

CITY OF NORTHVILLE
Planning Commission
April 15, 2014
Northville City Hall – City Council Chambers

1. CALL TO ORDER:

Chair Wendt called the meeting to order at 7:30 p.m.

2. ROLL CALL:

Present: Chair Jay Wendt
Chris Gazlay
Dave Mielock
Matthew Mowers
Marc Russell
Jeff Snyder

Absent: Steve Kirk (excused)
Carol Maise (excused)
Anne Smith (excused)

Also present: James Allen, Mayor Pro Tem
Patrick Sullivan, City Manager
Don Wortman, Planning Consultant
Lori Ward, DDA Director

3. MINUTES OF PREVIOUS MEETING: APRIL 1, 2014

The following changes were made:

1. Page 1, the following change: Chair Wendt further noted that ~~Commissioner Mowers had indicated that his wife had a business relationship with the Applicant.~~ the wife of Commissioner Mowers had communicated a neighborhood issue to the City regarding this application.
2. It was noted that the medical building on Center Street had been conflated with the building at 114 Rayson Street. The recording secretary was asked to correct this where appropriate.
3. Page 11, the following change: Mr. Presley suggested possibly extending the Cady deck to ~~Church~~ Hutton Street. . .

Motion by Russell, support by Mowers, to approve the April 1, 2014 minutes as amended.

Voice vote: Ayes: All. Nays: None. Motion unanimously carried.

4. AUDIENCE COMMENTS: None

5. REPORTS:

- A. **CITY ADMINISTRATION:** City Manager Sullivan noted that, per City Council action, applicants to the Historic District Commission would now be required to have their submissions in 16 days prior to meeting dates.
- B. **CITY COUNCIL:** Mayor Pro Tem Allen noted that the Shared Parking Agreement for 410 N. Center would be heard by City Council May 5.
- C. **PLANNING COMMISSION:** None
- D. **OTHER COMMUNITY/GOVERNMENTAL LIAISONS:** None

6. DISCUSSION: MASTER PLAN

A Master Plan work session was held, with discussion regarding land use, height, density, etc. for the following sub-areas:

1. Joint Committee/South East sub area
2. Joint Committee/Post Office Village School area
3. Cider Mill sub area
4. North Center sub area
5. Seven Mile/S. Main sub area

Consultant Wortman presented a proposed change in land use categories, eliminating “Planned Development” and adding “Sub Area/Joint Committee Designation.” He emphasized the need for the Planning Commission to establish land use and height requirements/limits in the 4 sub-areas.

For each of the areas, Mr. Wortman referenced planning updates including: Opportunities/Constraints, Preferred Land Use, Form Based Policies, and Site Design and Pedestrian Considerations. Mr. Wortman emphasized that land use, height and setbacks were critical components of the Master Plan.

Joint committee/South East Sub Area: Cady Street

Discussion included:

- impact of this development on and encouraging development of the west side of Center Street
- impact of this development on Main Street
- height limits and transitions within the area, especially along Cady Street and South Center Street
- allowing for first floor commercial and/or residential uses (not limiting first floors to commercial use only)
- planning for appropriate residential population densities, including transition of densities from multi-family to single family homes
- infrastructure needs for increased traffic
- layout and orientation of blocks and streets, to include open space and walkways
- providing an alternative location for the Farmers’ Market

Greg Presley was present and participated in this discussion.

Joint Committee Post Office/Village School Area

Discussion included;

- possible plans by the School District for redevelopment of Old Village and Main Street school buildings
- Joint Committee recommendations for multi family/retail in this area, which includes the Post Office and City Hall
- multi-family densities of 8-12 units per acre, 3 story height limitation

Cider Mill Sub Area

Discussion included:

- retail/commercial aspect of the Cider Mill was a nonconforming use; expansion of this use would take affirmative action from the BZA
- preferred land use included condominium townhouses, lofts, garden apartments or other attached residential units.
- setbacks should match River Park Village Condominiums at roughly 20 feet from right of way
- building heights not exceed 3 stories; density not exceed 8 to 10 or possibly 12 units per acre

North Center Sub Area

Discussion included:

- preferred land use included neighborhood commercial, office, or residential use
- building setbacks of 10 – 15 feet, no greater than 20 feet from right of way
- building heights not exceed 2-1/2 stories or 36 feet
- a possible overlay zoning district for portions of North Center Street

Seven Mile/South Main Sub Area

Discussion included:

- types of preferred commercial uses in this GCD District
- preferred land use included single use development or a mixture of residential, retail or office development
- building setbacks of 20-25 feet from the right of way.
- building heights not exceed 2 stories for commercial, 3 stories for mixed use, or 2-1/2 stories for residential

It was noted that other parcels/sub-areas also needed to be studied, including but not limited to (1) the area around Hillside Middle School and (2) the Grace/Rayson Street area.

State Statute required that a zoning plan be a component of the Master Plan. The zoning plan would recommend areas for possible future rezoning, consistent with the land use plan.

7. ADJOURNMENT

Motion by Gazlay, support by Russell, to adjourn the meeting at 9:45 p.m.

Voice Vote: Yes: All. Nays: None. Motion unanimously carried.

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as submitted: 5/19/2014