

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

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

APPROVED: December 6, 2022

CALL TO ORDER: The meeting was called to order by Chair Wilk at 7:03 pm.

ROLL CALL:

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

Excused: Gary Yang

Staff: Jennifer Frey, Township Planner

APPROVAL OF MINUTES: Planning Commission – September 27, 2022

MOTION by McCall, support by Herrmann, to approve the September 27, 2022 Planning Commission meeting minutes as published.

Motion approved unanimously.

CORRESPONDENCE:

None

BRIEF PUBLIC COMMENTS:

None.

NEW BUSINESS:

- | | |
|-----------------------|---|
| 1. PSPR22-0008 | Site Plan Review – Apartments at Cantoro |
| Representative: | John Fallone |
| Owner: | Fallone & Sons, LLC |
| Location: | Parcel 77 052 99 0006 706 & 704 |

Request: Proposed multi-family development
Action: Approve, Approve with Conditions, Postpone, Deny

Referencing her October 17, 2022 memorandum, Township Planner Frey gave the background and review to this request for site plan approval.

At the Board of Trustees meeting on 5-19-2022, the Board approved the proposed PUD amendment to allow the change from an office building to a 48-unit apartment building within the Cantoro PUD project. The Board's approval included the following conditions aimed at addressing the scale/mass of the development:

1. Increase width of the greenbelt along Haggerty (building setback) to a minimum 40'.
2. Increase distance between the building and the sidewalk on the east side of the building.
3. Increase amount of green space around the building to provide opportunity for additional landscape.

These conditions addressed the Planning Commission's main objections when the Planning Commission did not recommend approval.

The number of units was still 48. The size of some units had been reduced in response to reducing the building footprint, to comply with the Board of Trustee's conditions for approval of the PUD amendment.

The primary items contained in the planning review letter are summarized below.

Parking

Seventy-one (71) parking spaces for exclusive use by apartment residents were provided under the apartment building. Three hundred fifteen (315) surface parking spaces were shared use between the market and the apartments. The parking allocation was consistent with the PUD concept plan and the parking analysis reviewed by the Township's Traffic Engineer.

Landscape

- In consideration of the reduced setback along the north property line, the PUD required the apartment plan to provide additional landscape on the Cedarbrook property. There appeared to be a discrepancy between the actual existing plant material and the existing plant material shown on sheet L-1. The plan shall be updated to reflect the existing plant material and identify the proposed plant material as required for the PUD.
- Per the PUD agreement, Cantoro was responsible for installing and maintaining the landscape on the Cedarbrook site. An easement and maintenance agreement shall be created by Cantoro and signed by Cedarbrook. The easement and maintenance agreement shall be approved by the Township Attorney and recorded by Cantoro prior to site plan approval.

- The interior landscape calculation on sheet L-1 was denoted by an *, which needed to be defined.
- A graphic was needed to identify the areas included in the interior landscape calculation. Interior plant material shall be determined as the total apartment site area less the greenbelt area and paved surface area. In addition, a condition from the BOT was to provide additional landscape around the building and along Haggerty. This must be supported in the landscape summary and on the plan.
- A note shall be added to the landscape plan that existing phase 1 landscape shall be replaced if dead or damaged.
- The plant schedule shall be updated to reflect the required minimum 30" height for upright shrubs and 24" spread for spreading evergreens.

Building elevations

- The primary building material was brick (three shades) with metal panel accents. The north and south facades were 100% brick. The east facade was 92.5% brick and the west facade was 86% brick.
- On the west elevation, a portion of the metal panel accents were located on the recessed elevation of the 2nd floor terrace so they will not be highly visible from Haggerty.
- The screening of the rooftop mechanical equipment was proposed as "PVC coated ventilated mesh screening". The Planning Commission should discuss the use of this material.
- A material sample board was required.

Other staff reviews:

The Fire Department had a number of conditions that would need to be addressed on the revised submittal. The lighting consultant and the Township Engineer did not have any engineering review comments.

In response to a question from Chair Wilk, Township Planner Frey explained that as this project had a PUD Agreement, certain things regarding the building envelope were determined and recorded in the Agreement. The details of the site plan regarding elevations, materials, landscape, and so on, needed to be reviewed by the Planning Commission this evening.

