

NORTHVILLE HISTORIC DISTRICT COMMISSION
May 18, 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, Gudritz, Hoffman, Murdock, Tartaglia
Absent: Field (excused)
Also Present: Planning Consultant Elmiger

2. PUBLIC COMMENT: None.

3. APPROVAL OF AGENDA:

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

4. APPROVAL OF PREVIOUS MEETING MINUTES: April 20, 2016.

MOTION Hoffman, support by Argenta, to approve the minutes of April 20, 2016 as published. **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

**SARAH RUSSELL
113 HIGH STREET**

PAINT

Patrick Russell was present on behalf of this application, which was to repaint the home at 113 High Street. They were seeking to paint the exterior of their home in the same tri-colored fashion as was used currently, with the new colors being Sherwin Williams Bungalow House Blue 0048, Natural Choice 7011, and Downing Earth 2820. Mr. Russell submitted paint chips to the Commission.

Commissioner Hoffman confirmed with Planning Consultant Elmiger that the requirements listed in her April 26, 2016 review letter were met.

Chair Allen confirmed with Mr. Russell that the garage would also be painted, as represented in the follow-up submission materials.

In response to a question from Commissioner Hoffman, Mr. Patrick said they would have to do some wood replacement, especially for the garage. Visually, everything would remain the same.

MOTION Argenta, support by Hoffman, 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 Argenta, to grant a Certificate of Appropriateness for the work as presented, referencing the Northville Historic District Design Standards 5-18 paint and colors as shown: Sherwin Williams Bungalow House Blue 0048, Natural Choice 7011, and Downing Earth 2820. Motion carried unanimously.

CASE #2

GRAPHIC VISIONS/PRIVATE LENDING GROUP SIGN
410 E. MAIN STREET

Sue Dillon, Graphic Visions, 16857 Northville Road, Northville, MI was present on behalf of this application, to install wall and freestanding signs at 410 E. Main Street. The freestanding sign would be located in the front yard along Main Street, and the wall sign would be located on the Griswold Street façade. The signs conformed to ordinance requirements. The ground sign would be a double-sided post and panel sign. The color of both signs would be Sherwin Williams Commodore 6524.

In response to a question from Chair Allen, Planning Consultant Elmiger said that it appeared that the signs met regulations for the CBD, Central Business District, but that the Building Inspector would review the signs for zoning compliance after a sign permit was pulled.

In response to a question from Commissioner Argenta, Ms. Dillon said the freestanding sign posts were wood.

MOTION Hoffman, support by Gudritz, 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 Northville Historic District Design Standards 4-21 materials, 4-24 signs, and 5-18 paint and colors. Motion carried unanimously.

CASE # 3

MICHAEL MALLOURE FENCE
500 W. CADY STREET

Joshua Dee, Presley Architecture, 108 N. Center, Suite 205, Northville, MI, was present on behalf of this application, which was to install 316 lineal feet of new vinyl fencing along the side and rear property lines at 500 W. Cady Street. He presented a sample of the proposed Victorian-style fence from Novi Fence Company, which would replace an existing chain link fence. The fence would be 4' high and would be constructed in summer 2016. He presented a scaled site plan as requested by Planning Consultant Elmiger in her May 11, 2016 review letter.

In response to a question from Commissioner Hoffman, Planning Consultant Elmiger said a fence was allowed up to the front face of the house.

Chair Allen confirmed the fence was outside of the 25-foot required front yard setback.

Chair Allen asked if the vinyl fence would present a glare at night. Mr. Dee said he did not think there would be a glare problem because the fence would be 25 feet back from the road. Chair Allen said that the City tried to keep materials in the Historic District as close to the period as possible. Many people did have vinyl fences but the fact that the fence was right up to the front edge of the house caused some concern. Mr. Dee said that the exposure would be minimal, and landscaping would also soften the appearance of the fence.

MOTION Hoffman, support by Tartaglia, 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 Northville Historic District Design Standards 3-4 fences, 3-21 materials, and 5-18 colors. Motion carried unanimously.

