

NORTHVILLE

Matters

City of Northville
215 West Main Street
Northville, Michigan 48167

www.ci.northville.mi.us

Balancing vision and reality of new developments

When new development comes to town, the City of Northville is welcoming but cautious. It must balance the needs and interests of residents and business owners with those of developers and builders. New structures and spaces can unify a City – enhancing its character, commerce and overall appeal. In Northville, the process of deciding what to add is achieved through community planning that complies with State law, the efforts of committed staff and commissioners, and the Master Plan.

The Master Plan is the roadmap that guides new development and redevelopment. The plan – last updated in 2018 – covers a wide range of topics, and is developed with extensive community input. The current plan envisions maintaining Northville’s neighborhoods and walkable community, while creating a thriving mix of new retail, restaurants, and mixed-use buildings where condos and apartments reside above first-floor commercial space. Townhomes and houses are also part of the plan, with sidewalks that connect both pavement and people. Parkland and open space is also considered, as all that brick and mortar must be balanced by areas where the community can gather.

The Planning Commission is the governmental body that reviews proposals to build in the City. The City Council appoints the nine members to the commission. They lend their expertise as builders, architects, planners and citizens to apply the Master Plan vision and ordinances to a new project, arriving at solutions they believe will work best for the community. Members serve three-year terms and all are City of Northville residents.



Planning Commission members: seated, from left - Carol Maise, Steve Kirk, Marc Russell; standing - Anne Smith, Andrew Krenz, Jeff Snyder, Thomas Barry, and Donna Tinberg. (Not pictured, Jeff Gaines.)

Others involved in the planning process are the planning consultant, Sally Elmiger, of Carlisle Wortman Associates, and City Manager Pat Sullivan. City Council also makes the final decision on rezoning proposals (including Planned Unit Developments-PUDs), ordinance amendments, the Master Plan, and other related areas. All meetings regarding planning decisions are open to the public and resident input is invited. Some decisions (such as special land uses, rezonings, PUDs, and others) require a

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Fire Dept. service helps parents with child safety seats

New parents and those expecting a baby may find child safety seats daunting to install and use in vehicles, especially when trying to secure the straps around a feisty child or one who is sleeping.

They can get assistance from the Northville Fire Department, which has several members trained as nationally certified Child Passenger Safety Technicians (CPST) through the Safe Kids Worldwide organization. The instruction is based on safe practices advanced by the National Highway Traffic Safety Administration and the National Child Passenger Safety Board.

During the appointment, the CPS technicians ensure that the proper seating position is being used; check the car seat for recalls, damage and any expiration date; and watch as the parent or guardian installs the car seat using either the seat belt or LATCH system. Babysitters, nannies and grandparents can also attend with the parent.

“Teaching is a big part of this experience. Those who attend will receive safety tips and are encouraged to ask questions,” said Fire Chief Steve Ott. This one-on-one education typically takes 20-30 minutes, depending on the car seat and vehicle. After attending the session, participants should feel comfortable that their car seat has been installed correctly and they know how to use it. To schedule an appointment, call 248-449-9902, and state your preferred location: the Northville or Plymouth fire station.



Lindsey Domine learns how to properly fit Harper’s car seat with help from Matt Perchman.

Notices

City of Northville will adjust utility rates on July 1

Northville residents have the benefit of timely, cost-effective City services that keep neighborhoods and the entire City operating smoothly – from weekly trash pickup to providing clean water and safely disposing of sewage. The rates for these services are reviewed and adjusted annually. See the new rates below, which take effect on July 1.

Service	Current Rate	Rate on July 1	Frequency
Water	\$9.27	\$10.05	Per unit (1,000 gallons)
Sewer	\$6.25	\$7.15	Per unit (1,000 gallons)
Service Charge	\$3.37	\$3.67	Bi-monthly
Meter Replacement Charge	\$5.57	\$6.67	Bi-monthly
Refuse & Recycling	\$38.20	\$39.60	Bi-monthly

The refuse and recycling program is a weekly service that includes household trash pick-up, recycling and brush chipping, and seasonal fall leaves pick-up and composting. The service charge defrays the cost of reading meters and the billing process. The meter replacement program replaces aging water meters throughout the City.

