

Northville Matters

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City of Northville • 215 West Main Street • Northville, Michigan 48167

Leaves collection begins soon

Please have your leaves at the curb by 7 a.m. on the week of your scheduled pickup. To learn more, visit the city website: [Services/DPW/leaf collection program](#).

South (of 8 Mile)
week of Oct. 31
week of Nov. 18

North (of 8 Mile)
week of Nov. 7
week of Dec. 5

Downs PUD comes before Council

The first reading of the proposed zoning ordinance map amendment of the Downs and associated properties at 301 S. Center St., 118 E. Cady St., 341 Beal Ave., 318 River St., and 105 and 109 Fairbrook St., was conducted at the City Council Sept. 19 meeting.

At that meeting, City Planner Sally Elmiger, of CWA, reviewed the process with council and citizens. She noted the Planning Commission held a series of deliberations on five key topics: 1. Residential and Commercial Land Use, 2. Roads, Pathways, Connections and Parking, 3. Architecture, Landscaping and Aesthetics, 4. Parks, Public Spaces, and Farmers' Market and 5. Infrastructure, Financials and Phasing. Each of the topics was covered over the course of 10 meetings.

Following these detailed deliberations, with public comment heard on each topic, the Planning Commission recommended the Preliminary PUD Site Plan be approved by City Council, with conditions, on a 7-2 vote at the Sept. 6 meeting.

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Permanent street closure marks new chapter for Downtown Northville

Residents and visitors are enjoying the vibrancy of a bustling Downtown Northville – social district, retailers and restaurants expanding into the streets, and weekend evening concerts – that will become a year-round fixture with City Council's decision to keep portions of Main and Center closed permanently. Yet others are concerned the closures will negatively impact business and have already created more traffic on nearby residential streets.

Council's 3-2 vote on Aug. 1 to keep Center St. closed (from Main to Dunlap) and 4-1 vote to keep Main St. closed (from Center to Hutton), creates both opportunities and challenges. These are being addressed by City Council, the Downtown Development Authority (DDA), an Advisory Committee (Economic Development Committee and some merchants) and the Historic District Commission. In addition, retailers and restaurants bring their own unique solutions.

Consultants will be called in to assist. For the DDA, that involves revamping the entrances of the social district, which encompass the closed sections of Center and Main streets. Overhead lighting, planters, heaters, and other amenities will also be addressed in the plan. Additional restaurants and bars are asking for expansion of the social district, which would allow customers to carry alcohol-based beverages purchased at those establishments to adjacent sidewalks or to the social district's closed streets.

An engineering consultant vetted by the DPW will conduct a traffic engineering study of pedestrian and vehicular traffic patterns outside the downtown area to determine how best to reroute traffic around street closures, and where to add crosswalks, signage and ADA-compliant drop-off areas and parking.

Prior to the August vote, City Council reviewed reams of data. Traffic volumes, business owners' input, the DDA-convened survey that showed 70% of respondents wanted some type of street closure, and Town Hall meetings helped guide them.

"It's going to take all of us working together: merchants, community, city and the DDA," said Lori Ward, DDA director. That sentiment was echoed by other City Council members. Mayor Brian Turnbull said the city needs to find ways to keep visitors coming back to the downtown year-round, especially as we head into colder weather.

Those who object to the street closures are making their voices heard at City Council meetings. Their concerns – including the need for better aesthetics, more loading zones and greater accessibility for people with disabilities – are being addressed as planning continues to make this unique opportunity work well for business owners, residents, visitors and people who work downtown.



Closed downtown streets provide a fun place to meet up with friends and neighbors. Photo by Liz Cezat.

Notices

Be prepared for the Nov. 8 General Election

Absentee ballots

All registered voters have the right to vote by mail without providing a reason. You can complete and submit your application online through this link: <https://mvlc.sos.state.mi.us/AVApplication>. The application is emailed directly to the clerk. Applications are also available in the City Hall vestibule (open 24 hours).

The deadline to have a ballot mailed is 5 p.m., Nov. 4. Apply earlier to avoid mail delays. You can also pick up your own ballot in person at the City Clerk's Office, 215 W. Main St., Sept. 29 through 4 p.m. on Nov. 7. The photo ID requirement is in effect.

Voter Registration

Now through Oct. 24: Register in any manner (online, by mail, in person).

Oct. 25 to 8 p.m. Election Day, Nov. 8: Register in person at the City Clerk's Office. Residency verification is required, showing your name and current Northville address. Digital copies are acceptable.

Saturday hours

On Nov. 5, the City Clerk's Office is open from 8 a.m. to 4 p.m. for in person voter registration and in person absentee ballots.

Facts at a glance

Polls open: 7 a.m. – 8 p.m.

Precinct 1 (Wayne County voters): Northville Community Center, 303 W. Main St.

