



March 23, 2017

Meetings

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Meetings

There are no meetings scheduled for the week of March 27.

[Agendas and minutes are available by clicking here](#)

This Just In...

Northville City Council March 20, 2017 meeting recap

Public comment - Lois Clark, a resident on Buchner Hills Dr., asked about plans for Hillside Middle School. The City Council suggested that she contact the School District since council is not involved in the school's governance.

The Senior Alliance - Lydia Gold presented an annual update on the agency's activities and funding. She noted the organization has a new executive director

and moved to 5454 Venoy in Wayne. It provided \$190,000 worth of services for residents of Northville, who are either seniors or disabled. The group also contracts for the Meals on Wheels program, which is offered at Allen Terrace and to homebound seniors.

Ordinance updates - First reading of changes (see #1-5 below) was approved by Council; a second reading will be scheduled, and potentially adopted, at the April 17 City Council meeting.

1. Text change to Section 26 which defines "Lot Coverage," clarifying that any structure with a roof, including covered porches, is included in the lot-coverage calculation.
2. Keep "take-out restaurants" in "permitted use" rather than "special land use" in the Central Business District (CBD) ordinance. This change then deletes the special land use (section 16.07) of the ordinance, since take-out restaurants was the only business listed in it.
3. Signage - If a business has two entrances, the owner is now allotted an additional 12 ft² of wall sign area at a secondary entrance, typically at the back of the business.
4. Footnotes were revised for clarity involving side yard setbacks in business districts. (Footnotes 10 and 11 to Article 15, Schedule of Regulations in the Zoning Ordinance.)
5. Corrected terminology for basement ordinance, "ceiling" was changed to "finished floor elevation" to match the illustration labels. (Article 26, Zoning Ordinance.)

Part I of a series

Homeowner and Condo Associations do what it takes to keep residents happy

With hundreds of people living in each of Northville's signature neighborhoods, there's a lot of work to be done for the common good. The people who facilitate this are the board members of homeowner/condo associations.

Command central is typically at board meetings - some associations hold one annual meeting while others meet several times a year. Issues are also brought up year-round in neighbors' front yards, while walking the dog, or over coffee or a cold brew in downtown Northville.

Agenda items at meetings focus on dues collection; budgeting for new or replacement items; scheduling repairs; and taking on bigger projects, such as entrance signs, lighting and landscaping. The condition of the roads is another concern. (Each year, the City schedules several neighborhood roads to be repaired.)

Lexington Condo Homes Association, at 8 Mile and Taft, arguably has the biggest challenges of the five homeowner associations interviewed. Laura Keller, president of the association, is working with fellow board members on a plan to replace the shared water lines to each building with individual water meters, which will be paid from their operating budget.

"Trying to convince people to do this is hard," Keller said. "The payback could be 2-1/2 years."

The condo association members are also studying replacing the shared gas line into the buildings with individual meters. The goal with converting these utilities to individual meters is to give residents more control over payment for their portion and to save costs overall.

Another expense involves the neighborhood irrigation system, which keeps breaking down.

"Breaks in the line can go undetected," Keller said. "One bill was \$2,500 more than usual due to a break in a two-inch pipe that didn't get noticed for eight days."

Phase I of the new irrigation system was completed in 2016; Phase II begins this spring and will add high-tech rain sensors so the system isn't activated when it rains.

Neighbors banded together for Randolph Drain repair

Another major issue for the Lexington Condo Homes Association was the rising amount of sediment in the Randolph Drain that runs along the backside of the condos. The sediment significantly slowed the flow of water that travels through several Northville neighborhoods before it crosses Center Street and terminates at the Middle Rouge River near Ford Field.

"An easement was signed to Oakland County and they were ultimately responsible for maintaining it," Keller said. Costs incurred are charged to the Randolph Street Inter-County Drain Board, comprised of representatives from Oakland County, Wayne County and the Michigan Department of Agriculture. The board oversees maintenance of the drain and assesses the City of Northville, 62.19 percent; the City of Novi, 35.4 percent; and Wayne and Oakland counties, 2.41 percent combined.

Keller and other condo owners spent three years advocating for the board to pay for the clean-up at Randolph Drain, and in 2016 the board agreed to take on the extensive project, assessing fees as described above. Dredging is going on now and will be completed by July 1, 2017.



A view of the waterway of the Randolph Drain from Lexington Condos (south).