The commercial program is a six day per week service funded by a bi-monthly charge to downtown residential and commercial business entities. See the new rates below, which take effect on July 1.

Business Classification	Bi-monthly rate	Business Classification	Bi-monthly rate
Restaurants	\$406 to \$418	Retail sales	\$131 to \$135
Retail food	\$174 to \$179	Professional services – large office	\$104 to \$107
Churches & Halls	\$174 to \$179	Professional services – small office	\$48 to \$49
		Downtown residential	\$43 to \$44

Watering restrictions help rein in water costs

Residents with underground irrigation systems (automatic sprinkling systems) may only water their grass between the hours of midnight and 5 a.m. on odd or even days based on the address of their house. If your address ends with an even number, e.g. 2994, you can water on the 2nd, 4th, 6th, etc. If your address ends with an odd number, e.g. 2993, you can water on the 1st, 3rd, 5th, etc.

Residents who use a hose or attach a sprinkler to a hose may water their lawns and gardens between the hours of 11 a.m. to midnight on odd or even days based on the address of their house (see example above).

Residents who ignore these restrictions will be committing a civil infraction and issued a ticket. Tickets are \$50 for the first offense and \$100 for repeat offenses. Please remember to follow these restrictions in order to meet the City's water system demands, save money, and conserve this essential natural resource.

City Election – Nov. 5, 2019

Offices up for election: Mayor – two-year term

City Council – four-year term (two positions)

Candidate packets are available at the City Clerk's office during regular business hours. The deadline to file nominating petitions is 4 p.m., July 23, 2019; the deadline to withdraw is 4 p.m., July 26, 2019.

Watch for your summer tax bill in the mail

Summer property tax bills will be mailed July 1. If you don't receive yours by July 10, please contact the Tax Dept. Residents can pay their tax bill online or enjoy the convenience of having their payment automatically deducted from their bank account on the due date. Visit the Finance page under Services on the City's website to view your payment options.



Police Officer of the Year

Captain Dustin Krueger has been named Police Officer of the Year by his peers on the Northville Police Department in recognition of outstanding police service in 2018. He was officially presented with the award at the June 17 City Council meeting.

He has been an officer with the force since 1993, and served his entire career as an officer with Northville. He became sergeant in 2001, was promoted to captain in 2014, and served as interim police chief for several months in 2018. "He rose to the challenge and fostered a positive work environment," his peers said.

He has instructed his fellow officers in many tactical drills, including active shooter and use of the TASER. He served as Western Wayne County Mobile Field Force Squad Leader from 2011 to 2015.

"I am honored and humbled," Cpt. Krueger said. "Everything we do in law enforcement is a team effort. I have a lot of men and women behind me who have helped me achieve this success."

Garage sale sign permits

If you are having a garage sale or yard sale and plan to advertise it with a sign, you will need a Garage Sale Sign permit. The permit is free and the application is available on the City's website or at the City Clerk's office. Garage Sale Sign permits are valid for up to three days and there is a limit of three permits per year. You will need to provide the proposed sign locations when you apply for the permit.

Household Hazardous Waste collection

Saturday, Aug. 10

8 a.m. to 2 p.m.

Westland Shopping Center
35000 Warren Rd., Westland
See the City's website (DPW, Hazardous Waste) for acceptable items.



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public hearing, which is a more formal procedure to collect comments from citizens.

The Planning Commission's role is to review certain developments and re-developments. Typical projects include site condominiums, multi-family residential and commercial development (changes of use or expansions). Other responsibilities include reviewing lot splits and zoning changes, and studying and recommending changes to planning policy and ordinances that pertain to land use and property development.

"Northville is fortunate to have such hard working and committed individuals, many of whom are design professionals or planners themselves, working for our community on the Planning Commission," Sullivan noted. "Many times they have improved a project by making constructive suggestions and encouraging the developer to think outside the box."