Architect Mark Abanatha, Alexander V. Bogaerts & Associates, 2445 Franklin Road, Bloomfield Hills, was present on behalf of this application for site plan approval.

Utilizing a PowerPoint presentation, Mr. Abanatha made the following points:

- An electronic material board was included in the Commission packets.
- The site plan showed the 3 key components of the PUD amendment that the Board of Trustees approved, with conditions:
 1. Increased greenbelt along Haggerty to a minimum of 40', with an average of 42' setback.
 2. Added a 7' greenbelt along the east side.
 3. Added additional planting along Haggerty Road and around the building.

They carved 17' through the heart of the building, thereby reducing the mass, changing the unit mix, reducing the size of the units, and reducing the number of 2 BR/dens, while maintaining a large number of 2BR units.

Covered parking was reduced by 11 spaces; they were still at 1.5 covered spaces per unit. They met the peak site parking requirements, including during holiday demand.

Renderings showed various views of the project, including views of the rooftop terrace area.

- Metal highlights were used as an accent. The majority of the building used 3 different bricks, creating interest on the façade, and accenting corner elements and other key elements on the building.
- Planting area had been increased on the eastern façade.
- Everything that was proposed in terms of the luxury boutique apartment development was still in the project. The development represented a true mixed use in context and sequence with Cantoro Restaurant and Market.
- They had received staff review comments on Friday, and felt they could resolve all outstanding issues. They had met with the Fire Marshall yesterday to review their access and fire suppression components, and the Fire Marshall indicated he was comfortable with the direction things were going.
- Cedarbrook agreed to having additional landscape on their property.

Mr. Abanatha said that over the past 2 years, they felt they had done everything the Township had asked of them, and he requested that the Planning Commission grant final site plan approval, with any appropriate conditions, including administrative approval of the final revised plan package.

Commission questions and discussion:

In response to a question, Mr. Abanatha said he did not know when the trees would reach the growth as shown in the renderings. He did not think the neighbors would expect the level of foliage shown when construction was completed and the trees were first installed.

Township Planner Frey said the plantings would have 3.5" caliper deciduous trees and 8'-10' evergreens, at time of planting.

Commissioner Zawodny said the greater front yard setback along Haggerty provided an opportunity for low level berming and natural type plantings/vegetation, creating a softer edge from Haggerty Road and also a softer view from lower-level apartments, appropriate for this luxury building.

Mr. Abanatha said he would relay this comment to the landscape architects. He noted that the first living level was actually elevated 2.5' – 3' above grade.

In response to a question from Commissioner Zawodny, Mr. Abanatha said the water main along Haggerty Road had not been impacted by the change to the greenbelt.

Commissioner Zawodny said he felt the materials were handled well in terms of the building's character. The use of metal panels as limited accents was appropriate.

In response to a question from Township Planner Frey, Mr. Abanatha showed an example of the rooftop screening material – PVC mesh – which was lightweight, fully ventilated, and durable. A physical materials board would be provided.

Commissioner Wilk asked about the rooftop deck recreational area. Mr. Abanatha said the area would utilize an elevated pedestal system. A glass railing would be provided. The screening mesh color will be light silver.

Commissioner Herrmann said she was excited about the project and appreciated the work that had been done on it.

In response to a question from Commissioner Wilk, Township Planner Frey said an approval could be conditioned on administrative review, including potentially any changes required this evening. Alternatively, if the Commission wanted the applicants to return showing their modifications, that was also an option.

Commissioner Watson said she appreciated the improvements made. The scale was better relative to the setback on Haggerty. The building was warmer and she liked how the landscaping showed off the building. She liked the modern edges.

Commissioner Herrmann said when people moved to Northville Township, they stayed in their homes for a long time. Once their families were grown, residents might want to move out of their large homes, but did not have a way to downsize and stay in the community. This project, with its upscale apartments, would offer that option to some.

Commissioner Zawodny cautioned in terms of making a careful choice relative to mortar colors used with the different colors of brick. Part of the beauty of this design was what had been done with the composition in terms of how the different masses played off against each other; using the wrong mortar colors could change that.

