

CITY OF NORTHVILLE  
Planning Commission  
June 3, 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  
Steve Kirk  
Carol Maise  
Dave Mielock  
Matthew Mowers  
Marc Russell  
Anne Smith  
Jeff Snyder

Absent: none

Also present: Patrick Sullivan, City Manager  
James Gallogly, Public Works Director  
Sally Elmiger, Planning Consultant

**3. MINUTES OF PREVIOUS MEETING:** None

**4. AUDIENCE COMMENTS:** None

**5. REPORTS:**

**A. CITY ADMINISTRATION:** None.

**B. CITY COUNCIL:** None

**C. PLANNING COMMISSION:** None

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

**6. PRELIMINARY & FINAL SITE PLAN REVIEW: 481 SEVEN MILE ROAD**

Commissioners Mielock, Russell and Snyder asked to recuse themselves from this item. Commission Snyder was the owner/applicant for the property in question. Commissioners Mielock and Russell were consultants on this project.

**MOTION Gazlay, support by Kirk**, that Commissioners Mielock, Russell and Snyder be recused from this agenda item. **Motion carried unanimously 6-0** (Mielock, Russell, Snyder abstained).

Mr. Dave Mielock introduced those present who were representing this proposal: Mr. Mielock, Mielock Associates, Inc., 114 Rayson Street, Suite 2C, Northville MI 48167, Mr. Marc Russell,

Russell Design, 114 Rayson Street, Suite 2A, Northville MI 48167, Mr. Jeff Snyder, 508 Gardner Street, Northville, MI 48167, and Mr. Andy Wozniak, Zeimet Wozniak & Associates, 55800 Grand River, Suite 100, New Hudson, MI 48165.

Utilizing the overhead projector, Mr. Mielock began the discussion by describing the location of the site, at the northwest corner of Seven Mile Road and South Main Street. The site was zoned GCD – General Commercial District, and abutted First-Density Residential (R-1B) to the north and GCD to the north and west. He described the uses currently in place, including the Good Time Party Store to the west, a gas station to the north, Consumers Energy property to the north, and residential to the north and west.

Mr. Mielock pointed out that currently the site was 100% paved, with an existing building that was proposed to be removed. He pointed out existing curb cuts, including one off South Main that was wide enough for ingress and egress, one on the south side on Seven Mile Road, and a “non-ending” curb cut, also along Seven Mile Road. This proposal would tighten up those curb cuts.

Because the address for this site was a Seven Mile address, the rear property line was along the north. The Applicants had received a 10 foot variance for the rear yard setback from the Board of Zoning Appeals at its April 2, 2014 meeting. Total rear yard setback would therefore be 10 feet, instead of the normal 20-foot GCD District standard.

Mr. Mielock showed photographs of the existing and surrounding properties, pointing out an existing landscape/boulder wall on the northeast side of the property that would buffer the development from the existing houses to the north. He explained how the applicants had gone through several configurations before they ended up with the proposed building at its current location, where the back wall of the building could act as a buffer between the site and the residential zoned property to the north. This also allowed use of the existing curb cut on South Main; the curb cut on Seven Mile was moved as far west as possible. There were enough parking spaces to meet requirements.

Mr. Mielock showed proposed elevations for this proposal, which would be similar in detail and color to the Long building on the north side of Main Street, as they shared the same designer, Carmine Martone. The applicants had brought some color and material samples with them this evening as examples only, as these were not yet completely finalized. Signage panels were provided for future tenants; signage would have to be approved when tenants were secured.

Mr. Russell described proposed landscaping, including a large shrub hedge on the west side, that would buffer the property line between this property and Good Time Party Store. Deciduous canopy trees were provided along the street frontages as well as an evergreen hedge as required by ordinance, with flowering accent trees closer to the building. The hedge was set back from the Seven Mile/Main Street corner in order to allow room for a plaza/city identification in that area, as mentioned in the Sub Area plans for this property. He pointed out the location of the dumpster and transformer in the northeast portion of the site. The lawns would be irrigated.