During semi-monthly meetings, held the first and third Tuesday of the month, there's a lot of discussion among commissioners. To keep the process transparent, they conduct all business in a public meeting to comply with the Open Meetings Act.

Mixed-use proposal at the Downs

Now a days, the commission has a lot on its plate. A development proposal for the Northville Downs property has been submitted by Hunter-Pasteur Homes for PUD review. The Planning Commission's recommended approval of any preliminary PUD and site plan must be approved by City Council before it can advance to the next stage.

Commissioner Jeff Gaines, a certified planner and licensed architect who's a newer member of the Planning Commission, says the Downs project is transformational.

"There's a tremendous amount of good that can come out of the project. We're trying to figure out what to replace such a huge component of real estate with. What's right and appropriate? That is a big challenge for anybody. The process that's been started is excellent. The City manager and City planner have done a good job with the petitioner," Gaines said.

"We're hearing a lot of feedback from those who are opposed to the project. It's helpful to hear from those who want it and what they want to see," he noted.



Jeff Gaines

Commissioner Donna Tinberg, a former education administrator, said, "Daylighting the river (as part of the Downs PUD) will be a nice asset for the community. But we need to find out what it will look like and how it will play out."

She also is concerned about how residents view the project. "It looks like a big community outpouring. A lot of people came to the microphone to talk (at the April meeting). It's hard to know whether that vocal group may or may not be the majority (of the City's residents)."

Hearing the opinions of other commissioners is important to Tinberg. "It's good to have conversations and talk things through." Hearing other perspectives and viewpoints bring the decision into sharper focus for the commissioners.

"There's a long way to go on the Downs project," Gaines said. "There's lots of time for dialogue between the commission and public. Some components aren't working out well financially. The process is effective.

There's lots of time to scrutinize the details. Residential uses on the Downs site would not be permitted without a PUD."

Reimagining existing neighborhoods

In addition to the PUD, the Planning Commission is looking at residential infill – how much house should be on a lot.

The commissioners are researching whether applying "floor area ratio" (FAR) standards to single-family residences will help to regulate the mass of a house relative to the lot size. FAR considers all stories of a building



The Planning Commission wants to promote the use of front porches.

rather than lot coverage, which just considers the footprint.

Residents want the Planning Commission to make sure that new homes fit into the neighborhood. Cabbage Town and Beal Street have some of the smallest lots in the City at 35 and 40 feet wide, and therefore contain relatively small homes. Yet some homes being remodeled or newly constructed are much bigger in comparison because of the current lot coverage allowed.

Massing has been an issue that comes and goes, according to planning consultant Elmiger. "When it's a hot market for building single-family homes, the issue resurfaces. It's a balancing act between existing neighbors and new owners," she said.

Do front porches make good neighbors?

A front porch ordinance is being considered that would incentivize the building of a detached garage by allowing homeowners to use space in the front setback for a front porch. Steve Kirk, chairman of the Planning Commission, said the pending ordinance would encourage people to add front porches and detached garages to their homes when building new or remodeling.

"We want homes that aren't dominated by a garage. Front porches allow people to see their neighbors rather than see a vehicle," Kirk said. "It's one more tool to make neighborhoods more friendly. This is being done in Plymouth and seems to be working well."

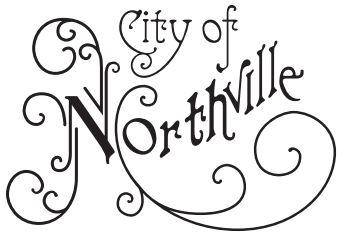
The rationale is to encourage homeowners to create "people spaces" versus parking in front of their house so they can sit on the porch and get to know their neighbors and those who pass by.

"We try to be proactive, but we also need to be reactive," said Tinberg. "You react to issues that you don't want to see. We're looking at massing issues. We need to see if infill is meeting the needs of residents. We want to keep the town looking the way it should."

