

CITY OF NORTHVILLE
Planning Commission
December 2, 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: Steve Kirk
Carol Maise
Matthew Mowers
Mark Russell
Jeff Snyder
Jay Wendt

Absent: Dave Mielock - excused
Anne Smith - excused

Also present: Patrick Sullivan, City Manager
Don Wortman, Planning Consultant
Sally Elmiger, Planning Consultant

3. MINUTES OF PREVIOUS MEETING: November 4, 2014

Motion Kirk, support by Mowers, to approve the November 4, 2014 minutes as published.
Motion carried unanimously.

4. AUDIENCE COMMENTS: None

5. REPORTS:

A. CITY ADMINISTRATION: City Manager Sullivan reported that the City Council had adopted the sign ordinance amendment defining LED signs as internally illuminated and prohibiting LED signs, LCD signs, electronic message boards, changeable copy signs, digital message centers, etc. in the Historic District. The first reading of the Cady Street Overlay (CSO) District was tabled pending the joint meeting held with the Planning Commission last week, then accepted. However, per conversation by the Council last night, the Planning Commission might consider some changes in the east portion of the CSO District. Last, Christopher Miller had been appointed to the Planning Commission; he had not yet been sworn in.

B. CITY COUNCIL: None

C. PLANNING COMMISSION: Commissioner Kirk mentioned three flashing signs that needed follow-up: one on the Northville Sports Bar and two on the new gas station facility at Rogers Street at Seven Mile Road.

D. OTHER COMMUNITY/GOVERNMENTAL LIAISONS: None

6. MASTER PLAN DISCUSSION – POSSIBLE ADOPTION

Planning Consultant Wortman gave the background for this agenda item, which was to further discuss and possibly adopt the Draft Master Plan. Mr. Wortman noted that at the November 17, 2014 Joint Meeting between the City Council and Planning Commission regarding the Draft Master Plan, comments were made by Council members that there might be an over-reliance on residential uses for the areas south of Cady Street. Should the Planning Commission look at other uses, such as Research and Development?

Also, because of the extent of the floodplain especially in the southern portions of the Racetrack area, City Council thought proposed building heights might not be high enough to properly accommodate anticipated development. Perhaps the Draft Master Plan should be modified to accommodate first floor parking and then allow two stories above that.

Further discussion included:

- If the Racetrack area were kept mainly residential, the traffic impact was unknown at this point – no traffic study had been done. Non-residential uses would not have as much of an impact on traffic flow.
- Setbacks along the Rouge River needed to be discussed.
- Because of the value of the land, could an R&D or like facility actually exist in the Racetrack area? The price per square foot for Research, Office, Light Industrial, etc., in Northville and Plymouth Townships was \$2.00 - \$4.00 per square foot. The land in the Racetrack area was valued at \$10.00 per square foot and more.
- Residential provided the greatest tax base at this time, but a good mix of commercial/residential was still optimum.
- Perhaps a minimum of 3 stories should be allowed in the floodplain area. Why not plan for a denser use, including multiple-family housing? More floors were needed to compensate for development costs in a flood zone.
- The Racetrack area was the last big piece in Northville available for new residential housing. The quarter mile sections on either side of Center Street were currently zoned residential; perhaps these could be mixed zoning, allowing for business and office development.
- A Planned Unit Development (PUD) would allow for and encourage flexibility of development.
- An organic, flexible approach should be encouraged.
- The Cady Street area moving toward the Village Workshop had properties ripe for creative space/use. Office use/light laboratory uses would fit here.
- The Master Plan needed to focus on impacts/outcomes.
- Any development that came in to ask for rezoning could trigger a traffic study.
- Re the Foundry Flask area:
 - Perhaps 1st floor should be non-residential.
 - Creative mixed use could be broadened to include: office/medical/research and development.
 - Currently the strong market was residential. However, limiting first floor to non-residential in the Foundry Flask area encouraged a healthy mix of non-residential as development moved forward.
- Anyone developing the Racetrack area and the Foundry Flask area faced unique challenges, including clean up, dealing with floodplain issues, etc.

- Should the heights in Racetrack area be extended to 3-1/2 stories instead of 3 stories? The additional height was necessary in order to make development profitable, with parking on the first floor and residential above that. What about possible senior housing that might want to go higher, i.e., 5 stories or so? Did a 3-1/2-story limitation encourage a flexible approach? The 1/2 story addition gave greater flexibility for building design. No one knew how deep the floodplain really was. A reasonable approach might require 2 stories of livable space over the parking area for construction over the floodplain.
- The original Joint Committee had encouraged a progression of high to low height and density from the business area into the residential areas.

The consensus of the Commission was to change the Draft Master Plan and the Cady Street Overlay District to show the Foundry Flask area as prohibiting 1st floor residential use, and to include office/medical/R&D within the planned creative mixed use there.

It was also the consensus of the Commission to modify the Draft Master Plan for the Racetrack flood plain area to allow a height limit of 2-1/2 stories over the first floor non-habitable parking area.

