

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

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

**APPROVED:** August 30, 2022

**CALL TO ORDER:** The meeting was called to order by Chair Wilk at 7:00 pm.

**ROLL CALL:**

**Present:** Milan Gandhi  
Jayne Watson  
Matthew Wilk  
Gary Yang  
Tim Zawodny

**Excused:** Mindy Herrmann  
Edward McCall

**Staff:** Jennifer Frey, Township Planner

**CORRESPONDENCE:**

None.

**BRIEF PUBLIC COMMENTS:**

Millie Shepherd, 15473 Fry Street, was concerned about the following: 1) Dairy Queen site plans had little or no information about signage or lighting. 2) The business being open until 11:00 pm would negatively impact the neighborhood. 3) It was not reasonable to have an entrance an exit on Park Lane. 4) Emissions from idling cars would affect neighbors. Landscaping should buffer the emissions. 5) She asked that the Planning Commission perform due diligence when making their decision this evening.

Robert Peterson, 15817 Fry Street, was concerned that the extra traffic created by the Dairy Queen would further erode the dirt roads in the area, especially Park Lane, which was already full of potholes. He was concerned that the shared entrance with Cap N Cork was unsafe, and he was generally concerned that the Dairy Queen would negatively impact the safety of pedestrian and bicycle traffic.

Polly Warner, 15651 Marilyn Ave., was concerned that the proposed Dairy Queen would lead to other fast food restaurants in the neighborhood, which currently was mostly small businesses. She was concerned about extra traffic because there was no left turn lane, and was also concerned about how close the Dairy Queen was to people's homes. She felt the neighbors did not have input in this decision.

## **NEW BUSINESS:**

- |                       |   |
|-----------------------|---|
| <b>1. PSPR22-0004</b> | <b>Site Plan Review</b>   |
| Representative:       | Michael Rossen, General Manager   |
| Owner:                | Meadowbrook Country Club  |
| Location:             | 40941 8 Mile Rd.  |
| Request:              | Driving Range, Entrance and Parking Lot Improvements,<br>Performance Center |
| Action:               | Approve, Approve with Conditions, Postpone, Deny                            |

### **Planner's Review**

Referencing her July 14, 2022 written comments, Township Planner Frey gave the background and review for this application for site plan approval for 40941 8 Mile Rd.

The proposal was a continuation of the special land use granted for driving range improvements at the Meadowbrook Country Club. The improvements include new tee box location, reorienting the driving range away from 8 Mile, construction of a performance center building, new parking lot between the tee boxes and entrance drive, and reconfigured parking on the east side of entrance drive.

The special land use was previously approved by the Planning Commission. The focus of tonight's conversation was to evaluate the plans to ensure that they met the requirements of the Township relative to the site plan.

### **General**

1. All site plan conditions must be completed prior to the Township accepting engineering and building plan submittals.
2. For resubmittals, a transmittal detailing what was being submitted and a written response to each reviewer's comments was required.
3. The underground detention center system must be labeled on sheet C-201.
4. The "gravel path" near the southwest end of the performance center did not appear to be correct.
5. The scale on sheet C-201 & C-202 was incorrect.
6. The following plan sheets should be removed because they are not required for the site plan: C101-C104, C203-C204, C301-C304, C401-C404, C501-C504, C601-C604, C701-801, A-002.

### **Parking & Site Circulation**

1. Add dimension of the distance from the property line along 8 Mile to the new parking lot.
2. Add dimensions of the drive aisle at the north end of the parking lot.
3. The depth of the parking spaces at the perimeter of the new parking lot may be reduced to 16.5 feet if desired to reduce the amount of impervious surface.
4. The striped areas at the ends of the new parking lot shall be converted to 10' wide parking islands to provide better visual and physical identification of the circulation. The large islands near the center of the parking lot can be reduced

to 16.5 feet to meet the minimum 10 foot width for the parking lot islands at the ends.

5. The crosswalk at the southeast corner of the new parking lot shall be extended through the parking lot, as was identified on the northern crosswalk.