Commissioner Herrmann asked that Mr. Abanatha take back to the owners the idea to market the 48 units exclusively to the local market at the beginning, to give current Township residents the first opportunity to utilize this development.

Mr. Abanatha said he would pass that on. When the product was first introduced, it was assumed that it would meet the needs of empty nesters in the local community.

Commissioner Wilk said the subdued green, red, and very light beige that was close to white, showed well in context with Cantoro Market; the Italian flag was green, red, and white.

Regarding the lack of a physical material board this evening. Township Planner Frey said the Commission could ask her to review the materials administratively. However, if the Commission wanted to see the actual materials and colors, they could ask that the material board be brought back to the Commission; the materials board was a requirement of submission.

Chair Wilk noted that he originally had reservations regarding this project in terms of density and appearance, but the Board of Trustees had worked through some of the important issues with the developer.

Commissioner Zawodny agreed. He felt this would be a handsome building, although he remained uncertain as to its desirability in its location. He did feel the building needed a better footing for how it met the ground plane. While he did not want to hold the project up, he would prefer to have the actual sample board come back to the Commission for final sign-off.

Township Planner Frey said that prior to the December 6 meeting, items that were to be reviewed administratively could be completed, and the sample board could be brought to the Commission on December 6.

After a discussion of process and the subjective nature of color, in the interest of not holding up the project, and after amendment, the following motion was offered:

MOTION by Herrmann, support by McCall, in the matter of PSPR22-0008, a request by John Fallone, Fallone & Sons, LLC for site plan approval for Apartments at Cantoro, a proposed multi-family development located at 15550 Haggerty Road, Parcel 77 052 99 0005 706 & 704, that the Planning Commission approve the site plan as presented with the following conditions:

1. Outstanding issues in the staff review letters be resolved, subject to administrative review and approval.
2. Materials board be brought to the December meeting for final approval.
3. Additional berming and ground cover be added to the landscape plan in the front yard setback along Haggerty, subject to administrative review and approval.

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

Motion carried 6-0.

2. PSPR22-0009	Site Plan Review – Art & Jake’s
Representative:	Victor Trpceviski
Owner:	V & R Building Co., LLC
Location:	39715 6 Mile Rd.
Request:	Site Modifications

Action: Approve, Approve with Conditions, Postpone, Deny

Referencing her October 18, 2022 memorandum, Township Planner Frey gave the background and review for this request for site plan amendment. This project had been before the Planning Commission in August 2022 for building elevation discussion, and at that time the Commission requested that the developer look at possible changes to reduce some of the branding and graphics on all sides of the building.

Tonight the applicants were presenting a full site plan submission. Since the development envelope and use were not changing, the request was for a site plan amendment, and not an HPUD amendment.

The review letter outlined housekeeping items that needed to be addressed and identified certain things that needed to be included in the resubmission, as well as some things that could be eliminated from the submittal package.

Issues for the Planning Commission to particularly consider included:

The parking lot was in poor condition, with many cracks with weeds and weeds growing in the concrete gutters. It was not clear from the plans if the intent was to resurface the parking lot. This would be a requirement and the resurfacing of the parking lot must be identified on the plan.

Since the landscape was installed in 2002, there had been nothing done to it. Much of the plant material was past its prime and past its shelf life. Most recently there had been a significant lack of maintenance, and the existing plant material was not healthy or thriving. The condition of the previous review comments was to provide a new landscape plan that addressed all the requirements of Article 24, and which at a minimum contained the same amount of landscape in terms of quantity as was in the original site plan. Landscape requirements would need to be addressed on a revised submittal.

The original discussion was that planter boxes would be provided along the outside railing of the patio as a way to help introduce some landscaping within an area that did not meet the minimum eight-foot-wide planting area. These planter boxes must be detailed on the landscape plan.

The overall plan should have additional diversity of plant material to meet the requirements of Article 24. Minimum plant sizes needed to be specified. The Bradford Pears should be changed to something else due to the Bradford Pear's now invasive species status.

Most of the landscape requirements were housekeeping requirements but compliance would need to be shown on drawings prepared and sealed by a landscape architect.

The applicant's parking calculations referenced usable floor area, but the areas used to calculate usable floor area were not identified on the plan. A graphic should be provided to identify which areas within the interior of the site constituted usable floor area, in order to confirm the required parking was provided.