Mr. Russell again pointed out the existing landscape/boulder wall on the northeast side of the property that would buffer the development from the existing houses to the north. The existing wall did not extend across to the residentially-zoned property located to the east of the gas station. However, this parcel did not contain any permanent residential structures and therefore they were

requesting a waiver from the Planning Commission for the required screen wall, and instead proposed a six-foot high aluminum picket fence for this portion of the north property line. Section 18.08.e permitted the Planning Commission to waive or modify the screen wall requirement, where cause could be shown that no good purpose would be served and that the waiver or modification would neither be injurious to the surrounding neighborhood nor contrary to the spirit and purpose of Section 18.08. Mr. Mielock explained that they were in effect trying to keep people from going behind their building to loiter; the aluminum fence would provide visual transparency while still screening the area off.

In response to a question from Commissioner Kirk, Mr. Mielock showed the rear elevation of the property, which would be integral colored masonry block. Mr. Kirk was concerned with the appearance and visibility of the rear wall. Applicant Snyder said that they were hoping that police in cruisers would be able to clearly see the rear of the building. There would be some low lighting there – perhaps a walpak – that would give a good visual for law enforcement as they drove by.

In response to a question from Chair Wendt, Mr. Mielock said that the Fire Department did not want to utilize the rear of the building to fight any fires, whether the setback was 10 feet or 20 feet. The area was in a “fall zone,” which was dangerous to firefighters. He noted that dumpster placement had been decided based on Fire Department recommendations.

Commissioner Gazlay initiated a detailed discussion regarding utility easements, during which Mr. Wozniak and Mr. Snyder described locations of utilities and easements for this proposal, which involved two separate parcels.

Mr. Gazlay asked about the 2-foot grade change at the southwest corner of the site. It was noted that curbs and gutters were provided there.

In answer to a further question from Mr. Gazlay, Mr. Snyder said that environmental studies had been completed for this site. Originally this site had been a gas station; the tanks had been removed.

Mr. Mielock explained that the packet documents showed that the Applicants needed to retain water on site, build a holding tank, and direct water to flow to the drain in the Wayne County right of way on Seven Mile Road. However, since the documents were submitted, Director Gallogly had worked with the Applicants to come up with a different plan. Referring to a memo from Mr. Gallogly to the Commission dated June 3, 2014, Mr. Mielock explained that Mr. Gallogly had learned that the existing building had both sanitary sewer and storm sewer connected to an existing line which ran north to a 12” sewer in Gardner Street, then west to the Middle Rouge River. This line was originally labeled as a sanitary sewer lead, which is what the designer had used for a sanitary connection for the proposed building.

Questioning this sanitary connection, the Department of Public Works dye tested the line going north, and found that it ran directly to the river. Clearly this line could not be used for a sanitary sewer connection, but it could be used for storm water.

Based on this information, the applicants had modified plans for this project and designed both water and sanitary sewer connections to be made on the east side of the property in South Main Street. Storm sewer design was also changed, so that storm water was now designed to go into the City’s storm sewer system and not be connected into a Wayne County sewer on Seven Mile

Road. The change was significant because it reduced the amount of runoff going into the City's storm sewer. In doing this the applicants no longer had to retain and treat storm water on the site.

Mr. Russell added that the described changes combined with the more pervious surface provided by landscaping, runoff was now reduced by 15%. Mr. Wozniak explained further details of this design change, emphasizing the improvements to runoff, which currently drained west, to the Good Time Party Store lot.

In reply to a question from Mr. Gazlay, Mr. ~~Mielack~~ Mielock said the roof conductors would carry storm water underground.

Mr. Gallogly further mentioned that by utilizing the proposed change, an improvement would be made in the line to the north, which, though it hadn't been used for years, should nevertheless not carry sewer to the Rouge River.