Parks, land islands need maintenance

Lexington Commons Association covers 162 homes and is also the parent association of the north and south condo associations - with a combined 192 units.

The association manages the commons area and maintains the parks in the neighborhood. This year, it plans to repair the playscape and add new picnic tables. Lexington Commons Association President Todd Farmer says a neighbor, Johnny Vallespir, and his Boy Scout troop - about 20 in total - will do the work and earn an Eagle Scout badge.

Abbey Knoll, located at 8 Mile between Taft and Beck, plans to upgrade their entrance this year with lighting that improves visibility off 8 Mile. They also want to enhance the character of the entrance by adding short walls near the new sign.

"When they widened the road, it's hard to see the lighted monument sign on the island," said past Association President Bob Krestel. The subdivision of 98 homes also plans to refresh some of the islands with new landscaping and benches, keeping it consistent throughout the neighborhood.

Do good fences make good neighbors?

Northville Estates' biggest issue, aside from wanting additional road repairs, is fences. While the board is lenient with fences along Beck and 8 Mile, most residents of the 155 homes prefer the open space that comes without being fenced in. "I don't want to see fences divide homeowner from homeowner," said Association President Chuck Murdock.

Mailbox woes and street lights

Both Abbey Knoll and Pheasant Hills have uniform, high-end mailboxes made of cast aluminum with power-coat paint. The problem is that the finish is wearing out sooner than it should. Both subdivisions are seeking ways to cost-efficiently fix the problem.

Pheasant Hills Homeowners Association President Dan Wegienka said residents are pleased with the gas lights that were put in 12 years ago in the neighborhood with help of the City. "It makes the streets look aesthetically pleasing. We are known as the gas light district."

The Association spread the cost of the lights over a ten-year period. There are 54 lights, which are kept on day and night because it's cheaper than turning them off and on.

"People walk at night. It's not dark. Electric lights would be brighter. We have a lot of hills; people like to go up and down the hills," Wegienka said.

A parting note

One bane of associations is that it's hard to find good contractors. Keller had difficulty lining up a carpenter to rebuild steps to a condo unit, while Murdock found that sign-makers wouldn't call back when asked to bid on new signage for Northville Estates.

Watch City News for other articles about Northville neighborhoods. If you want to share news about your neighborhood, please contact Liz Cezat, communications manager, at 248-305-2703 or lcezat@ci.northville.mi.us.

Did You Know?

Tap into the roots of Northville's history by reading about the people, places and events that were part of this Victorian town's storied past. Monthly, we'll share a story told by a senior resident or pull memories from the archives of the Northville District Library and other sources of historical information.

We are starting this series with a story from Bruce Turnbull, 97, who was born and raised in Northville, and is still a resident in his own home.



Bruce Turnbull at his home on Eaton Drive. Photo by Liz Cezat.

Seven Mile was the longest paved highway in the state of Michigan. It went from the east side of Detroit to Maybury. Northville was a hilly city - great for sledding in the winter. During periods of minimal street traffic, Bruce recalls,

"People used to come with bobsleds and go down the hill starting at Buchner Hill, cut in by City Hall, and go all the way down to the race track (along Center Street)."

Bruce would also ski behind cars, with his mother's permission. In fact, she often drove. She would put two clotheslines around the bumper so Bruce and his sister could ski behind the car. They would go about 15 or 20 miles per hour.

His mother, who enjoyed sports, was really into this activity. One day, Bruce went all the way down Hines and came back on Newburgh Road behind the bumper of the car. His sister had had enough and got into the car. But Bruce wanted to do more. He saw a big pile of what he thought was snow and steered his body toward it - like a water skier who leaves the comfort of the wake to test out the open water. When Bruce hit the mound, he discovered it was a snow-covered pile of wire. That's when his journey ended. Thankfully, he wasn't seriously hurt.

Did you know? was a series suggested by Jerry Mittman. We value your suggestions. Let us know about your favorite historical memory or landmark so we can share it with others in a future issue. Send your ideas to Liz Cezat, communications manager, at lcezat@ci.northville.mi.us or call 248.305.2703.

Citizens invited to apply for a seat on the Board of Directors of the Downtown Development Authority (DDA)

The Northville City Council is accepting applications to serve on the Downtown Development Authority (DDA) to fill two vacancies.



