

CITY OF NORTHVILLE
Planning Commission
June 17, 2014
Northville City Hall – City Council Chambers

1. CALL TO ORDER:

Chair Wendt called the meeting to order at 7:45 p.m.

2. ROLL CALL:

Present: Chair Jay Wendt
Chris Gazlay
Steve Kirk
Carol Maise
Dave Mielock
Matthew Mowers
Marc Russell
Jeff Snyder

Absent: Ann Smith (excused)

Also present: Don Wortman, Planning Consultant
Sally Elmiger, Planning Consultant

3. MINUTES OF PREVIOUS MEETING:

MOTION Russell, support by Mielock, to approve the minutes from the June 3, 2014 Planning Commission meeting, as amended. **Motion carried unanimously 8-0.**

4. AUDIENCE COMMENTS:

Bruce Michael, with Trowbridge Companies of Auburn Hills, presented ideas to redevelop a 4.9-acre parcel that contains the Foundry Flask building at 456 Cady Street. A site plan has not yet been developed, but they wanted to share their initial thoughts with the Planning Commission. Their intentions are to entirely re-develop the property, and are not proposing to preserve the existing building on the site. He has had meetings with the City Manager, who recommended that he attend a Planning Commission meeting to understand the density proposed in the Master Plan for this area.

Mr. Michael explained that they intend to have two residential styles: townhomes with garages underneath (2.5 stories); and a three-story luxury apartment building with the garage in the basement. They have already done environmental studies on the site and have determined that it is contaminated. It currently does not meet the EPA's residential standards. Their timing is to start now.

Mr. Michael reviewed a sketch of the proposed plan with the Planning Commission. An L-shaped apartment building is proposed along Griswold. The first floor would be artist's lofts, with apartments above. The street

side would be 3-stories tall, and the rear would be 4-stories tall to accommodate the parking garage underneath. The Townhouses would have one set facing the river, with a second set facing the opposite direction and sharing a courtyard with the first. A second set of two buildings would have a similar configuration. The main entrance to the development would be off of Cady Street. They envision about 75 apartment units, and 60 townhouses, or approximately 30 units per acre.

Mr. Michael stated that the City would like to see a public walkway along the riverfront. They intent to include this amenity in the site plan.

Commissioner Mielock asked if Trowbridge Companies was the current property owner. The applicant stated that they are not. Mr. Mielock informed the applicant that they will need to have written documentation that the owner gives them permission to proceed.

The Commission then discussed the steps involved in the planning process with Mr. Michael.

Mr. Michael asked what the Commissioners thought about the proposed density. Planning Consultant Wortman stated that this area would most likely be planned for 15-25 units per acre, or the same as the proposed densities just west of this site.

5. REPORTS:

- A. CITY ADMINISTRATION:** None.
- B. CITY COUNCIL:** None.
- C. PLANNING COMMISSION.** Chair Wendt suggested that the Planning Commissioners do an internet search on other development projects proposed by developer Bruce Michael. He also informed the Commissioners of another potential project, which includes a potential 5-story building down the hill from Cady Street on property currently owned by the Driver's Club.
- D. OTHER COMMUNITY/GOVERNMENTAL LIAISONS:** None.

6. DISCUSSION: MASTER PLAN

Planning Consultant Wortman outlined the topics of tonight's discussion. Planning Consultant Elmiger started the discussion by reviewing the changes made to the Master Plan draft. The changes reflected changes brought up at the previous Master Plan discussion last month.

Mr. Wortman then reviewed the revisions to the Land Use Plan map, explaining that the updated parcel data was used to create this map. He asked the Commissioners if the land use categories reflected on the map still work. The commissioners responded that they did.

Mr. Wortman then reviewed several properties where recent questions regarding future land use had arisen. These included the service station at S. Rogers and Seven Mile Road, the school properties on W. Main Street, and the parcels zoned R-2/R-3 at Grace and Rayon streets. Commissioner Mielock also brought up the three blocks on the west side of N. Center Street. The Planning Commissioners decided to retain the current future land use designations for all of these areas.

The Planning Commission then discussed the new parcel data, and identified several areas where the parcel data needs to be confirmed. They then discussed several other parcels to better coordinate the existing land use and future land use designations.

Mr. Wortman then reviewed the changes made to the Sub Area Plans, based on the Planning Commission's comments made at the last meeting.

Lastly, Mr. Wortman distributed a preliminary discussion outline to develop zoning language for a Cady Street Overlay District as an introduction to the subject. Mr. Wortman explained that the Overlay District could cover heights, site layout, design standards and other topics. Chair Wendt stated that the Planning Commission will review the outline and add more details for future discussion.

The Master Plan discussion concluded by Mr. Wortman stating that his office will revise the Master Plan document based on tonight's comments, and return the draft to the Planning Commission. He explained that the next steps would include the City Council's review and distribution to adjacent communities. After a 63-day review period, the Planning Commission would consider the comments and determine whether or not to modify the Master Plan draft. They would then hold a Public Hearing, revise the plan if needed, and then adopt the Plan. The City Council would then accept the Master Plan as the official document. The likely timeframe for adoption would be early winter.

The Planning Commission requested that Carlisle/Wortman Associates draft new language for the Cady Street Overlay District, to be presented at the July 15th Planning Commission meeting, with the possibility of setting a public hearing for the draft language in August.

Given the upcoming July 4th holiday, and since no items have been placed on the next meeting's agenda, the Planning Commission canceled the July 1st meeting.

Mr. Gazlay announced that he will be stepping down from the Planning Commission. The other members thanked him for his many years of service to the City.

7. ADJOURN

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

MOTION Mowers, support by Gazlay, to adjourn the meeting at 10:08 p.m. **Motion carried unanimously 8-0.**

Respectfully submitted,
Sally Elmiger
Recording Secretary

Approved as submitted: 7/15/2014