CASE #4

**MICHELLE LUSSIER
548 W. DUNLAP STREET**

WINDOW REPLACEMENT

Joshua Dee, Presley Architecture, 108 N. Center, Suite 205, Northville, MI, was present on behalf of this application, which was to eliminate two windows and a door in the north elevation of the existing laundry room, and add one new window in the east elevation of the home at 548 W. Dunlap Street. The applicant was also proposing to reconfigure the interior of the laundry room to add a new powder room, and four new windows in this room. Also, one window in the eastern wall of the living room would be removed. New wood siding to match existing would be installed on the laundry/powder room wing, and the living room wall. This would be painted to match the existing color of the home.

Mr. Dee said the windows would match existing windows in color and style. Also, any repair/filling in of wood would match the lap siding of the existing home.

Commissioner Argenta asked about the new door mentioned in the narrative provided to the Commission. Mr. Dee said that part of the narrative was in error and there would be no new door. The back wall where the existing door was located would be filled in as noted. The new lap siding would be a complete match, including the 4-inch reveal.

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

Chair Allen opened the meeting for public comment.

Planning Consultant Elmiger asked what the existing window material was. From the audience, owner Mishelle Lussier said the existing material was wood.

Seeing that no one else 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, with the door removed from the project, referencing the Secretary of Interior’s Standards for Rehabilitation, in particular Standards 9 and 10, and Northville Historic District Design Standards 3-21 materials, 4-06 windows, 5-17 siding, and 5-18 paint and colors. **Motion carried unanimously.**

CASE # 5

MIKE VETTER

WINDOW REPLACEMENT

537 W. DUNLAP STREET

Brett Mahaffey, Anderson Windows, 37720 Amrhein, Livonia MI 48150, was present on behalf of this application, which was to replace 8 windows at 537 W. Dunlap Street. Mr. Mahaffey explained that this was the second phase of this project; they had replaced 5 windows last year. They would match the existing windows.

Commissioner Hoffman asked Planning Consultant Elmiger if the issues called out in her May 11, 2016 letter were resolved. Planning Consultant Elmiger asked if any other work was proposed, such as new trim.

Mr. Mahaffey said there would be no new trim.

MOTION Hoffman, support by Tartaglia, 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 3-21 materials, 5-14 windows, and 5-18 paint and colors.

Motion carried unanimously.

CASE # 6

JONATHAN GOULDING

SHED

531 W. MAIN

Jonathan Goulding, 531 W. Main, was present on behalf of this application, which was to build a new shed in the rear yard/southwest corner of the lot at 531 W. Main. Shed illustrations and specifications were attached to the application. He would be installing the shed himself within the next 60 days.

Commissioner Hoffman confirmed with Planning Consultant Elmiger that the issues called out in her May 11, 2016 letter were resolved.

MOTION Argenta, support by Tartaglia, 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 Northville Historic District Design Standards 3-14 setback, 3-16 mass, 3-18 scale, 3-21 materials, and 5-18 paint and colors. **Motion carried unanimously.**

Commissioner Tartaglia said that as he worked for AT&T he felt he had a conflict of interest with the next three agenda items, and asked to be recused.

MOTION Argenta, support by Hoffman, to recuse Commissioner Tartaglia from Cases 7, 8, and 9 since Commissioner Tartaglia was employed by a competitor of the applicant in those cases. **Motion carried unanimously.**

CASE # 7

**FIBER TECHNOLOGIES NETWORKS LLC
R.O.W. NEAR 146 S. ROGERS**

FIBER TECH LOCATION

CASE # 8

**FIBER TECHNOLOGIES NETWORKS LLC
R.O.W. NEAR 126 W. MAIN STREET**

FIBER TECH LOCATION

CASE # 9

**FIBER TECHNOLOGIES NETWORKS LLC
R.O.W. NEAR 100 GRISWOLD**

FIBER TECH LOCATION

Chair Allen asked Planning Consultant Elmiger what separated the three towers in Cases 7, 8 and 9 from any other utilities that were placed in a right of way. Why were these cases under the HDC's purview?

Planning Consultant Elmiger said that the company involved was going through their Natural Resources permitting process; part of that was getting approval from historic districts. The FCC required fiber optic companies to get permission from historic districts for installing facilities within their boundaries.