### Landscape

The landscape plan included a substantial enhancement of trees along 8 Mile.

1. The additional parking lot islands shall include landscape.

### Building Elevations

The performance center is proposed as a brick building with stucco and the Meadowbrook Country Club logo on the gable ends. Roll up doors would face the driving range. All materials would match the clubhouse.

1. The brick notes on the elevations shall be changed to specify full dimensional brick.
2. A small material sample board was required.

The Fire Department review letter and the lighting review letter listed modifications to comply with ordinance requirements.

In response to questions from the Commission, Township Planner Frey gave the following information:

1. The inbound edge of the island should align with the road across the street to eliminate left hand turn lockup.
2. Building sprinklers would be addressed at the time of the building permit for the clubhouse improvements
3. Sprinklers were not required for the performance center because of its size and small occupancy number.
4. A second driveway might be required in order to meet fire code, unless the buildings were fully sprinklered.

### **Applicant presentation**

Ross Hoekstra, 36801 Woodward Avenue, Birmingham MI, architect for this project, was present on behalf of this application for site plan approval. Utilizing a PowerPoint presentation, Mr. Hoekstra provided the following information:

- Tonight the Planning Commission was mainly looking at a parking lot expansion and the construction of a performance center.
- Inspiration for the exterior of the performance center was drawn from the main clubhouse, and the front façade of the two buildings would match each other in design and materials. The performance center would face the main entrance.
- Mr. Hoekstra reviewed materials and colors as shown on the submitted documents.
- There would be less windows on the side to accommodate hitting bays.

- Lighting fixture specifications would be submitted for administrative review; decorative scones would be installed at all the doors for emergency lighting, with a minimum one foot candle at each exit door.
- Trees would be added alongside the berm to direct golf ball flight to the south. There would be a continuous band of trees from the berm to the parking lot. Per the review, they were 68 caliper inches short in terms of tree replacement for the maintenance building; those trees had been added in this area.
- Trees would be added at all of the parking islands, and the required parking lot islands would be provided, per Township Planner Frey's review.
- The outbound lane had been pushed east to align with the road across the street, which had 3 houses on it.
- They would prefer to maintain the driveway boulevard which would encourage most members to park in the new expanded parking lot to the west. There was currently conflict when cars pulled into the inbound lane and immediately turned left into the parking lot which would be reduced by the new parking lot plan.
- The ingress aisle would remain in the current location.

### **Commission questions and discussion**

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

- If the boulevard was moved to the east, some parking would be eliminated, and the driveway would not align with the existing drive.
- If members wanted to park in the existing parking lot, they would be able to turn left at the south end of the boulevard to access a drive to the existing parking lot.

Township Planner Frey said the township engineer would look at the proposed driveway, in conjunction with the Fire Department.

**MOTION by Zawodny, support by Yang**, to approve Site Plan Review PSPR22-0004 for Meadowbrook Country Club Driving Range, Entrance and Parking Lot Improvements, and New Performance Center, with the following conditions:

1. Outstanding issues listed in the July 14, 2022 planner's review letter and the July 6, 2022 Stantec lighting review letter be resolved, subject to administrative review and approval.
2. The boulevard entrance/driveway location be resolved to the satisfaction of the traffic engineer.
3. The sprinkler requirement relative to the number of entrances to the site be resolved in accordance with fire department requirements.

Roll call vote:           Ayes: Gandhi, Watson, Zawodny, Yang, Wilk  
                               Nays: None.

**Motion approved 5-0.**

## **2.       PSPR22-0003           Site Plan Review**

Representative: David Ganezer, GAV & Associates  
Owner: TGH Holdings, LLC  
Location: 40570 5 Mile Rd.  
Request: Dairy Queen Chill & Grill Restaurant  
Action: Approve, Approve with Conditions, Postpone, Deny

### **Planner's review**

Referencing her July 20, 2022 written comments, Township Planner Frey gave the background and review for this application for site plan approval for 40570 5 Mile Rd.