Precinct 2 (Oakland County voters): Amerman School, 847 N. Center St.

Am I registered to vote? Where can I view the ballot? Do I need photo ID?

To learn the answers to these questions and more, visit the Elections and Voting section of the city website. In addition to checking your voter information, you can also view and print a sample ballot.

Police Dept. gains state accreditation

The City of Northville Police Department has attained a standard of excellence in law enforcement by being accredited in June by the Michigan Law Enforcement Accreditation Commission (MLEAC).

In the spring, MLEAC assessors examined all aspects of the department's policies and procedures, management, operations, and support services. It verified that the police department meets the 105 standards considered best practices in the field of policing.

During community comment, Cheryl Duff, a 50-year resident, complimented the officers who did daily house checks during the winter months while she was out of town. Resident Rich Bazzay said the department is respected for their community involvement. "The officers are visible and play an active role in community events such as the 4th of July parade and Friday night concerts." He feels they "make an honest effort to make the public feel safe and protected."

Father Dennis, of Our Lady of Victory, said both the principal and the parish are comfortable contacting the department for any reason. ALICE training was provided to the schools by the police department. Jack Roush also praised the department, stating, "I would rate the performance, effectiveness and professionalism displayed by the Northville Police Department, in all the relevant categories, to be unsurpassed."

The MLEAC report cited the positive aspects of the department's recently updated facilities, including the property room and evidence processing areas. The city of Northville was one of the first police departments in the area to use body-worn cameras. To help improve recruitment, the department began an internship program in May.

Having a police clinician was also a favorable aspect of the department. When grant funding for the program with Hegira Health ends, Police Chief Alan Maciag says the department plans to budget for the position. There have been many successful outcomes by having a clinician on certain police calls.

"Accreditation results in greater accountability within the agency, reduced risk and liability exposure, stronger defense against civil lawsuits, and greater confidence in the agency's ability to operate efficiently and respond to community needs," Maciag said.

Review the MLEAC report here: <https://tinyurl.com/yrk6k79b>



A new office building for Center Street Wealth Strategics is being completed at 224 S. Main. See development update on page 4.

Photo by Liz Cezat.

Downs ... continued from page 1

Now, this ordinance is before Council. Seth Herkowitz, Hunter Pasteur Northville executive, presented the project to council members, and noted the Planning Commission's review resulted in a refined, improved site plan. He asked council to adopt the commission's recommendation for PUD approval.

The city charter calls for two readings when an ordinance is considered, with at least a two-week period in between readings. Due to the nature of this ordinance, it will likely take longer before the second reading and a decision on the PUD. City Council members indicated at the meeting they will categorically review each component of the plan, taking into account concerns raised by citizens.

Prior to the second reading, the Downs Project Advisory Committee (DPAC) will compile a financial assessment that details an initial agreement of expenses to be paid by the developer and the city to begin the project, during construction, and after the development is completed. This information will be part of council's consideration of the project.

Additionally, the DDA and Brownfield Redevelopment Authority will present findings to council. The Northville Historic District Commission will provide a status update for project features within the Historic District's boundaries. Additional information for council to decide on the Preliminary PUD Site Plan will be provided as requested.

To learn the latest, please read City News, and view the website (news articles, redevelopment page, minutes).

Allen Terrace residents enjoy improvements

A full renovation of the activity room/dining area at Allen Terrace and new furniture has created a brighter room for residents to meet with friends and gather for cards, Wii bowling, bingo and more. New lights, ceiling and flooring make it feel warm and welcoming.

The room has plenty of natural light from an east-facing wall of windows that wraps to the south patio doors – offering an expansive view of the front drive and lush landscaping with pine trees, deciduous trees, a fountain, and seasonal flowers in pots and flower boxes planted by the Beautification Commission.

Also renovated was the patio area, which now has an attractive, tile-scored cement floor and a new drainage system. The full construction was done by Evangelista Corp., of New Hudson, at a cost of \$260,109.

The next time it rains heavily, there will be no leaks in the activity room from the old atrium windows nor in the lower level since the patio drainage system is now in tip-top shape.

The industrial-style kitchen, used for meal preparation and special events, has new flooring and countertops. Seniors eat lunch in the activity room several days a week, with food provided by Meals on Wheels at a low cost. New round tables and chairs make mealtime and gametime more enjoyable.



Allen Terrace residents enjoy the newly remodeled activities center/dining room. From left: Nelson Lowe, Sue Korte, Louise Hoover, Marilou Van Scoit, Sue Davis and David Linden. Photo by Liz Cezat.

The roof on the center was replaced a few years ago and, thanks to grants from Oakland and Wayne counties, new interior doors are being installed in residents' apartments.

The 100-unit senior residence maintains a waiting list for vacancies. If interested, please email atadmin@ci.northville.mi.us or call 248-349-8030.