Commissioner Hoffman asked the representative from Fiber Technologies to explain in general terms what was being presented this evening.

Steve Herald, Fibertech Networks, 300 Meridian Centre, Suite 200, Rochester, NY 14618, was present on behalf of Cases 7, 8, and 9. Fiber Technologies would like to install fiber optic equipment on poles near the addresses listed. Mr. Herald said the equipment would enhance cellular coverage, data speeds, and 9-1-1 availability in areas that were currently lacking. He explained details of the technology, and said they had actually done several of these projects in Northville, in locations outside the Historic District.

In response to further questions from the Commission, Mr. Herald said the proposed installations were proprietary to a single company. Several companies might share signal and "backbone." The height of a new pole on Old Baseline Road was 45' above ground. Out of the 3 poles being discussed this evening, one was a new pole, and two were existing DTE poles; the DTE poles would be replaced with new poles.

Commissioner Argenta asked what criteria the HDC would use to act on these requests. Discussion followed. Planning Consultant Elmiger said Design Standard 6-7 mechanical and electrical systems could be used as a standard.

Commissioner Hoffman asked Mr. Herald if there had been complaints in the Historic District regarding coverage. Mr. Herald said there had been complaints and this was why the poles were being placed in the locations requested. In response to a further question from Commissioner Hoffman, Mr. Herald said there were no other technologies that could be used. He pointed out that when the traffic was heavy on 8 Mile Road, there were “loading issues;” this extra use affected the people in the areas being discussed.

Commissioner Murdock asked for clarification as to whether – and which ones – the poles would be dedicated poles to a single provider. Mr. Herald said the DTE poles would be replaced with taller ones. By their own rules, DTE could not co-locate on Fiber Technologies poles, as Fiber Technologies would be the primary provider.

Mr. Herald distributed location maps of the proposed poles, along with a photographic simulation of the poles.

MOTION Hoffman, support by Murdock, that the HDC act on Cases 7, 8, and 9 together. Motion carried unanimously.

In response to a question from Chair Allen, Mr. Herald said the pole on Griswold would be replacing the existing pole with a taller pole. It would still act as a guy pole for DTE like it was now.

Mr. Herald pointed out several locations outside the Historic District where poles had gone in within the last few months, and had been basically unnoticed by residents.

Commissioner Murdock asked if these poles could be attached to the top of buildings. Mr. Herald explained that the placement was extremely precise in order to avoid overlapping radio signals.

In response to a question from Commissioner Argenta, Planning Consultant Elmiger said these applications would not go to any other approving body in the City. Any approvals should be conditioned on the City and Wayne County (in the case of Griswold Street) granting permission for doing this work in the rights of way.

Commissioner Argenta asked Planning Consultant Elmiger to research and confirm that the Planning Commission would not need to review these applications, based on whether or not the zoning ordinance applied.

Planning Consultant Elmiger pointed out that the zoning ordinance addressed heights of co-locations. As new poles, the proposed poles were not “co-locations.”

Commissioner Murdock asked if the poles could be used by another major provider. Mr. Herald said this was unlikely. Multiple providers used another company’s signals, but as far as the actual equipment went, there was no sharing.

After brief further discussion, Chair Allen indicated he was ready for a motion.

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

Chair Allen opened the meeting for public comment.

In response to a question from Planning Consultant Elmiger, Mr. Herald said the time frame for completion would be within 60 days of approval.

Seeing that no one came forward to speak, Chair Allen returned the item to the Commission.

Commissioner Murdock asked if the adjacent property owners would be notified before the poles went in. Mr. Herald said that since the poles were going in the right-of-way, the adjacent property owners would not be notified.

MOTION Hoffman, support by Gudritz, to grant a Certificate of Appropriateness for the work as presented, referencing Northville Historic District Design Standards 6-7 mechanical and electrical systems, conditioned upon (1) the applicant receive required City and County approvals for the project, and (2) that any applicable zoning requirements be met. **Motion carried unanimously.**

8. DISCUSSION

None.

9. ADJOURNMENT:

Seeing that there was no further comment, Chair Allen adjourned the meeting at 7:49 p.m.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as published 6/15/2016