Mr. Gazlay mentioned the heavy flooding in the streets at this intersection. Mr. Gallogly said that the storm water would not connect to the Wayne County drain there, and therefore would not contribute to that problem.

Mr. Mielock addressed the *Recommendations* portion of the consultant's May 28, 2014 review letter as follows:

1. *Provide further information on gross interior square footage.* The applicants had calculated square footage to include restrooms and janitor closets in each tenant space, and therefore the applicants' calculations were a little less than the consultant had come up with (6256 gross square feet vs. 6700 gross square feet).
2. *Provide list of potential businesses for tenant spaces.* They were looking for office and retail tenants. No food service was envisioned.
3. *Obtain permits from Wayne County Department of Public Services for construction within Right of way.* Applications were at Wayne County for review.
4. *Defer to City Engineer regarding on site utility connections and drainage.* This had just been described above.
5. *Clarify location and purpose of the proposed aluminum gate.* Mr. Russell had explained this during his landscape plan overview. The gate closed off the alleyway, yet provided access for maintenance at the back of the building.
6. *Obtain waiver from Planning Commission for required screen wall on north property line.* The applicants were requesting this waiver tonight.
7. *Obtain waiver from Planning Commission for dumpster within rear yard setback.* The applicants were requesting this waiver. The proposed dumpster location would be screened and landscaped, and would not be obtrusive. Mr. Kirk commented that it was important the dumpster be effectively and attractively screened, especially as they were talking about making this a gateway site to the City.
8. *Provide additional information regarding a potential corner plaza.* Mr. Snyder said that he was committed to working with the Commission and the City to provide an entryway that would correspond to the Master Plan Sub Area for this corner. They were considering an obelisk or other civic art, appropriate landscaping, a low masonry wall, and an entrance sign. This was conceptual only.
9. *Provide color building renderings.* The Applicants had provided these this evening.

City Manager Sullivan asked about potential fire exits on the rear of the building. Mr. Mielock said that they were not planning fire exits at the rear of the building. Currently the plans were to have a building that was only 48 feet deep, and front exits would meet Fire Department standards. Each tenant space would undergo its own permitting process.

Mr. Gazlay stated his support for the new sewer and storm water drainage plans.

Mr. Mowers commented about the ramifications and perhaps unintended consequences of the requested aluminum fencing along the north side. Would tenants who smoked utilize that space for smoking, for instance? Would the space become a litter trap? Mr. Snyder said there would be no rear access doors, so tenants were unlikely to utilize that space for that reason. Mr. Mowers confirmed that loading would be accomplished in the front yard.

Mr. Snyder noted that they had done some plantings, including trees and a berm, on the Consumers Energy site, with Consumers' permission.

Mr. Gazlay asked why the Applicants had asked for a 10-foot setback rather than requesting placement of the building on the lot line. Mr. Mielock explained that previously, the gas station to the north had received a variance for a 0 foot setback, and their overhang and gutters actually overhung onto this property. Because of building code standards, the applicants could not also build right on the property line.

Mr. Gazlay confirmed that the applicants met parking space requirements.

The Commission spent some time looking at building brick samples. The majority of the building was a yellowish/tan color, with offsetting accents in darker tan and red shades. Mr. Kirk asked about samples for the rear of the building. Mr. Mielock said the rear would be similar in color to the yellowish/tan colored bricks, but would be made of larger brick materials.

Commissioner Maise asked about materials for the dumpster enclosure. Mr. Mielock referred the Commission to the dumpster detail on the drawings. The dumpster would be fully enclosed with opaque gates, and would blend with the building's design. Additionally tall ornamental grass would be used for a landscape shield around the dumpster. Ms. Maise confirmed the dumpster would have a lid.

Chair Wendt confirmed that the Fire Chief had reviewed the plans.

In response to a comment from Mr. Kirk, Mr. Mielock said there would be bollards protecting the dumpster on the north. Additionally, it was brought out in conversation that the gas station's near wall had a ~~3R~~ hour fire code rating.

