

**NORTHVILLE HISTORIC DISTRICT COMMISSION**  
**January 20, 2016**  
**Wednesday 7:00 P.M. – Northville City Hall – Council Chambers**

**1. CALL TO ORDER AND ROLL CALL:**

Chair Allen called the Historic District Commission meeting to order at 7:00 p.m.

**Present:** Allen, Argenta, Field, Gudritz, Hoffman, Murdock, Tartaglia,

**Absent:**

**Also Present:** Planning Consultant Elmiger

**2. PUBLIC COMMENT:** None.

**3. APPROVAL OF AGENDA:**

**MOTION Argenta, support by Gudritz, to approve the agenda as published. Motion carried unanimously.**

**4. APPROVAL OF PREVIOUS MEETING MINUTES:** December 16, 2015

**MOTION Gudritz, support by Argenta, to approve the minutes of December 16, 2015 as submitted. Motion carried unanimously.**

**5. REPORTS:**

**A. CITY ADMINISTRATION:** None

**B. CITY COUNCIL:** None

**C. PLANNING COMMISSIONER:** None

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

**6. PUBLIC HEARING:** None.

**7. CASES TO BE HEARD – BY CASE:**

**CASE #1**

**GRAPHIC VISIONS/EDWARD JONES  
105 MAINCENTRE**

**NEW WALL SIGN**

Sandra Mustonen, Graphic Visions, Inc., Northville, MI was present on behalf of this application, which was to install a new wall sign on an awning at 105 MainCentre. She explained that they were proposing a replacement awning sign. The size would not change. She provided a sample of the black Sunbrella awning material, and explained that the logo would be a white silk screen.

**MOTION Hoffman, support by Argenta, to accept the application as complete. Motion carried unanimously.**

Chair Allen opened the meeting for public comment. Seeing that no one came forward to speak, Chair Allen returned the item to the Commission.

**MOTION Argenta, support by Gudritz, to grant a Certificate of Appropriateness for the work as presented, referencing the Secretary of Interior's Standards for Rehabilitation, in**

particular Standards 9 and 10, and Northville Historic District Design Standards 4-21 materials, 4-23 awnings, 4-24 signs and 5-18 paint and colors. **Motion carried unanimously.**

**CASE #2**

**ALLIED SIGNS/FARM BUREAU INSURANCE  
137 CADYCENTRE**

**SIGN**

Pat Stieber, Allied Signs, Inc., 33650 Giftos, Clinton Township, MI was present on behalf of this application, which was to reface an existing projecting sign at 137 CadyCentre. Mr. Stieber explained that Farm Bureau was updating their image, and as a result the existing sign needed to be updated. Size and colors would remain the same; the design of the logo and lettering would change as shown in the submission packet. The sign would be black metal with red and white copy as shown. Sign material was standard polycarbonate plastic, with a standard aluminum sign frame. The sign would be a digital print applied to the plastic.

In response to a comment from Commissioner Hoffman, Mr. Stieber distributed photos of the building, showing a full elevation. He reiterated that the color was not changing – only the layout was changing slightly. The sign would be in the same location and hung from the same bracket as previously existed.

In response to a comment from Chair Allen, Mr. Stieber said the window signs were outside his purview.

Commissioner Argenta wondered if window graphics were under the jurisdiction of the HDC. After brief discussion, Planning Consultant Elmiger said she would clarify whether or not the HDC had any jurisdiction over window signs.

**MOTION Hoffman, support by Argenta, to accept the application as complete. Motion carried unanimously.**

Chair Allen opened the meeting for public comment. Seeing that no one came forward to speak, Chair Allen returned the item to the Commission.

**MOTION Hoffman, support by Gudritz, to grant a Certificate of Appropriateness for the work as presented, referencing the Northville Historic District Design Standards 4-21 materials, 4-24 signs and 5-18 paint and colors. The motion acknowledges the material as polycarbonate plastic for the sign and the new colors will match the existing colors. Motion carried unanimously.**

**8. ELECTION OF VICE-CHAIRPERSON**

**Motion Argenta, support by Gudritz, to nominate Joe Hoffman as Vice-Chair. Motion carried unanimously.**

**9. DISCUSSION**

Chair Allen said that the Planning Commission was looking at changes in the Cady Street area to get to more of a form-based code. The Strategic Plan was due to be updated soon, with a bid going out in February. As a part of that process they were hoping to schedule a joint meeting with the Planning Commission, the HDC, the City Council, other interested people, etc., in order to review goals and objectives for the Cady Street area, and get a consensus from the combined groups as to the direction

the City was moving. The Planning Commission especially wanted to make sure that any recommendations and changes they came up with would not conflict with HDC regulations.

Planning Consultant Elmiger said that Cady Street was ripe for development, with a couple of developers already showing focused interest in some properties there. The overlay district provided some specific design guidelines such as setbacks, heights, etc., for Cady Street. However, since the approval of Corner House, questions had arisen regarding additional details. The Planning Commission wanted to work with the DDA to come up with more specific guidelines regarding such things as garage doors on the main street, number of curb cuts, a requirement for glass (transparency) along the main street, first floor parking, etc. The overlay district was new and had yet to be applied to a project. The Planning Commission wanted to convene a joint meeting, so that everyone was on the same page and knew what was going on.

Planning Consultant Elmiger said she would provide the commission with the existing Cady Street Overlay District.

Commissioner Hoffman asked how this fit in with the visioning that was done a few years ago. Planning Consultant Elmiger said that previous work and the resulting Master Plan changes formed the basis for the Cady Street Overlay District.

Chair Allen continued said that issues regarding parking, including first floor parking, were especially acute.

Chair Allen said developers were coming in with a PUD proposal for the Foundry Flask area, in order to construct assisted living and memory care units on this property. Planning Consultant Elmiger reviewed process for a PUD proposal, including a first hearing before the Planning Commission to determine eligibility, and then a public hearing to consider the site plan. Somewhere during the site plan review process, the developers would have to come before the HDC for the portion of the property that was within the Historic District, including part of the existing building.

Planning Consultant Elmiger gave some details of the current proposal, which included a more vertical building (3-4 stories), less parking than normally required, the inclusion for a Farmers' Market, a river walk as a public amenity, a garden/open space, and more active uses along the street wall, including their dining room, a café, office space, etc. The Cady Street Overlay district applied to this property.

The Planning Commission had suggested modifying the property boundary to either include all the Foundry Flask area in the Historic District, or to remove it completely. However, doing either of these things was time consuming and the project was coming in now.

Commissioner Argenta said several months ago he walked through the building with Gary Cooper. The front of the building was definitely an historic building because of its age and its components. However, the entire building was suffering demolition by neglect and water was deep on the floor. He believed that the historic part of the building would make a great farmers' market.

Referring to the earlier discussion regarding window signs, Planning Consultant Elmiger said that the review responsibility for a window sign fell to the Building Official, not the HDC.

## **10. ADJOURNMENT:**

Seeing that there was no further comment, Chair Allen adjourned the meeting at 7:23 p.m.

Respectfully submitted,

Cheryl McGuire  
Recording Secretary

Approved as published 2-17-16.