The DDA's Board of Directors meet at 8 a.m. on the third Tuesday of each month in the lower level of City Hall. The purpose of the DDA is to enhance the quality of life for the residents of the greater Northville area through economic and physical revitalization of the downtown business district. The DDA coordinates and supports activities to promote the economic viability of the downtown area. It also acts as an advocate for a safe, clean and attractive central business district. A strong downtown center is a major attraction for development and enhances the quality of the life for the entire community.

Information about the board composition and responsibilities is available on the [DDA website](#). For questions, contact Lori Ward, DDA Director, at 248-349-0345.

Applications will be accepted until the vacancy is filled and are available on the [City of Northville's website](#) or at the City Clerk's Office, 215 W. Main Street,

Northville, MI, 48167. The City Clerk's Office will contact applicants about interview dates and times with the Selection Committee. Applications of those not chosen will be kept on file for future consideration.

Events / Things to Do



Through March 26 Maybury Farm Making Maple Syrup Tours

Tours are Saturdays and Sundays through March 26 and begin promptly at 1 p.m., 1:45 p.m., 2:30 p.m. and 3:15 p.m.

Looking for something fun to do this weekend?

Ever wondered how delicious maple syrup gets made? Find out at "Making Maple Syrup Tours" at Maybury Farm. This is an amazing educational experience for all ages and a great farm tour to enjoy with your family.

The tour begins with a wagon ride to the Sugar Bush, where you will learn about the maple tree in its natural setting. Find out how to tap the maple tree and collect the sap. You may even get to taste the sap straight from the tree. Ride the wagon back to the Sugar Shack to see how the sap is converted into delicious maple syrup, and learn how syrup is graded.

After the tour, warm up in the Maybury Farm Welcome Center where hot drinks and snacks are available to enjoy next to the toasty wood stove. Pure Michigan maple syrup will be sold along with free recipes to try at home.

This is a popular annual event, so plan to arrive early to reserve your spot. Space is limited. To schedule a private Farm Tour for groups of 15 or more, call 248-374-0200.

Maybury Farm is located at 50165 Eight Mile Road in Northville. The cost for the Making Maple Syrup Tours is \$7 per person and children 2 and under are free.

[Visit our website to learn more.](#)

About Maybury Farm

Maybury Farm is operated by the Northville Community Foundation, a 501(c)(3) nonprofit organization. Maybury Farm is a working farm with a mission to connect the community to animals and agriculture through hands-on experiences that are both engaging and educational. Maybury Farm is open to the public Tuesday-Sunday beginning April 18. For more information please [visit our website](#) or [Facebook](#).

Through March 25



215 W. CADY STREET

The 11th Annual Northville Art House Member Exhibition

The Northville Art House presents the 11th Annual Member Exhibition, featuring original works in all mediums, including painting, drawing, photography, sculpture, jewelry, clay, and mixed media. The exhibition showcases the talents of more than 60 member artists of the Northville Art House and also recognizes the people who support the growth and creativity of the arts in the community.

Become a member today to be considered for future Northville Art House member exhibitions and events as well as other exciting benefits. Applications are available online or at the Art House. Memberships start at \$30.

The exhibition hours are Tuesday-Friday 12 - 5 p.m. and Saturday 12 - 4 p.m. **Admission** is free.

[Northville Art House](#), 215 West Cady Street, Northville, Michigan 48167. For more information about the exhibit or membership, call 248-344-0497.



NORTHVILLE
PUBLIC SCHOOLS
invites **YOU**

- parents, community members, and staff to attend

Community Engagement Sessions

Learn about our recent facilities assessment findings and engage in discussions about the needs and goals for the district's facilities and programs and the key role they play in preparing globally competitive graduates.

Wednesday
March 29

6:30 pm - 8:30 pm

Meads Mill Middle School
16700 Franklin Road, Northville MI 48168

Wednesday
May 10

6:30 pm - 8:30 pm

Meads Mill Middle School
16700 Franklin Road, Northville MI 48168



**Help Shape our
Students' Futures!**

**Friday, March 31
Girls' Night Out
Downtown Northville
5 p.m. - 9 p.m.**

Gather your girlfriends and join us for a night of new merchandise, special offers, giveaways and fun in Downtown Northville. Our businesses are staying open late and preparing a special event for your Girls' Night Out.



Held twice each year, shopping starts at 5 p.m. with special events, drawings, and discounts at many of the 50 retail stores in the city. From art galleries to boutiques to home decor and more, there's something for women of all ages and styles.