Mr. Gazlay noted that Teresa Snyder had signed the application on behalf of the applicant. He confirmed with Mr. Snyder that Mr. Snyder could act on behalf of this property and its owner, Northville-Gardner, LLC. Mr. Snyder said he was a principal of the LLC.

Planning Consultant Elmiger said that the Applicants and addressed all the outstanding items in the review letter. She emphasized that the number of parking spaces required per the letter supported only office/retail as a use for this space. Should anything change – for instance if a restaurant and/or bar wanted to lease any of the space – the parking would have to be re-

calculated and changed. City Manager Sullivan commented that any tenant would have to obtain an occupancy permit; included in that permit would be approval for the number of parking spaces.

Mr. Gazlay asked about lighting on the site. Mr. Mielock said LED lighting on 20-foot poles was proposed. There would be no spillover onto the abutting residentially zoned properties; all lights would be downlit and shielded. Mr. Snyder added that any building lighting would utilize walpaks, and that was only being considered on the rear.

Mr. Kirk confirmed that the southern sidewalk ended at the property line. Mr. Mowers wondered whether the Commission could grant site plan approval without more specificity regarding the planned entryway plaza. Mr. Gazlay thought a motion could address this.

After further discussion, Mr. Gazlay offered the following motion:

**MOTION Gazlay, support by Mowers**, that the Preliminary and Final Site Plan for 481 Seven Mile Road Development, dated May 13, 2014, petitioned by Northville-Gardner, L.L.C., be approved based on information provided this evening, subject to the following conditions:

1. Parking requirement computations be based on applicant's request for office and retail use.
2. With reference to utility revisions for this site, the Commission accepts Sketch CE-4, dated 5-13-2014, with revisions as shown and attached to the memo dated 6-3-2014 from Public Works Director Gallogly and presented to the Commission this evening. This sketch will remain a permanent part of this motion.
3. Waiver for required screen wall on north property line be granted, conditioned on the installation of the 6-foot high aluminum picket fence with gate as shown on the site plan and presented this evening.
4. Waiver for the dumpster within the rear yard setback be granted, with the condition that the dumpster be covered, and be constructed, placed, and screened as shown on the site plan and presented this evening
5. The applicant be required to remain open to discussions regarding future cooperation with other appropriate entities regarding future corner plaza improvements.

**Motion carried unanimously, 6-0.** (Mielock, Russell, Snyder recused.)

## 7. DISCUSSION

Messrs. Mielock, Russell, and Snyder returned to their seats on the Commission.

Chair Wendt acknowledged that each Commissioner had received a copy of the City of Northville Non-Motorized Plan, as a resource for the ongoing Master Plan Discussions.

Discussion was held regarding the use and implementation of bicycle lanes. City Manager Sullivan spoke to the importance of using County right-of-ways for non-motorized traffic.

Mr. Russell spoke to the importance of filling gaps in sidewalks. Mr. Gallogly explained the process by which the City filled these gaps, utilizing a variety of means, including City funds, requiring developers to install sidewalks, etc.

**BENCHMARKS**

BM#1 BENCH MARK STATION U.S.G.S. AND STATE SURVEY. 40' X 40' SQUARE, IMPREGNATED PRECAST CONCRETE POST LOCATED AT E. SIDE OF SEVEN MILE ROAD, 510' EAP CENTERLINE OF E.R. TRUCK AND 54.7' E. OF CENTERLINE OF SEVEN MILE ROAD.  
 ELEV. 771.83 U.S.G.S.  
 BM#2 TOP OF KOBAMAT, NORTH SIDE OF SEVEN MILE ROAD.  
 ELEV. 772.10 U.S.G.S.  
 BM#3 SET MAIL IN SOUTH FACE OF UTILITY POLE, EAST SIDE OF SOUTH SEVEN MILE ROAD.  
 ELEV. 782.38 U.S.G.S.

