

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
January 25, 2022**

DATE: January 25, 2022
TIME: 7:00 PM
PLACE: Township Hall

APPROVED: February 22, 2022

CALL TO ORDER: The meeting was called to order by Chair Zawodny at 7:06 pm.

ROLL CALL:

Present: Mindy Herrmann
Eric Lark
Edward McCall
Jayne Watson
Matthew Wilk
Tim Zawodny

Excused: Gary Yang

Staff: Jennifer Frey, Township Planner

APPROVAL OF MINUTES: Planning Commission – December 7, 2021

MOTION by Lark, support by Wilk, to approve the December 7, 2021 Planning Commission meeting minutes as published.

Motion approved unanimously by voice vote.

CORRESPONDENCE:

2 letters were received identifying concerns regarding Old Business Item 1. PSPR21-004:

- Letter received 1-24-2022 from James and Christine Riley, 41210 Llewelyn Drive, and Alan Davis 41211 Llewelyn Drive.
- Letter received 01-25-2022 from Matt & Beth McKee, 20540 Woodcreek Blvd

BRIEF PUBLIC COMMENTS: None

OLD BUSINESS:

1. PSPR21-0004

Representative:
Owner:
Location:
Request:
Action:

Site Plan Review

Deanne Ramos – University of Michigan Credit Union
David Johns – REIS-Northville, LLC
Northville Park Place, Traditions Dr. (7 Mile and Haggerty Rds.)
New Credit Union – Building elevations
Approve, Approve with Conditions, Postpone, Deny

Chair Zawodny noted that the applicants were returning to provide requested information to the Planning Commission.

Township Planner Frey further explained that the applicant would be presenting 3 options to the Commission this evening, in response to the previous Planning Commission discussion.

David Nims, Director of Design, Hobbs & Black Architects, 100 N. State Street, Ann Arbor, was present on behalf of this application for approval of building elevations for a new credit union at Northville Park Place, Traditions Dr. (7 Mile and Haggerty Roads). The applicants had been before the Planning Commission on October 26 and December 7, 2021, and this was their second appearance regarding building elevation requirements.

At the December 7 meeting the applicants had presented two façade revisions (Option 1/Option 2), both utilizing a full dimension brick cladding in a light earth tone of Double Monarch sizing for all masonry on the building, in compliance with the 80% brick façade on all elevations. The discussion resulted in the Planning Commission waiving the requirement for 80% brick masonry on all facades to allow 80% masonry of any kind on all facades. The 3 options presented this evening followed this guideline.

Options 1/2/3 elevations were all consistent with the previous submission in terms of overall heights/size. Each option utilized the same brick, *Rustic Burgundy*, which matched the brick used on the U of M healthcare center located to the south. The brick formed the base of the building in all options, capped with cast stone sills at the glazing and broken up with cast stone banding throughout to add articulation and detail. Each option was consistent with respect to their east and north elevation, with deviations on the south and west elevation in cast stone/brick amounts/locations.

All facades were consistent with the total masonry amounts in the previous submission, at or above the 80% masonry requirement.

Discussion included:

Commissioners expressed appreciation for the options presented this evening.

Commissioner Herrmann preferred Option 2, which took a design which seemed stark and warmed it up.

Commissioner McCall also preferred Option 2, with the suggested change that there be bricks on all the corners. There was one corner that seemed to jut out in a monolithic way, with no brick.

Mr. Nims explained that the massing of that corner was purposefully linked to the massing of the U of M health center.

Commissioner Wilk felt all options were better than what was submitted at the last meeting. Option 2 showed a building that fit in with its surrounding area.

In response to a question from Chair Zawodny, Mr. Nims said he felt Option 1 was most successful, but they liked all 3 options that were presented. Chair Zawodny agreed that Option 1 was the best choice, due to the way the brick and stone were proportioned relative to the roof planes, and which seemed to have the best balance. He could accept any of the 3 options presented, but Option 1 was the most striking in terms of trying to reach a balance.

Commissioner Watson said she liked options 2 and 3. She liked the warmth of the brick in option 2, and also appreciated how the cast stone played off the features of the building in option 3. Her personal preference was option 2.

Commissioner Lark noted the subjective nature of this discussion. He liked options 1 and 2, with option 1 having a slight preference.

Noting that there was a slight preponderance of opinion toward option 2, Commissioner Wilk made the following motion:

MOTION by Wilk, support by Herrmann, that the Planning Commission approve PSPR21-0004, Site Plan Review, Elevation Option 2.

Commissioner Zawodny said that he would oppose the motion to show his support for Option 1.

Roll call vote: Ayes: Herrmann, Lark, McCall, Watson, Wilk

 Nays: Zawodny

Motion approved 5-1.