After you've experienced our stores, take the girls to one of more than 20 bars and restaurants in town - you won't even have to move your car. Many restaurants are offering specials just for Girls' Night Out participants.



SKYWARN

Skywarn Severe Weather Spotter Training

Skywarn is an effort to save lives during severe weather emergencies by expanding networks of spotters and getting more people involved in tornado warning programs. Not all tornadoes show up on radar, but they can be seen. Only one instrument can detect a tornado or funnel with complete certainty: the human eye.

Skywarn training sessions train individuals how to accurately observe weather phenomena such as floods, hail, wind and its associated damage, cloud features that lead to tornadoes and those that do not. The class covers what information to report and how to report it. Basic severe weather safety is also covered. Classes are FREE and last 1.5 hours. While new technological and scientific tools have advanced the National Weather Service (NWS) capability to predict severe weather, the trained spotter remains essential to the NWS warning process. The more trained "eyes" the NWS has in the field, the better they can serve the public during a severe weather event.

All interested parties (e.g. fire, police, EMS, security, volunteers and citizens) are encouraged to attend this program, coordinated by The Oakland County Homeland Security Division.

Limited space is available, [reserve online](#) or call 248-858-5300

Spotter Training Classes

Thurs., April 6 7 p.m. - 8:30 p.m.	Karl Richter Campus Community Center 300 East Street, Holly, 48442
Mon., April 10 7 p.m. - 8:30 p.m.	Orion Center 1335 Joslyn Rd, Lake Orion, 48360
Wed., April 12 7 p.m. - 8:30 p.m.	Southfield Public Library 26300 Evergreen Rd, Southfield, 48076

Native Plants with Drew Lathin: Three Part Series

Northville District Library
All programs begin at 7 p.m.

Monday, April 5

The Beauty of Native Plants: Their Function in Supporting Wildlife in Urban and Suburban Landscapes

Monday, April 17

Designing Landscapes with Native Plants

Tuesday, April 25

Rain Gardens

[Register online](#) or call 248-349-3020.



April 7

Order Deadline - Oakland Conservation District's Spring Tree Sale

Each spring the Oakland Conservation District holds a tree and plant sale offering a wide variety of native and non-invasive species of trees and plants. The sale is the

organization's primary source of funding and enables it to work on projects with other natural resource organizations, as well as Oakland County Parks and Recreation, and MSU Extension.

[Order soon](#). Quantities are limited.

Pre-ordered plants must be picked up at the **Waterford Oaks Greenhouse** on Sat., April 29, from 10 a.m. - 2 p.m.



EGG HUNTS • FARM ANIMALS • SEED PLANTING
EASTER BUNNY • SMOKEY THE BEAR • CONCESSIONS

SATURDAY, APRIL 15

**GATES OPEN AT 10AM - EGG HUNTS BEGIN AT 11
MAYBURY FARM - 50165 8 MILE RD., NORTHVILLE**

**KIDS ages 2 — 40 can REDEEM EGGS FOR A
PRIZE BAG FILLED WITH CANDY & TREATS!**

Admission is \$5 Per Vehicle (Cash Only)

Limited free parking at Maybury Farm

Additional parking at Maybury State Park
(Annual Recreation Passport required, \$11 at Secretary of State or park entry)

Egg Hunt limited to the first 700 kids

Brought to you by the Parks Partnership Committee:



April 16-22, 2017

Severe Weather Awareness Week

In an effort to minimize the loss of life and destruction of property that can result from severe weather, Oakland county Homeland Security will be conducting various educational efforts during severe weather week. This includes a special test of the outdoor warning system on Wednesday, April 19, at 1 p.m. Residents are encouraged to go over preparedness plans for tornadoes and other severe weather. [Click here for more information](#).

April 28, 3 p.m. - 7 p.m.

April 29, 8 a.m. - 1 p.m.

Household Hazardous Waste & Electronic Collection

Ford Field (Livonia) enter off Stark Road from Schoolcraft

Open to residents of Livonia, City of Northville and Northville Township

Items accepted: Household paints, stains, dyes; floor wax, carpet cleaner; furniture polish, bathroom cleaners, stain removers, solvents; pharmaceutical waste (non-controlled substances only); nail polish, glue; fertilizer, lawn and garden chemicals, pesticides; antifreeze, motor oil, gasoline; automotive batteries and dry cell batteries, fluorescent bulbs (all types); fire extinguishers and smoke detectors; mercury thermometers, thermostats and elemental mercury.