The proposal was a continuation of the special land use granted for a drive-thru. The property was zoned B-1, Local Business District and had been zoned B-1 for approximately 30 years. The proposed use was permitted in the B-1 zoning district.

The special land use was previously approved by the Planning Commission. The focus of tonight's deliberation was limited to the site plan and the site plan requirements, and was not to revisit the special land use or drive-thru components. The site layout was consistent with the special land use plan. The site plan requirements for setbacks, parking, landscape, etc. were in compliance with B-1 zoning district standards.

### **General**

1. All site plan conditions must be completed prior to the township accepting engineering and building plan submittals.
2. For resubmittals, a transmittal detailing what was being submitted and a written response to each reviewer's comments was required.

### **Landscape**

1. An additional Magnolia tree shall be added to the two along Park Lane, adjacent to the banked parking spaces, to symmetrically fill the space.
2. It was unclear if the two trees referenced as being removed and replaced were regulated; only trees greater than 8" and in good condition are regulated. The size and species of the two trees removed shall be identified and replacement calculation updated accordingly.
3. The 15 chokeberry shrubs near the east end of the berm should be shifted around to the end of the berm to provide additional low level screening from Park Lane.

### **Building elevations**

The building will be brick construction, with three colors of brick to break up the design. Dark bronze metal canopies are provided over the windows. The elevations complied with the township's building material requirements. Rooftop equipment will be screened from public view. Outside dining, with decorative fence enclosure, was provided at the front of the building.

1. The walk in cooler could not be exposed. It shall be enclosed with a brick wall to match the north elevation.
2. The red line on canopies above windows, as shown on the color elevations, shall be removed.

The Fire Department approved this plan and the lighting review letter indicated that this plan was in compliance with the ordinance. The traffic engineer's report indicated that approval was conditioned on reconstruction of the shared driveway.

Conditions of the special land use approval (July 28, 2021) are noted on the site plan.

Chair Wilk addressed questions asked during public comment regarding this request:

1. Per the July 14, 2022 Stantec review letter, lighting met ordinance requirements.
2. Signage is handled by the Building Department.
3. Hours of operation were limited as a condition of special land use approval.
4. Corner lots required, and it was good traffic management to have, driveways on both sides.

### **Applicant presentation**

David Ganezer, GAV & Associates, 24001 Orchard Lake Rd., Farmington MI, was present on behalf of this application for site plan approval for 40570 5 Mile Rd. Utilizing a PowerPoint presentation, Mr. Ganezer provided the following information:

- The site plan incorporated feedback received from the Commission.
- The lighting followed the ordinance. A three-foot high screen wall was provided in response to an issue raised during the special land use approval regarding headlight glare when cars were heading east towards Park Lane.
- There would be a six-foot high screen wall between the drive-thru and the north property line. There was also significant landscaping, with berm and trees, that would help cut off lighting to the north.
- The signage would be addressed during the sign permitting process.
- Business hours were shown on the plans.
- Access on both streets was required for the site. The traffic engineer had said at a previous meeting that drivers would rather exit on a paved road than a dirt road.
- The building would have almost no building lights, and would be constructed almost entirely of brick except for the window framing, the canopies, and the areas around the drive-thru.
- There would be a decorative fence around the outdoor patio.
- An exterior freezer/cooler at the rear of the building would be enclosed by a brick wall that would match the brick exterior of the building.
- The shared driveway would be reconstructed. The hatch lines on the drawing indicated a difference between the existing driveway and where the driveway would be extended to the north property line. The drawing would be updated to a solid gray hatch.

### **Commission questions and discussion**

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

- The exterior sign would not be neon.
- Exterior lights would be turned off after business hours. Safety lights would be on inside the building.
- The six-foot high screen wall would be brick and would be one of the three brick colors used on the building.
- The screen wall that enclosed the exterior cooler would be as high as the cooler unit and would be brick on 8" block masonry. It would match the light color brick so it would blend into the building.
- There would be a one lane drive-thru with a passing lane.
- The walk would be lighted by exterior sconces.
- There would be no canopy light.