NEW BUSINESS:

1. PSLU21-0004

Representative:
Owner:
Location:
Request:
Action:

Special Land Use

Michael Rossen, General Manager
Meadowbrook Country Club
40941 Eight Mile Road
Driving range improvements/expansion
Approve, Approve with Conditions, Postpone, Deny

Referencing her January 11, 2021 memorandum, Township Planner Frey explained that the application was focusing on the changes and slight expansion of the driving range area. Other site improvements identified on the plan related to site access and site circulation were not a part of the special land use and would be reviewed as part of a future site plan submission.

The plan identified shifting the driving range approximately 100' to the west, expanding parking into the area where the driving range currently exists and constructing a new 3,750 square foot structure identified as a four-bay performance center.

The applicant should clarify how the number of proposed tees, including the performance center, compare to the number that currently exist.

Regarding special land use review:

Compatibility with adjacent uses: The proposed improvements were located in the same area as the current driving range, along 8 Mile Road near the driveway entrance to the club. The proposed tee area did not appear to be significantly larger than the current area. Therefore it was anticipated that there would not be a noticeable increase in the amount of people using the driving range, compared to the current facility. To confirm, the applicant shall detail the proposed operation/activity compared to the current.

Balls from the current driving range are known to go into and across 8 Mile. The club shall identify how the proposed ball trajectory (as shown on the plan) compares to the trajectory of the current driving range layout. Additionally it was important to understand what design changes had been made, or could be made further, to ensure safety from errant balls going into 8 Mile, across 8 Mile into adjacent properties and properties at the end of the driving range. The intent was to not make matters worse, and to make improvements where that was possible.

Compatibility with the Master Plan.

Golf courses and country clubs typically have driving range and practice facilities. The master plan does not specifically address accessory/related uses for golf courses or country clubs. The property is not part of a subarea or corridor plan.

Traffic Impact.

The narrative provided with the application indicates the improvements to the driving range will not materially change the amount of traffic generated to/from the site. Additionally, the added parking also serves to relieve some issues with parking shortages on site.

Impact on Public Services.

The proposed improvements will not have an adverse impact on public services.

Compliance with Zoning Ordinance Standards.

The driving range, additional parking and performance center comply with setback requirements. The site plan will need to demonstrate compliance with applicable requirements and will be reviewed in entirety with the full site plan submission.

Impact on the Environment.

The proposed improvements are located in an area that is currently developed with similar use. The proposed improvements do not unreasonably impact the quality of the natural features or environment.

Specific Special Land Use Requirements.

The proposed special land use shall comply with any specific requirements relating to golf courses and country clubs:

1. Buildings and structures must be set back at least 100 feet from adjacent residential zoning districts/uses and 50 feet from nonresidential zoning districts/uses.
2. Parking must be set back at least 30 feet from the road ROW and 50 feet from all other property lines.
3. Ingress and egress shall be directly onto a major road.
4. The ball trajectory must be identified along all fairways and driving ranges and shall not infringe on adjacent properties.
5. Netting is not permitted. The facility shall be designed to minimize errant balls.
6. Driving ranges are permitted as an accessory use, provided they are not illuminated.

The Planning Commission shall also consider the following factors when reviewing a special land use.

1. The nature and character of the activities, processes, materials, equipment or conditions of operation typically associated with the use.
2. Vehicular circulation and parking areas.
3. Outdoor activity, storage and work areas.
4. Hours of operation.
5. Production of traffic, noise, vibration, smoke, fumes, dust, glare and light.

Conditions. The Planning Commission should consider the following conditions, plus any others identified during the meeting.

1. Identify how impact from errant balls, going into 8 Mile and adjacent residential properties, will be eliminated or minimized.
2. Extend the berm to the west, along the entire 8 Mile frontage, from where it currently ends to the proposed maintenance facility.
3. Add large evergreen trees to the new berm, consistent with the character of the current berm.
4. Add additional evergreens along 8 Mile to supplement the width and fill in gaps of the current vegetative buffer to create a uniform, solid buffer along the entire 8 Mile frontage that abuts the parking and the driving range.
5. Remove existing maintenance building, driveway, and associated components; replace with lawn.
6. During site plan, review the landscape treatment on the north end of the proposed parking lot and provide additional plant material if needed.

Comments were also provided in the review letter regarding the preliminary site plan, should that go forward.

In his December 20, 2021 letter, the Township's Traffic Engineer noted that he did not expect the proposed use to generate a perceivable increase in traffic; there was no need for any level of traffic study or assessment. However, there were a couple of access/circulation concerns that would need to be addressed during the subsequent site plan approval process.

In his January 14, 2022 letter, the Fire Marshall approved the submission, noting that there were no fire department related issues with the Special Land Use. However, additional comments had been identified in the letter to assist the developer and owner in proceeding through the multi-phase project that was in process.