**LEGEND**

- EXISTING**
- CATCH BASIN
  - CLEARCUT
  - END SECTION
  - ROOF DRAIN
  - HYDRANT
  - WATER SHUT-OFF
  - LIGHT POLE
  - TREE LINE
  - SANITARY SEWER
  - STORM SEWER
  - GAS MAIN
  - ELECTRIC CABLE
  - CONCRETE MAJOR
  - CONCRETE MINOR
  - SPOT ELEVATION
- PROPOSED**
- MANHOLE
  - CATCH BASIN
  - CLEARCUT
  - END SECTION
  - ROOF DRAIN
  - HYDRANT
  - WATER SHUT-OFF
  - LIGHT POLE
  - TREE LINE
  - SANITARY SEWER
  - STORM SEWER
  - GAS MAIN
  - ELECTRIC CABLE
  - CONCRETE MAJOR
  - CONCRETE MINOR
  - SPOT ELEVATION
- PROPOSED GRADE  
 1/8" = TOP OF CURB  
 1/8" = TOP OF WALK  
 1/8" = TOP OF BANK  
 0 = GROUND  
 0 = CUTTER  
 17' = FINISH FLOOR  
 8' = BASEMENT FLOOR  
 8' = FINISH FLOOR  
 8' = FINISH FLOOR

NOTE: ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE CITY OF NORTHVILLE AND WAYNE COUNTY.

**SANITARY SEWER BASIS OF DESIGN**

DESIGN FLOW = 1.5 CFS  
 PEAK DAILY FLOW = 4.1 CFS (1.5 X 2.7 X 1.05)  
 THE EXISTING 8" SEWER AT 0.25% GRADE HAS A CAPACITY OF 0.7 CFS.

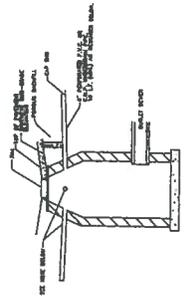
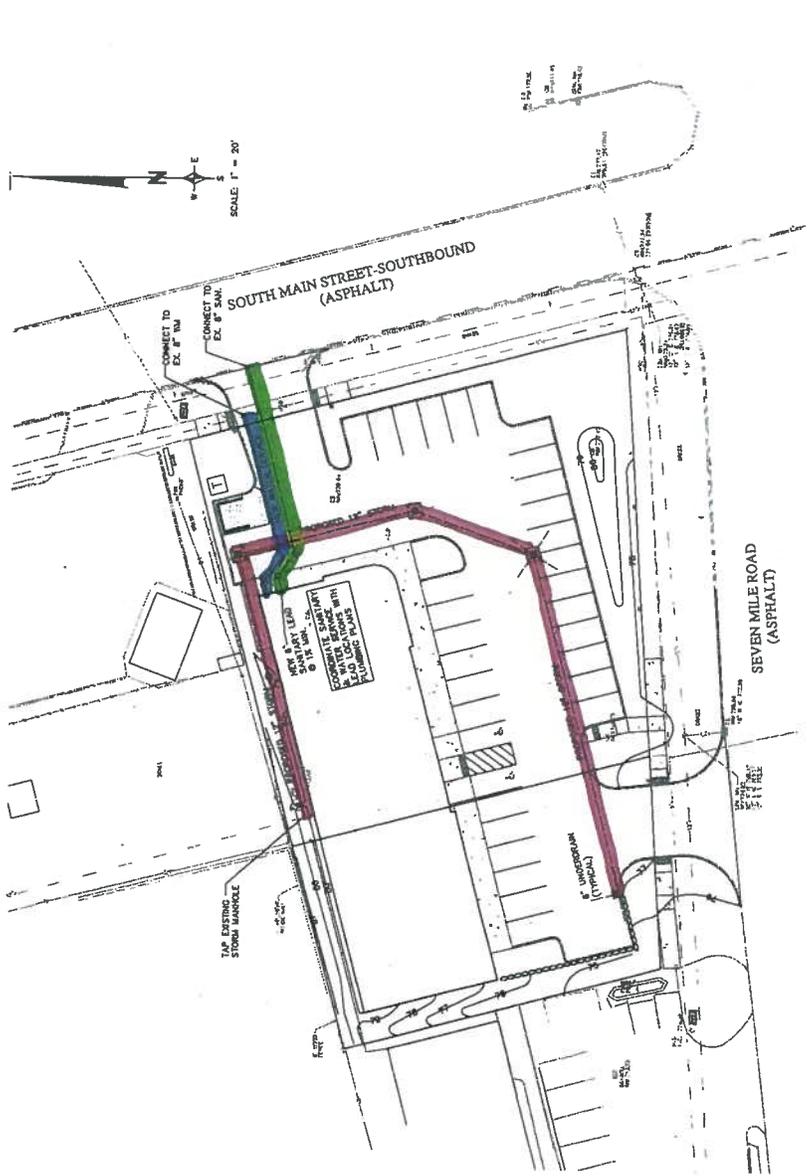
**STORM/WATER MANAGEMENT**

