

**CHARTER TOWNSHIP OF NORTHVILLE  
PLANNING COMMISSION  
August 30, 2022**

**DATE:** August 30, 2022  
**TIME:** 7:00 PM  
**PLACE:** Township Hall

**APPROVED:** September 27, 2022

**CALL TO ORDER:** The meeting was called to order by Chair Wilk at 7:07 pm.

**ROLL CALL:**

**Present:** Milan Gandhi  
Mindy Herrmann  
Jayne Watson  
Matthew Wilk  
Tim Zawodny

**Excused:** Edward McCall  
Gary Yang

**Staff:** Jennifer Frey, Township Planner

**APPROVAL OF MINUTES:** Planning Commission – July 12, July 25, July 26, 2022

**MOTION by Gandhi, support by Watson,** to approve the July 12, July 25, and July 26, 2022 Planning Commission meeting minutes as published.

**Motion approved unanimously.**

**CORRESPONDENCE:**

None

**BRIEF PUBLIC COMMENTS:**

None

**NEW BUSINESS:**

- |                       |                                 |
|-----------------------|---------------------------------|
| <b>1. PSPR22-0006</b> | <b>Site Plan Review</b>         |
| Representative:       | Michael Rossen, General Manager |
| Owner:                | Meadowbrook Country Club        |
| Location:             | 40941 8 Mile Rd.                |
| Request:              | Addition to clubhouse           |

Action: Approve, Approve with Conditions, Postpone, Deny

Referencing her August 12, 2022 written comments, Township Planner Frey reviewed this application for site plan approval.

Meadowbrook Country Club was proposing a couple additions on the south and east sides of the clubhouse building. Applicable planning requirements had been met. Engineering did not have any comments. Fire Department will complete their review during building plan review. The Building Official's only comment was that the plan would also be subject to complete code review when the building permit was submitted for review.

The proposed additions totaled 2542 square feet and included enlarging the banquet space, adding a new dining room, adding a porch, and adding a covered terrace. The existing landscape near the additions that will be altered or removed will be redone. With the exception of an emergency-only fixture, no new exterior lighting was proposed. Building materials will match the existing clubhouse.

In response to questions from Chair Wilk, Township Planner Frey said that the size of the additions fell just over the size that required Planning Commission approval. Chair Wilk suggested the standard be reviewed regarding when a building modification needed to come to the Planning Commission.

Ross Hoekstra, McIntosh Paris Associates, 36081 Woodard Avenue Ste 200, Birmingham, was present on behalf of this application.

Utilizing a PowerPoint presentation, Mr. Hoekstra gave the following information:

- At Meadowbrook's previous land use hearing, they had proposed the addition to the dining room and an expansion of the banquet facilities to the east and south. There had since been a slight modification as reflected on the site plans submitted this evening.
- The approximate 10 foot addition on the east side had been removed. They were only requesting the 21'2" addition to the south, resulting in a little more than 200 square feet over what was submitted at the special land use hearing. They were also adding covered porch areas on the ground floor and lower level.
- Renderings showed the modification to the roofline. The entire roof of the existing banquet room will be removed, and the new roofline will create a more cohesive design. The covered outdoor space will have 3 outdoor dormers above. The new addition on the ground floor will be covering existing terrace space; no new space will be added on the lower level.
- The proposed roof lined up with the existing roofline, and was no taller than any of the existing peaks.
- In terms of materials, the same brick, heavy timbers, stucco, and asphalt shingles will be used as are already used on the exterior of the clubhouse.
- The new roof design will allow a taller, vaulted ceiling in the banquet space.



Jeremy Stewart, 4021 Architecture, 9800 Crosspoint Blvd, Ste 200, Indianapolis, was present on behalf of this application. Victor Trpcevski, 65859 Van Dyke, Art & Jakes Sports Grill owner, was also present.

Referencing his August 18, 2022 letter outlining the proposed changes, Mr. Stewart reviewed the proposed modifications as follows:

- Vestibule addition, north side of the building. Setback between 7'-8'.
- Utility room/storage addition (west façade).
- Outdoor patio covering – new flat-roof canopy over the existing patio area, with planter boxes in lieu of railings in between the sidewalk and patio space.
- Ceilings of covering and entry canopy will be natural wood, along with supporting columns
- Removal of sloped roofs, which will require patching of the existing brick façade in some locations.
- Stone accents at the vestibule, water table, and existing bump-out areas.
- Brick finish stained with a natural white, as part of Art & Jakes branding and to provide uniform finish where brick has been patched, as an exact match will not be possible.
- Blue accents and public art, including painted fiber cement with a gloss paint finish. Custom murals (still being developed) will also be provided on the building's façade, in locations as shown.
- Applicants were requesting direction regarding the public art/mural elements.
- Impervious surface would have a minor change, with the addition of the vestibule and the small utility room.
- Added lights under the eyebrows to help light the accent at nighttime, so there was attraction to the building.
- Addition of a dumpster area, with landscaping potentially including trellises.

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

- This site was part of a PUD (Planned Unit Development). The HPUD was not being modified, and as long as the changes didn't trigger an HPUD review, the changes would require site plan review before the Planning Commission only.
- The addition of the vestibule or the utility rooms will not affect dimensional and parking ordinance compliance. When the actual application is submitted, it will be submitted as a package. As long as the proposal complied with parking and other requirements, ordinance requirements will be met.
- The outdoor patio will count toward the parking requirement. As long as the applicants had taken that into account, the Planning Commission's review would be for aesthetic review only.