Big trees tower over parts of city

City arborist Jim Porterfield measured the circumference of four of the city's largest trees in the summer to submit to a state contest, Big Tree Hunt, conducted by Releaf Michigan. He had assistance from DPW Director Mike Domine and the new tree inventory developed by Davey Resource Group, which was integrated into the city's GIS system. There are approximately 3,300 trees in the inventory recorded with the species (type), size (diameter base height), condition and location. It's a handy tool to keep up with tree maintenance and hardiness, and there's also a phone app so details can be entered or reviewed in the field.

Porterfield went to four different locations in the city to find these beauties:

Giant Elm in City Hall green space, behind Northville District Library

This Augustine ascending elm-*ulmus americana* 'augustine' has a circumference of 149 inches and is 115 ft. tall. Porterfield notes, "Don't get too attached to it, as contrary to the hopes of the tree breeders who developed it, it is not resistant to Dutch elm disease. It is being treated to prevent the disease, but that treatment is not 100% effective." Stay hopeful that it will remain a stately sentinel throwing shade for a long time to come.

Rural Hill Cemetery Oak

This tree is toward the south end of the cemetery in a depression. Porterfield identifies it as a Swamp white oak *quercus bicolor* with a circumference of 179 inches. He found remnants of a stone-walled well around the base of the tree.

Rogers Street Behemoth

This black walnut, *Juglans nigra*, is located on Rogers just south of Main. It has a circumference of 183 inches and may be the largest tree in Northville. "The branches alone are the size of big trees," Porterfield says. "To really appreciate it, you have to stand next to it, and then look up. It is awesome. Its branching structure looks sturdy and magnificent." It appears to be 100 ft. tall and shows vigorous growth.

Stout Silver Maple on Eaton

An Acer *sacharinum*, this tree has a circumference of 187 inches. It's the biggest tree in Northville by Big Tree Hunt standards and is south of Thayer. Although not the tallest tree in town, the girth of the trunk is remarkable. It would be difficult to hug this tree even though it is well loved. It may be as old as the houses on the block – about 100 years. This one is in front of Mayor Turnbull's house.

While none of the trees was a winning entry in the contest, it's nice to know of their existence so others can view their splendor in all four seasons.

This black walnut on Rogers is estimated to be 100 years old.

Photo by Liz Cezat.



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Schedule of events

Free events held in Downtown Northville

Skeletons are Alive – View skeletons in zany attire and poses through October. (DDA event)

Streets of Treats – Oct. 29, 10 a.m. to 12:30 p.m. – Kids wear Halloween costumes and visit area businesses for treats. (Chamber event)

Holiday Lighted Parade – Nov. 19, 6:30 p.m., A festive parade aglow; ceremonial lighting of the Christmas tree in Town Square, and the first sighting of Santa (Chamber event)

Greens Market - Nov. 19-20, featuring Farmers' Market vendors with items for sale such as wreaths, roping and holiday décor. (Chamber event)

December Merriment – DDA will host weekend events, including visits with Santa at Town Square.

There are many events this time of year, sponsored by Northville Parks & Recreation, Mill Race Village, nonprofits, and others. Contact the organization for updates or cancellations.

Development update

The Foundry, 456 E. Cady – The mixed-use building (apartments and specialty grocer) received brownfield approval from City Council. 456 Cady, LLC, represented by Jim Long, is seeking a variance from the Board of Zoning Appeals to add six feet in building height to accommodate a grocery store. At its Sept. 7 meeting, the BZA postponed the request and asked the applicant to explore options. If a variance is granted, the Planning Commission will also need to approve it as part of an amended final site plan.

The Delano, 106 E. Cady – Ground was broken in August for this six-unit luxury condominium building. Developers are Andrew Daily, of Northville, and Alex de Pary, of Ann Arbor Builders.

Mixed-use building, 156 N. Center, With construction under way for the new condos/restaurant, a portion of the south sidewalk on Dunlap near N. Center is closed. Please use the north sidewalk and crosswalk. Rafi Kuredjian is the developer.

Center Street Wealth Strategies, 224 S. Main – Financial Planner Nick Bonn has all the city approvals needed to complete his new office building. The new two-story office building replaces former small houses on the property. The district is zoned for professional offices/services. Access to the parking lot is from Beal St.

100-114 and 101-115 N. Center Cove– Sixteen condos in two units developed by Northville Venture Partners are sold. The developer added street trees and rebuilt the sidewalk closer to the front condos, moving it away from the street, as required by the final site plan.

Guidobono Builders, 341 E. Main – Work has been completed on this property after the building was moved a few feet to the southeast to enable two-way entry into the parking lot. The builder is using the historic home as the company's headquarters and a tenant is leasing the first floor.

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

Northville Matters editor, Liz Cezat
lcezat@ci.northville.mi.us

City News

of Northville

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