DESIGN RAINFALL = 4.5 IN.  
 DESIGN WIND = 75 MPH  
 DESIGN WIND SPEED = 100 MPH (2.7 X 3.7)  
 PEAK DAILY FLOW = 4.1 CFS (1.5 X 2.7 X 1.05)  
 THE EXISTING 8" SEWER AT 0.25% GRADE HAS A CAPACITY OF 0.7 CFS.

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 THE EXISTING 8" SEWER AT 0.25% GRADE HAS A CAPACITY OF 0.7 CFS.

NOTE: THE PROPOSED CONSTRUCTION SHALL REDUCE THE IMPERVIOUSNESS OF THE SITE BY (20-40-70-15). THE EXISTING SITE COLLECTS THE RAINFALL IN A SERIES OF CATCH BASINS ON THE NORTH SIDE OF THE SITE. THE EXISTING CATCH BASINS AND 8" STORM SEWER SHALL BE MAINTAINED AND THE PROPOSED 8" STORM SEWER CATCH BASINS IN THE PARKING LOT/DRIVE AND NEW 12" SEWER SHALL CONFORM TO THE SAME STORM MANHOLE.



NOTE: THE PROPOSED CONSTRUCTION SHALL REDUCE THE IMPERVIOUSNESS OF THE SITE BY (20-40-70-15). THE EXISTING SITE COLLECTS THE RAINFALL IN A SERIES OF CATCH BASINS ON THE NORTH SIDE OF THE SITE. THE EXISTING CATCH BASINS AND 8" STORM SEWER SHALL BE MAINTAINED AND THE PROPOSED 8" STORM SEWER CATCH BASINS IN THE PARKING LOT/DRIVE AND NEW 12" SEWER SHALL CONFORM TO THE SAME STORM MANHOLE.

REVISIONS	DATE BY	REVISIONS	DATE BY	REVISIONS	DATE BY

PROJECT SPONSOR: ZIMMET W. OZNIAK, INC.  
 114 RAYSON, SUITE 202  
 NORTHVILLE, MI 48167  
 (248) 349-2708

SCALE: 1" = 20'

DATE: 11/23/23  
 DRAWN BY: J. [Name]  
 CHECKED BY: [Name]  
 SHEET: CE-4

Chair Wendt said that in future Master Plan discussions, the Commission should separate the large Joint Committee/Cady Town/Race Track Sub Area into three separate sub areas:

1. South Center East Side
2. Cady Street
3. Downs (Race Track) Area

**8. ADJOURNMENT**

As there was no further discussion, Chair Wendt asked for a motion to adjourn.

**Motion Gazlay, support by Maise, to adjourn the meeting at 9:02 p.m. Motion carried unanimously 9-0.**

Respectfully submitted,  
Cheryl McGuire  
Recording Secretary