th Anniversary Cruise / June 10, 2017
Request to Dispose of Assets / Voting Tabulators and Ballot Boxes

Motion carried unanimously.

RESOLUTIONS AND ORDINANCES

A. Zoning Ordinance Amendment / Second Reading

Article 26 – Construction of Language and Definitions – Lot Coverage

At its regular meeting of March 20, 2017, City Council introduced for first reading proposed amendments to the Zoning Ordinance. The proposed text amendment to Section 26.02 Definitions “Lot Coverage” clarifies that any structure with a roof, including covered porches, are included in the lot coverage calculation.

The Planning Commission is recommending approval of the proposed text amendment. Communication from the City’s Planning Consultant and the proposed zoning ordinance text amendment was provided to City Council for review.

City Council Comments and Discussion: It was also noted that the proposed amendments clarify that accessory buildings are “structures.”

Motion Allen, seconded by Darga to waive second reading and adopt the amendments to Article 26 Construction of Language and Definitions pertaining to lot coverage in the City of Northville Zoning Ordinance as presented. **Motion carried unanimously.**

B. Zoning Ordinance Amendment / Second Reading

Articles 2, 10, and 16 – Take-Out Restaurants in the Central Business District

At its regular meeting of March 20, 2017, City Council introduced for first reading proposed amendments to the Zoning Ordinance. The proposed text amendments modify:

- Section 2.06 Uniform District Requirements
- Section 10.03 Special Land Uses Permitted After Review and Approval
- Section 16.07 Home Delivery and Take-Out Restaurants

The proposed amendments are necessary because “take-out restaurants” were listed as both a permitted and special land use in the Central Business District (CBD). The proposed changes keep take-out restaurants as a permitted use in the CBD, and deletes them as a special land use in this district. Removing this use as a special land use then eliminates the need for the special land use requirements in Section 16.07. Therefore, this section would also be amended.

The Planning Commission is recommending approval of the proposed text amendment. Communication from the City’s Planning Consultant and the proposed zoning ordinance text amendment was provided to City Council for review.

Motion Darga, seconded by Allen to waive second reading and adopt the amendments to Articles 2, 10, and 16 pertaining to take-out restaurants in the Central Business District in the City of Northville Zoning Ordinance as presented. **Motion carried unanimously.**

**C. Zoning Ordinance Amendment / Second Reading
Article 21 - Signs**

At its regular meeting of March 20, 2017, City Council introduced for first reading proposed amendments to the Zoning Ordinance.

The proposed text amendment would allow an additional 12-square feet of wall sign area at a secondary entrance to a business site from an alley or parking lot in the Central Business District. Previously, a business site would have to split the total allowed sign area between the front and rear entrance. This change permits the full sign area at the front entrance, and an additional 12-square feet of sign area at a rear entrance.

The Planning Commission is recommending approval of the proposed text amendment. Communication from the City's Planning Consultant and the proposed zoning ordinance text amendment was provided to City Council for review.

Motion Allen, seconded by Ekong to waive second reading and adopt the amendment to Article 21 Signs in the City of Northville Zoning Ordinance as presented. **Motion carried unanimously.**

**D. Zoning Ordinance Amendment / Second Reading
Article 15 – Schedule of Regulations**

At its regular meeting of March 20, 2017, City Council introduced for first reading proposed amendments to the Zoning Ordinance. The proposed text amendments pertain to Footnotes 10 and 11 (side yards in business districts). The changes are proposed because the existing language is confusing. The new language clearly requires no side setback in the Central Business District or Local Commercial District unless the building has a window or door in the side façade, or the side abuts a residential district. In these cases, a 10-foot side yard setback is required. Section 15.01, Schedule of Regulations, was also edited as part of this change, eliminating unnecessary "N/A" notations and incorrect references to footnotes.

The Planning Commission is recommending approval of the proposed text amendment. Communication from the City's Planning Consultant and the proposed zoning ordinance text amendment was provided to City Council for review.

Motion Price, seconded by Darga to waive second reading and adopt the amendment to Article 15 Schedule of Regulations in the City of Northville Zoning Ordinance as presented. **Motion carried unanimously.**

**E. Zoning Ordinance Amendments / Second Reading
Article 26 – Construction of Language and Definitions – Basement**

At its regular meeting of March 20, 2017, City Council introduced for first reading proposed amendments to the Zoning Ordinance. The text for the definition of basement was changed to mirror the labels in the basement illustration. The word "ceiling" was changed to "finished floor elevation." This change is consistent with terms used in the Residential and Building Codes.

The Planning Commission is recommending approval of the proposed text amendment. Communication from the City's Planning Consultant and the proposed zoning ordinance text amendment was provided to City Council for review.

Motion Ekong, seconded by Allen to waive second reading and adopt the amendment to Article 26 Construction of Language and Definitions - Basement in the City of Northville Zoning Ordinance as presented. **Motion carried unanimously**

MAYOR AND COUNCIL COMMUNICATIONS

A. Mayor and Council Communications

Roth reminded City Council of the State of the Community address being held on April 19th at Schoolcraft College.

B. Staff Communications None

Being no further business, the meeting was adjourned.

Adjournment: 7:13 p.m.

Respectfully submitted,

Dianne Massa, CMC
City Clerk

Ken Roth
Mayor

Approved as submitted: 5/1/17