

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
May 31, 2022**

DATE: May 31, 2022
TIME: 7:00 PM
PLACE: Township Hall

APPROVED: July 26, 2022

CALL TO ORDER: The meeting was called to order by Chair Wilk at 7:01 pm.

ROLL CALL:

Present: Edward McCall
Jayne Watson
Matthew Wilk
Gary Yang
Tim Zawodny

Excused: Mindy Herrmann
Milan Gandhi

Staff: Jennifer Frey, Township Planner

APPROVAL OF MINUTES: Planning Commission – April 26, 2022

MOTION by McCall, support by Yang, to approve the April 26, 2022 Planning Commission meeting minutes as published.

Motion approved unanimously.

CORRESPONDENCE:

Correspondence regarding specific agenda items will be summarized when that agenda item is heard.

No other correspondence was received.

BRIEF PUBLIC COMMENTS:

Linda Malec, 20557 Wintergreen Circle, thought there was a discrepancy between the posted synopsis and the minutes for the April 26 meeting, in terms of who was present. She noted that there had been 5 members present that evening.

NEW BUSINESS:

1. PSPR22-0002 Site Plan Review
 Representative: Brad Emmett, Emmett Construction
 Owner: Hines Industrial, LLC

Location: 16350 Northville Rd.
Request: Building and site upgrades
Action: Approve, Approve with Conditions, Postpone, Deny

Referencing her May 6, 2022 written comments, Township Planner Frey gave the background and review for this site plan application.

The Fire Department had indicated today that the outstanding items listed in their review letter will be checked during building plan review, and would not hold up or affect site plan approval. The lighting review letter listed modifications to comply with ordinance requirements.

The proposal is to renovate the existing building and bring the non-conforming site into compliance with current ordinance standards. When a site is in compliance with current ordinance standards, it needs to be brought into compliance to the extent possible. In this case, there were a number of outstanding things that did not comply with the ordinance, and a significant number of those items have been brought to current ordinance standards.

The project straddles two parcels that will be combined if the Planning Commission grants approval.

Site Layout & Circulation

The existing northern site driveway will be removed, the driveway does not comply with the required spacing to Reservoir Road or the required spacing between the two existing site driveways. By removing the northern driveway, the parking lot areas have been connected and provide better layout and on-site circulation.

1. A 10' wide pathway is required along the Northville Road frontage. Since there is not an existing pathway to the north or south of the site, it makes sense to defer construction to a later date. A written agreement committing to the future installation of the pathway shall be approved by the Township Attorney and recorded against the property.
2. On sheet SP1.00, the waste receptacle in the front yard shall be eliminated. In response to the previous administrative review, the waste receptacle has been relocated behind the northeast corner of the building. The modification was not picked up on this drawing.
3. The sidewalk shall be extended from the last parking space on the north side of the office building to the sidewalk in front of the cross-fit entrance. This will provide a contiguous sidewalk from the parking lot to the gym entrance.

Parking

The majority of the building is planned for a unique use; the property owner will utilize the space for indoor car storage and a small shop for mechanical and fabrication projects. The owner anticipates needing only 3-4 parking spaces. Banked parking is provided based on a light industrial user and could be constructed in the future if the use changes over time.

The balance of the building will be used as a small cross-fit gym. The free-standing building in front will be leased as office space. Parking per the ordinance is provided for general office use and the gym space.

Landscape

The required landscape and tree replacements are illustrated on the landscape plan.

1. Note #12 references hardwood mulch. One of the details identifies cobblestone mulch. It is unclear if cobblestone mulch is limited to the base of the building in the back (under the eave); this should be clarified and noted on the detail.
2. Hardwood mulch is required within all other landscape areas (except the base of the building in the back). This should be clearly noted on the plan.
3. The existing tree list shall be provided on sheet L1 and the trees that are being removed must be identified on the tree list.
4. The mulberry trees are exempt from replacement; this shall be noted in the condition column.
5. The tree replacement calculations shall be updated to reflect the exempted mulberry trees.