The Commission discussed the possibility of including buffer items in the drive-thru area. Township Planner Frey noted that some unneeded parking was eliminated so there was a much larger buffer area on the east side of the site than the applicant's previous submittal and that the current layout was a more effective way to maximize the buffer area than including two smaller islands. The buffer area had additional landscape and plantings on the berm beyond what was required.

Chair Wilk noted that the applicant had addressed the issues raised in the special land use approval, the Township professionals had indicated that all issues had been resolved, and the proposed site was in a commercial zone that abutted a residential area.

Chair Wilk opened the floor for additional public comment.

Robert Peterson, 15817 Fry Street, said that there was a large amount of traffic generated from the 1,000 home subdivision to the north, with people coming and going to the Cap N Cork site, and that additional traffic would be created on Fry Street by the Dairy Queen. Additionally there would be a conflict in the shared driveway between cars backing out of parking spaces in front of George's and traffic coming out of the drive-thru lane.

Township Planner Frey noted that the width of the shared driveway had been addressed during the special land use approval and that the shared driveway would be widened from two lanes to three lanes.

Mr. Peterson asked where the new pavement would end, and asked the Commission to consider paving Fry Street from 5 Mile Road to the property line.

Township Planner Frey explained that only the drive approach would be paved. The Commission could not require off-site improvements.

Chair Wilk noted that the Planning Commission was subject to the ordinances adopted by the Township.

Township Planner Frey further explained that the State of Michigan did not allow municipalities to require off-site improvements. The Township could only require improvements to the site and site easements.

Chair Wilk advised that zoning and policy changes should be addressed to the Township Board of Trustees. Also, Wayne County had jurisdiction over Fry Street.

Millie Shepherd, 15473 Fry Street, said that topics were raised during the special land use approval that the Commission said would be decided during site plan review, but those issues appeared to be already decided, such as hours of operation. Closing at 11:00 pm was not reasonable.

Township Planner Frey explained that for the special land use approval the hours of operation were identified as 10:00 am to 10:00 pm in the winter and 10:00 am to 10:30 pm in the summer, and that after the first full season, the applicant could request later summer hours via special land use modification, which would require a noticed public hearing.

One of the conditions for the special land use was that the applicant satisfied the site plan requirements. The lighting consultant reviewed the lighting several times and the site plan requirements were satisfied, which is why the Commission was not talking about lighting tonight.

Seeing that no other public indicated that they wished to speak, Chair Wilk closed public comment.

**MOTION by Yang, support by Gandhi**, to approve Site Plan Review PSPR22-0003 for Dairy Queen Chill & Grill Restaurant with the following conditions:

1. Outstanding issues listed in the July 20, 2022 planner's review letter be resolved, subject to administrative review and approval, including landscaping and the screening of the cooler by a brick wall.
2. Exterior lights shall be turned off after business hours with the exception of low level security lighting.

Roll call vote:           Ayes: Gandhi, Watson, Zawodny, Yang, Wilk  
                              Nays: None.

**Motion approved 5-0.**

**OTHER BUSINESS**

None



## **DEPARTMENT REPORTS:**

None.

## **EXTENDED PUBLIC COMMENTS:**

Linda Malec, 20557 Wintergreen Circle, reflected on her past 14 months of attending Planning Commission, ZBA and Township Board meetings. She was concerned that residents felt outweighed by special interests. She said that in her current dealings with Meadowbrook Country Club, an elite group of people that did not have to be Township Residents benefited from the Club's plans; Township residents received no benefit. She thought that certain comments made about roads during the Master Plan launch meeting were not true. She related an event that occurred involving the Township Manager, Chief of Police and herself when she was trying to deal with Meadowbrook construction issues on her street. She felt that the Township needed to consider its process, and the fallout from that process.

## **ADJOURNMENT**

**MOTION by Yang, support by Zawodny.** to adjourn the meeting at 8:33 pm.

**Motion approved unanimously by voice vote.**