Discussion having ended, the Planning Commission adopted the following resolution:

City of Northville
Master Plan Resolution

At a regular meeting of the City of Northville Planning Commission, held at 7:30 p.m. on Tuesday, December 2, 2014, at the City of Northville Municipal Building – Council Chambers, 215 W. Main Street, Northville, Michigan, 48167, the following resolution was offered:

WHEREAS, the City of Northville Planning Commission recognizes the need to formulate and adopt a City Master Plan including establishment and support of a Land Use Plan as described in this document and in accordance with the Michigan Planning Enabling Act, PA 33 of 2008, as amended; and

WHEREAS, the Oakland County Coordinating Zoning Committee endorsed the Master Plan at its October 14, 2014 meeting and noted that copies of the Master Plan were sent to surrounding communities for comment; and

WHEREAS, a copy of this Master Plan has been forwarded to the City Council for acceptance.

NOW, THEREFORE, BE IT RESOLVED upon a motion by Russell and seconded by Maise, that:

- 1) The City of Northville Planning Commission hereby adopts by resolution the Master Plan, dated August 2014 including the Future Land Use Map, with the following modifications:
 - a) The land use for the Foundry Flask area be broadened to include office/medical/research and development, and that first floor uses be non-residential.
 - b) In floodplain areas, height limits be 2-1/2 stories over the first floor non-habitable parking area.
- 2) A certified copy of the Future Land Use Plan portion of the Master Plan will be forwarded to Oakland County and Wayne County for filing.
- 3) All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Yes: Russell
Snyder
Kirk
Maise
Mowers
Wendt

No: None

Absent: Smith
Mielock

RESOLUTION DECLARED ADOPTED ON THIS 2ND DAY OF DECEMBER 2014.

DISCUSSION

Medical Marihuana Discussion (proposed text amendment)

Planning Consultant Wortman presented changes made in the proposed zoning text amendments regarding Section 18.25 Medical Marijuana, including some changes suggested by the Planning Commission at the November 4th, 2014 meeting. Specifically the changes included clarifying language in Section 18.24 a. that medical marihuana activities were permitted, *except as prohibited elsewhere in this section*, and that provisioning centers were expressly prohibited in downtown and commercial areas. Planning Consultant Wortman explained that if the changes were acceptable, the Planning Commission should schedule a public hearing.

After brief discussion regarding process, Commissioner Russell offered the following motion:

MOTION Russell, support by Mowers, to set the Medical Marihuana Zoning Text Amendment for the next available public hearing. Motion carried unanimously.

A/C Units/Generators (Revised Text)

Planning Consultant Wortman presented changes made in the proposed zoning text amendments to Section 18.24 Air Conditioning Condensers and Emergency Electrical Generators, as prompted by comments received at the November 4, 2014 Planning Commission meeting. Changes required placement of units in the rear yard or immediately adjacent to the principal structure. Modifications had also been made to the regulation that restricted maximum noise to 65 dBA at the property line to also include a point measured 15 feet directly above the property line. A graphic had also been added, as had language permitting appropriate regular testing of the equipment as required by the manufacturer for routine maintenance. Planning Consultant Wortman explained that if the changes were acceptable, the Planning Commission should schedule a public hearing.

Discussion was held regarding what “adjacent to the principal structure” meant. After discussion the consensus of the Commission was that the language should be changed to reflect placement of the entire unit within eight (8) feet of the principal structure.

Regarding the graphic, Commissioner Maise suggested that *unrequired side yard* be changed to *non-required side yard*.

MOTION Russell, support by Snyder, to set the Air Conditioning Condensers and Emergency Electrical Generators Zoning Text Amendment as amended this evening for the next available public hearing. **Motion carried unanimously.**

BZA Text Amendments (Practical Difficulty Criteria Revisions)

Planning Consultant Elmiger led the discussion on this item. She explained that the Board of Zoning Appeals attended a training session with Cindy Winland in January 2014. At that time there was concern about the number of criteria when considering a dimensional variance, and confusion whether a variance request needed to meet all of the criteria or just one. Trainer Winland stated that a variance request needed to meet at least four of the seven criteria listed in the current ordinance. She also suggested that the criteria could be paired down, and still meet the requirements of the Zoning Enabling Act.

Planning Consultant Elmiger presented a draft of Section 25.04(b) showing the amendments the Board of Zoning Appeals would like to make. The City Attorney had reviewed the draft, and the Planning Commissioners were being asked to review the changes and, if appropriate, proceed with the ordinance amendment process.

Discussion focused on the definition of *not self-created*. The consensus of the Commission was that explanatory language regarding this criterion should be included on the BZA application and on instructions to BZA members. It was important that this criterion be consistently applied. Further language explaining/defining “self-created” should also be placed in the Ordinance.

Planning Consultant Elmiger said that she would work on this further language with the BZA. No action would be taken this evening.

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

MOTION Mowers, support by Maise, to adjourn the Planning Commission meeting at 9:15 p.m. **Motion carried unanimously.**

Respectfully submitted,
Cheryl McGuire
Recording Secretary

Approved as published 12/16/2014