"We identify those areas where the ordinance is not clear," Gaines said. "You could have the planning consultant make all the decisions if the City just wanted to follow the ordinance. But you have to look at materials, and façade, and how it relates to the area. It's not an absolute. Rather than one person's review, you have a whole body (the Planning Commission)."

"My personal opinion doesn't have a lot of place on the Planning Commission," Tinberg said. "As a board, we set parameters and make sure they are enforced. It's important to work with what the residents are requesting if there's wiggle room with an ordinance."

"We are working on issues that will be coming out in future projects," she said. "The public is invited. We shouldn't appear as if we're behind closed doors making back room deals. People get interested in hot topics, such as the Downs and attend those meetings. For most meetings, we sit in an empty room. It would be good to spark an interest in coming to routine meetings."



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Farmers' Market offers fresh produce and unique crafts

The Farmers' Market in Northville has been a community gem for more than 30 years, including 20 years at its current site on Center and 7 Mile, across from Northville Downs.

Open Thursdays, the market runs from 8 a.m. to 3 p.m. Several vendors also sell at Eastern Market and the Ann Arbor market, offering high-quality, Michigan-grown produce and crafts that draw loyal customers as well as new ones. Craft items range from custom-made soap and fabric purses to personalized wooden signs and animal plant holders. You can select fish, beef and poultry for a hearty meal as well as a full range of fruit and vegetables. Savoring a great dessert or flavorful bread? Check out the vendors that sell baked goods.

The market opened on May 2 with flowers and a few specialty vegetables, and now has a full range of produce. The strawberries are a favorite this time of year.

Jody Humphries, executive director of the Northville Chamber, which runs the seasonal market, says "Our seasonal vendors are tried, true and phenomenal."



Mary Poole visited the Farmers' Market to see what she could add to her garden.

Every market day offers something unique with different daily vendors. Having a lot of returning vendors is a testament to the appeal of the Northville market, Humphries noted.

The market can be weather dependent. When it storms, the crafters often close or take an extended break but the growers will stick it out. And plenty of shoppers do too. If you haven't yet been to the Farmers' Market, put it on your shopping list.

City Directory

Allen Terrace.....	248-349-8030
Assessing Department.....	248-305-2704
Building Department.....	248-449-9902
Cemetery.....	248-305-2702
City Manager.....	248-449-9905
City Clerk.....	248-349-1300
Communications (print, online).....	248-305-2703
DDA.....	248-349-0345
Finance Department.....	248-449-9907
Fire Department.....	248-449-9920
Parks and Recreation.....	248-349-0203
Police Dispatch (non-emergency).....	248-349-1234
Police.....	248-349-5100
Public Works.....	248-449-9930
Community Center.....	248-305-2851
Tax Department/Treasurer.....	248-449-9901
Youth Assistance.....	248-344-1618

Frequently Called Numbers

Art House.....	248-344-0497
Chamber of Commerce.....	248-349-7640
Civic Concern.....	248-344-1033
Historical Society.....	248-348-1845
Library.....	248-349-3020
Mill Race Village.....	248-348-1845
Post Office.....	248-349-2062
Waste Management.....	800-796-9696

Summer concerts & activities Free community events

Maybury State Park Concerts

Mondays, July 10 – Aug. 21, 7 p.m.
State Rec. passport required for park entrance
www.michigan.org/event/music-maybury

Tunes on Tuesday Children's Concerts

June 18 – Aug. 27, 10:30 – 11:30 a.m.
Town Square, Downtown Northville
www.northvilleparksandrec.org

Acoustic Concerts

Wednesdays, thru Aug. 28, 7 – 9 p.m.
Town Square, Downtown Northville
www.downtownnorthville.com

Friday Night Concerts

May 24 – Aug 30, 7 – 9 p.m.
Town Square, Downtown Northville
www.northville.org

Movie in the Park (Maybury State Park)

Zootopia - Friday, July 26, 7:30p.m.
www.northvilleparksandrec.org

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