Chair Zawodny invited the applicants to make their presentation.

Members of the development team present this evening included:

- Bryan Amann, PLLC, 1777 Stonebridge Way Court, Canton MI 48188
- Todd Callaway, Meadowbrook Country Club Board Member, 45426 Calloway Court, Northville
- Mike Rossen, Meadowbrook General Manager

Mr. Amann made the following points:

- The purpose of this use application was to improve the operations of an existing use.
- Site improvements would include a performance center, new parking, drives, entrance, cart path and loading area, revised parking lots and an updated driving range.
- They were proposing training bays for people taking lessons; the training bays would be farther south than the existing facility.
- The new design will mitigate the risk of errant balls on 8 Mile Road.
 - The driving range will be oriented further southwest.
- They would comply with all the conditions in the Planner's report.

Regarding criteria for approval, Mr. Amann provided the following comments:

- This special land use does not alter the existing character of the adjacent properties as all improvements are internal to the Meadowbrook Country Club property. The design of the proposed performance center is intended to match the architectural design and materials of the existing clubhouse.
- The proposed site improvements, with additional parking, will help alleviate the parking issues that the Club currently experiences during peak periods. The design of the new boulevard entrance will create a safer traffic pattern with the Club and the 8 Mile Road access.
- The proposed performance center building meets the setback and height requirements of the R-1 district. In addition, the parking lot meets the current zoning standards for lighting and off street parking and loading.
- The proposed improvements will not unreasonably impact the natural features of the existing site. Regulated trees that are removed will be replaced as required. No wetland impact is proposed.
- In combination with the new maintenance facility, the site will be cleaned up and significantly improved.
- Hours of operation are 7 am to 7 pm.

Mr. Amann asked the Planning Commission to approve this special land use request.

Discussion focused on whether the new driving range trajectory was accurately projected, a requirement for special land use approval: *The ball trajectory must be*

identified along all fairways and driving ranges and shall not infringe on adjacent properties. 170-25.2.S.(4).

- Sheet 1/1 did not accurately depict the ball trajectory. The applicants explained that the line moving from west to east on Sheet 1/1 was not intended to show the direction of the golf balls, but merely functioned as a distance line.
- The Planner's letter noted that: *The club shall identify how the proposed ball trajectory (as shown on the plan) compares to the trajectory of the current driving range layout. Additionally it was important to understand what design changes had been made, or could be made further, to ensure safety from arrent balls going into 8 Mile, across 8 Mile into adjacent properties and properties at the end of the driving range.* This had not been done.
- Further discussion revealed that elements of the range, including slope, wind direction, angle of the tee drives, etc., were important to the ball's trajectory, and these items should all be articulated on the plan.

Chair Zawodny said that this information could not wait for site plan approval, but was part of the special land use approval process for this use. In addition to other items already identified, the applicants needed to provide:

- Extent of the existing and proposed range areas, and the intended hit zone.
- Extent of the existing and proposed berm and planting zone along 8 Mile and the perimeter area.
- A reasonable graphic that shows the orientation of the proposed driving range.

Commissioner Wilk added the following:

- Identify the midpoint between the existing maintenance building and 8 Mile.
- Identify the new midpoint after the proposed changes are made.

Commissioner Wilk noted that the commentary from both the public and staff focused on errant golf balls; the required information needed to be shown on the plan.

Seeing that discussion had ended, Chair Zawodny opened the public hearing at 8:09 p.m.

Christine Riley, 41210 Llewelyn Drive, referred to her letter dated January 24, 2022. She called the Commission's attention to the photograph of two buckets full of golf balls, gathered from Mr. Davis' property at 41211 Llewelyn Drive. (The Riley's also had golf balls in their yard, but they did not save them.) The aerial provided in her letter showed a suggested angle for pads/tee boxes which would help golfers avoid hitting the balls toward 8 Mile. The letter also recommended extending the berm and landscaping, and she had been happy to hear this as part of tonight's discussion. Last, Ms. Riley noted that the construction being done used the area west of Meadow Court as a staging area; in good weather the work was done at night, with lighting on a tall pole directed toward 8 Mile and their bedrooms.

In response to a question about notification, Township Planner Frey said anyone interested in future agendas should sign up on the Township's list serve. This was important as the next meeting for this application would not be a public hearing (although public

comment could be made) and notices would not be sent out. Regarding the lighting, she recommended Ms. Riley talk to the Township's ordinance officer. When constructed, the new maintenance facility must conform to the Township's lighting ordinance.

Dave Spindler, 15699 Crystal Downs E. , MCC member, expressed support for the project.