Electronics Recycling - computer CPU's, monitors, printers, scanners, keyboards, mice; cell phones, fax machines, copiers and televisions.

Items not accepted

Commercial waste, industrial waste, radioactive material, explosives, ammunition, 55-gallon drums, shock sensitive materials, household trash, refrigerators, microwaves or other appliances, tires, yard waste and concrete. For information on how to dispose of these items, please contact the Wayne County Resource Recovery Coordinator at (734) 326-3936.

City of Northville residents who live in Oakland County ARE ABLE to participate in this event. [Read more...](#)



These are some of the many items that can be dropped off at the Hazardous Waste event in April.

Business

Paperless billing option for utilities

Utility bill customers may now sign up to receive email bills or arrange for automatic payment through the City's website. E-bills are e-mailed on the billing date with a full page bill attached in PDF format. Automatic payment is an arrangement between the customer's bank and our bank by which the amount due is deducted from the customer's account each due date. You can [sign up here](#) or call 248-449-9901 with questions.

Scheduling online inspections

Contractors and homeowners in the City of Northville may [schedule inspections using the new online inspection portal](#). The portal allows users to request all types of inspections, such as building, electrical, plumbing and heating. Users must have their assigned permit number when using the Inspection portal. If you are requesting an inspection for the following business day, it must be scheduled by 3:30 p.m.

Around Town

What to do if a water main breaks

Each year the City has between 10 and 20 water main breaks, and most of these happen when the temperatures are below freezing. If residents see water bubbling out of the ground, contact the Public Works Department at 248-449-9930 or 248-349-1234 after hours and report its location. The sooner the leak is identified and reported, the quicker it can be repaired, reducing the

chances of contamination entering the water system, and minimizing the cost for lost water.

At Home

Free home fire safety review

The Northville City Fire Department, which serves the Cities of Northville and Plymouth, offers home fire safety reviews. Simply contact the Department at 248-449-9920 to schedule an appointment. A team of Fire Department personnel will meet with you at your home and review items such as smoke detectors, electrical outlets, storage of flammable materials, home escape plans and other items that can have an impact on home fire safety. This is a free service.

The National Fire Protection Association (NFPA) reports that in 2014, structure fires caused 2,860 deaths, 13,425 injuries and \$9.8 billion in property damage. Home fire safety reviews can help reduce the risk of fire and its consequences.

Sewage backups

Sewer backup legislation clarifies when municipalities are liable for sewer backups, sets standards to determine the extent of that liability, and has a process to seek compensation when a backup occurs.

Anyone making a claim for property damage or physical injury must prove that the public sewer had a defect. It must be proven that the governmental agency knew or should have known about the defect, and that the governmental agency, having the legal authority to do so, failed to take reasonable steps in a reasonable amount of time to repair or remedy the defect.

If you experience an overflow or backup of a sewage disposal system or storm water system, you must file a written claim with the City of Northville within 45 days after the overflow or backup is discovered. Notice should be mailed to the City of Northville, Attn: City Clerk, 215 W. Main Street, Northville, Michigan, 48167. Claim forms may be obtained by calling the City of Northville Department of Public Works at 248-449-9930.

When presenting a written claim, you will be required to provide the following items:

1. Copies of receipts for cleaning costs, plumbing bills, or other bills.
2. List of the damaged items and receipts to prove the ages of your items.
Reimbursement for the actual cash value of damaged items is the maximum amount payable.

3. Please make an attempt to provide pictures of anything you wish to claim that was damaged due to the sewer backup.

The filing of a claim does not guarantee reimbursement.

Most homeowner's insurance will not cover sewage backups, but insurance can often be obtained as an added item. Ask your insurance company.

Get social with City Hall online

Be a follower on our Facebook page ([Northville City Hall, Michigan](#)) and our Twitter account [@NorthvilleCity](#).

You will be able to see stories, photos and videos of the City's people, places and events. We'll fill you in on City services, such as trash pick up, payment of taxes and utility bills, and roads under construction. Plus, we want to hear from you. Share your photos and comments; ask questions. Like our page and you'll see our posts in your news feed.



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If you have comments or requests for specific news items, please e-mail Liz Cezat, Communications Manager, at lcezat@ci.northville.mi.us.

City of Northville, Michigan | 248-349-1300 | [Website](#)

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