Building Elevations

The existing building is a single story block and metal siding structure with few windows. The property has been vacant and not maintained for several years. The height of the northwest and southwest corners of the building will be increased to add height and natural light into the interior space. The renovation includes a significant aesthetic improvement, with the design playing off the industrial nature of the building. Existing and proposed elevations are provided on sheet 5.02.

For building renovations and additions to existing structures, the ordinance allows the planning commission to consider the existing structure and building materials as the basis for their review. Where existing buildings do not comply with current building material requirements, the planning commission may approve a renovation that is brought into greater compliance with the ordinance and the design compliments the existing building.

The proposed building incorporates a new cast stone band between the existing block at the bottom and new metal siding at the top. Additional windows not only enhance the appearance but also bring the building into compliance with the window requirements. Overall the new building design is a significant improvement and fits in with the industrial/mixed use character of Northville Road.

1. A material sample board will be presented at the meeting.
2. Currently there is not any rooftop equipment shown. If there is rooftop equipment, it must be screened. A note shall be added to the elevations stating any rooftop equipment will be screened from public view.

Tonight the Planning Commission should review the elevations as proposed. The remaining review comments can be reviewed and approved administratively.

Brad Emmet, 10685 Warren Road, Plymouth MI, was present on behalf of owner Brian Donovan. He provided the following information:

- Mr. Donovan's vision for the building, as represented in the submittal documents, would be a significant improvement over the existing structure.
- The renovation of the old Bellinger Building/Village Workshop in the City of Northville provided a good example of what the exterior might look like in terms of colors and materials.
- They will work with the existing foundation and the masonry on the lower half of the building; there would be new siding on the upper half. They were adding a significant amount of windows. The roofline will change as shown on the drawings.
- The building will be used to store the applicant's personal car collection storage, and the mezzanine will function as personal office space.
- The owner has a friend that will teach small CrossFit classes at this location.
- The site itself will be redone, in terms of parking, landscape, irrigation, and so on. They will comply with comments in the lighting review and from the Fire Marshal, as well as comply with any outstanding ordinance requirements.

In response to questions from the Commission, Mr. Emmet gave the following additional information:

- The building was approximately three feet into the flood plain; a sump system is being designed. The footprint will not expand.
- This will not be a for lease building, although the applicant wants to maintain that option. The intended use is primarily for personal car storage, as described.

In response to a question from Chair Wilk, Township Planner Frey said the Township deferred to EGLE and Wayne County regarding whether something could be constructed in a specific floodway/floodplain.

Commissioner McCall asked if the southern addition will have a corner in water. Mr. Emmet said the building was not expanding north or south. The expansion would be vertical. Again, the footprint will not change.

Commissioner Yang confirmed that the car storage use will only be for the owner's personal vehicles. Mr. Emmet said that was correct.

Mr. Emmet provided a material sample board to the Commission.

Chair Wilk acknowledged the deteriorated state of the existing building, the difficulty posed by the location of the site, and the benefit to the Township to have it developed.

MOTION by McCall, support by Zawodny, in the matter of PSPR22-0002, 16350 Northville Road, Owner Hines Industrial, LLC, that the Planning Commission approve the site plan as proposed this evening, with the following condition:

- Outstanding issues as listed in the May 13, 2022 Stantec lighting review letter, the May 6, 2022 Planner's review letter, and May 25, 2022 Fire Department letter be resolved, subject to administrative review and approval.

Motion approved unanimously.

OTHER BUSINESS

None

DEPARTMENT REPORTS:

Township Planner Frey:

Board of Trustees approved a consultant contract for the Master Plan Project. A steering committee will consist of Planning Commissioners Tim Zawodny and Jane Watson, Commissioner/Trustee Mindy Herrmann, Trustees Chris Roosen and Cindy Jankowski, and will also include some residents-at-large. The Master Plan Project is projected to take 12-14 months.

Board of Trustees report: None.

ZBA report: None.

EXTENDED PUBLIC COMMENTS:

None.

ADJOURNMENT

MOTION by McCall, support by Yang, to adjourn the meeting at 7:34 pm.

Motion approved unanimously.