Mary Lou Posa, 20560 Wintergreen Circle, said the residents on Wintergreen Circle continued to express disappointment regarding the industrial complex/maintenance facility being built in their neighborhood. Regarding driving range improvements, she noted that her home was in the southwest corner of the range, and her property would be impacted by pushing the trajectory of the balls to the southwest. She asked the Commission to delay action until more specific drawings were provided.

Tracy Baldwin, 15731 Crystal Downs East, "newest member of MCC", expressed her support for the project.

Jennifer Foulk, 46318 Pinehurst Drive, MCC member, expressed her support for the project. The new driving range would be safer and was a significant change from the current trajectory conditions. The intent of the new design was to improve the situation.

Marcus Shipley, 46895 Pickford Street, MCC member, supported this project. The new design would improve the aesthetics, functionality and safety of the driving range.

Steve Ferguson, 16047 Jupiter Hills Drive, MCC member, supported this project, which would improve the situation at the driving range, especially with the addition of the new performance center, which would move the driving range south.

Matthew Fleury, 46782 Merion Circle, MCC member, said that at a distance of 355' to the southwest corner, the driving range was adequately safe. Also, removal of the net and the maintenance building will open up a direction that had not previously been available.

Linda Malec, 20557 Wintergreen Circle, talked about the process for seeing documents, some of which were not online. The drawings should accurately depict distances. She noted that during the applicant's presentation, they had shown a rendering from mid-2021, when the maintenance building was still located on Wintergreen Circle; this was not the case. She asked that the 6 conditions mentioned by the Planner be itemized. Last, any ideas regarding things that could go wrong should be addressed now, at the beginning of the process.

Joe Vig, 39771 Golfview Drive, had a 10 year history with this project. Those who started this effort knew that the maintenance building needed a new location, the entrance drive needed to be improved, and knew golf balls were going out to 8 Mile Road. They had proactively addressed these issues to enhance safety on the site. Because they were able to acquire additional properties, the plan progressed in a much safer manner. Their intent was always to work in a cooperative manner, and he felt this cooperation had

been accomplished to an extraordinary degree. He supported the plan and hoped it could move forward, after issues were resolved.

Seeing that no other public indicated they wished to speak, Chair Zawodny closed the public hearing at 8:34 pm.

Commissioner Herrmann agreed that the proposed distances were consistent and exceeded what many recommended as a reasonable driving range.

Commissioner Herrmann asked that the distance from the nearest tee box to Mary Lou Posa's home be provided.

Mr. Amann said they were committed to providing the requested information, although he felt this could be done at Site Plan Review, as tonight's meeting was for a special land use request. Chair Zawodny indicated that the information needed to be provided before the Commission could take action on the use request.

In response to Ms. Malec's request during the public hearing, Chair Zawodny read the suggested conditions to approval as listed in the Planner's review letter:

1. Identify how impact from errant balls, going into 8 Mile and adjacent residential properties, will be eliminated or minimized.
2. Extend the berm to the west, along the entire 8 Mile frontage, from where it currently ends to the proposed maintenance facility.
3. Add large evergreen trees to the new berm, consistent with the character of the current berm.
4. Add additional evergreens along 8 Mile to supplement the width and fill in gaps of the current vegetative buffer to create a uniform, solid buffer along the entire 8 Mile frontage that abuts the parking and the driving range.
5. Remove existing maintenance building, driveway, and associated components; replace with lawn.
6. During site plan, review the landscape treatment on the north end of the proposed parking lot and provide additional plant material if needed.

After discussing the best way to move forward, the following motion was made:

MOTION by Will, support by McCall, to postpone action on PSLU21-0004, Special Land Use, Meadowbrook Country Club, to give the applicants time to address the concerns as stated during tonight's meeting.

Roll call vote: Ayes: Herrmann, Lark, McCall, Watson, Wilk, Zawodny

 Nays: None

Motion approved 6-0.

Chair Zawodny called a 5 minute recess at 8:50 pm and reconvened the meeting at 8:55 pm.

Nays: None

Motion approved 6-0.

DEPARTMENT REPORTS:

Township Planner Frey:

- Legacy Park Committee update
- Pathways Committee update
Commissioner McCall noted that as mentioned at previous meetings, there was a dangerous sidewalk/pathway gap on the north side of 6 Mile Road between Northville and Sheldon Roads. The Commission discussed the issues impacting mitigation of this situation; the Pathways Committee was aware of this location.

Commissioner Lark, ZBA

- January Zoning Board of Appeals meeting summary

Commissioner Herrmann, Board of Trustees

- January Board of Trustees meeting summary

EXTENDED PUBLIC COMMENTS:

None.

ADJOURNMENT:

Motion by Wilk, support by McCall, to adjourn the meeting at 9:15 pm.

Motion approved unanimously.