Chair Wilk invited Commission comments:

The Commission had no issues with the addition of the vestibule or the size of the dumpster area, and were generally positive about the building design, including the new flat roof. The extra patio space was a positive.

Commissioners also expressed appreciation that Art & Jakes was returning with a new attempt at developing this vacant building, and expressed appreciation for this

conceptual review process. In terms of this location, close to residential neighborhoods, Commissioner Zawodny hoped the location would be family-friendly.

#### Regarding the white brick

- Some Commissioners liked the white brick, although one comment cautioned that the process should not result in chipping or flaking of the color over time.

The applicants explained the stain would lock in moisture, allowing the brick to breathe.

- Commissioner Zawodny made the following comments:
  - Ordinance design requirements required natural earth tones for brick and masonry. In order for the Commission to make a determination they would need to see samples of the stained brick (was the stain opaque or slightly translucent?), using bricks similar to what were on the building. Once the brick was stained the original character would be lost; providing examples was very important. Examples should include different whites – some warm, some more translucent than others.
  - Appropriate landscaping would also help mitigate the stark whiteness seen on the renderings.

#### Regarding the blue accents:

- Blue accents were acceptable, although in the renderings they were overpowered by the murals.

#### Regarding the murals:

- The murals needed to be timeless.
- Other Art & Jakes sites (Shelby Township MI, Sterling Heights MI, Neumann GA) did not have murals, and those locations were very successful. This was a radically different design than those locations.
- Commissioner Herrmann did not like the murals. She might be more amenable if the colors were not so “out there.” She suggested the use of Ipe wood instead of murals.
- Commissioner Watson pointed out that in suburban areas such as Northville, many municipal ordinances would have design limitations that prohibited the murals.

Mr. Trpcevski said the murals, final design to be determined, were intended to be forward looking to a more modern age. Because the company was Detroit-based, they were planning on incorporating images of Detroit athletes. They were considering revamping their current locations to include this branding component; they had not yet submitted to those municipalities for the change. However, as Art & Jakes expanded, they were seeking to be recognizable via their identifiable, branded buildings.

- Commissioner Zawodny liked the murals, which could complement and add vitality to the restaurant. However, the murals should be abstract, not specific images of individual sports figures. The murals should complement the residential community in which this site was located. The Detroit Institute of Art Rivera industrial murals were

first perceived as color and composition, and only later did someone focus on the images as individuals.

- Chair Wilk agreed that the murals should not show images of specific athletes.

#### Regarding PUD and Township Design Standards:

- Commissioner Watson pointed out that the Commission had traditionally tried to allow some individualism in business facades while also maintaining Township standards and the standards as set forth in the PUD. This design was challenging in that aspect.
  - The murals were a challenge when PUD standards were applied.
  - The stark white bricks in a PUD area that already had designed elements would be in conflict with the PUD, which had resulted in a coordinated design of the 6 Mile/Haggerty corner, and Northville design standards.
  - Were there other options rather than staining the brick white?
- Commissioner Gandhi shared the concerns that the mural and the white stain would be too big a break with the look and feel of that area.
- Incorporating some of the suggestions regarding white tones, timeless mural design and/or the use of wood could potentially bring the building closer to complying with standards.

#### Regarding process

- As already noted, the ZBA was the only body that could grant a variance to the sign ordinance in order to permit the murals. The Commission could make no promises regarding the outcome of a request for that variance.
- Normal process was for the applicants to apply to the ZBA for a variance before bringing a site plan to the Commission. Because this situation was a little different, the applicants should work with staff regarding the best way to move forward.
- If the mural was eliminated, no variance would be needed for the concept plans presented tonight. The decision regarding meeting standards of Article 33.6 and the standards of the PUD development rested with the Planning Commission.

#### Regarding branding

- Chair Wilk pointed out that as a general rule, the Township did not allow branding of buildings. Even McDonald's, next door to this site, was not permitted to overly brand their building. Chair Wilk gave several other examples, including the University of Michigan Credit Union and Granite City.
- Commissioner Herrmann further explained that other applicants requesting branded buildings had brought in several options for the Commission to review.

Chair Wilk thanked the applicants for coming tonight and discussing their conceptual design.

Mr. Stewart asked if the applicants could move ahead and start interior work or work on the additions.

Township Planner Frey said no exterior work on the additions or roof removal could be done without an approved site plan. The interior work could proceed, with appropriate permits.

The applicants and Commission discussed process and timeline moving forward, in terms of getting on another Planning Commission agenda (earliest likely October). The applicants were encouraged to work with township staff as they continued their design and planning process.

Chair Wilk closed discussion on this item.

**OTHER BUSINESS:**

None

**DEPARTMENT REPORTS:**

Jennifer Frey, Township Planner

- Master Plan Update – Community Forum Sept. 19, 5:30 – 7:30
- September Planning Commission meeting preview
  - MITC Rezoning
  - Gaslight Storage (TBD)

Mindy Herrmann, Board of Trustees

- Theft of electrical wires at Marv Gans Community Park
- Pathway Committee Project update – 2022 projects

**EXTENDED PUBLIC COMMENTS**

Linda Malec, 20557 Wintergreen Circle, wondered about the appropriateness of accepting an application for rezoning 81 acres to Industrial at the next Planning Commission meeting, when the Master Plan update was in process. At the last Master Plan public event, comments were strongly in favor of keeping Northville Township residential.

Township Planner Frey said more information regarding the rezoning request would be forthcoming; the original zoning of the property had been industrial.

**ADJOURNMENT**

**MOTION by Herrmann, support by Zawodny, to adjourn the meeting at 8:19 pm.**

**Motion carried by voice vote.**