At the August Planning Commission meeting, the Commission was generally favorable of the overall design modifications, flat roof elements, additions, and covered dining patio, but were concerned with the graphics and amount of branding. Modifications with this submittal included adding limestone, painting the limestone bands, and adding painted blue accent panels.

A material sample board was required.

Portions of the limestone areas were proposed to go over existing brick and were identified as thin limestone veneer; the ordinance required full dimensional limestone.

The ordinance required each elevation to be a minimum 80% brick. The proposed elevations included a total of 80% masonry in terms of brick and limestone. In the past, the Planning Commission had allowed that modification, because the intent of masonry was achieved, with two different materials to break up the monotony. The Planning Commission should determine whether in place of the 80% brick, the 80% limestone and brick masonry was acceptable in totality.

More clarification regarding color was needed relative to the blue painted panels.

If there was any parking lot or building lighting that would change, lighting plans complying with Article 21 would need to be submitted.

Township Planner Frey concluded that the Planning Commission's focus tonight should be the building architecture. The Planning Commission should discuss the revised building elevations, the material selection, and the materials sample board. Most other outstanding items could be handled administratively

Jeremy Stewart, 4021 Architecture, 9800 Crosspoint Blvd, Ste 200, Indianapolis, was present on behalf of this application.

Mr. Stewart made the following points:

- After the August discussion with the Planning Commission, they had revised the elevations, including removing the pictures from the elevations.
- The side facing 6 Mile Road would get a new vestibule. The pitched roof would be removed.
- The trash receptacles would be closed in with similar materials and design.
- They will provide the usable space on the plans.
- The majority of the existing patio will be covered, as shown.
- The limestone was the whiter material on the renderings. The existing brick pilasters will remain.

- The blue panels will be fiber cement, painted with a high gloss paint. The gray planters would also be painted fiber cement.
- Lighting will meet ordinance standards.
- The planters would be railing height, and revised landscape plans would be submitted.
- Black anodized material would wrap the canopy.
- Four overhead doors will enable the space to be opened up.

Commission discussion and discussion

- Commissioner Zawodny reviewed the design and materials in some detail. He emphasized that the ordinance required full depth masonry, including both brick and limestone.
- In general, the Commission liked the changes made since the August discussion, as did Chair Wilk.
- Commissioner Watson asked how the painted band would be accomplished and how the band would be handled when it transitioned from brick to limestone. She pointed out that the surrounding buildings all had brick with a limestone band. This building would break up that pattern and the harmonious nature of development in this area. She was concerned about painting the limestone.
- Township Planner Frey said the limestone bands below and on top of the windows were proposed to be painted. However, for some time the ordinance had required concrete block be integral color block.
- Commissioner Watson asked if the limestone on the columns where the existing brick material was being retained could stay the original limestone.
- Mr. Stewart said they felt the horizontal line needed to be continuous in terms of color. He asked if wrapping the bands with anodized black painted aluminum would be acceptable – that would avoid painting the masonry block.
- Chair Wilk liked the black band, and would like to see new buildings look more like this design. What existed in the area looked tired and repeating that tired design was less preferable. He echoed those who liked the texture of the full limestone, and was fine with the elevated cement board panels being painted with a high gloss paint. He preferred the limestone texture over flat brick.
- Commissioner Herrmann liked the elevations as presented.
- Commissioner McCall also liked the elevations as presented, including the black striping, but the design elements needed to be achieved in a way that satisfied ordinance requirements.
- Commissioner Zawodny discussed the advantages and disadvantages of using anodized aluminum. Over time the aluminum could buckle, resulting in oil canning, and could eventually look worse than painting the limestone, although he was opposed to that course of action also.
- After discussion, Mr. Stewart suggested they use C-channel black anodized aluminum for the black striping. Commissioner Zawodny agreed this product could work well.
- Commissioner Gandhi did not like the black strip as an aesthetic, particularly the use of the black stripe over the original red brick piers.

- Commissioner McCall said that with the commitment to use C-channel black anodized aluminum for the stripes, he could support the architectural design.

Chair Wilk indicated he was ready to entertain a motion, and after discussion and amendment, the following motion was offered:

MOTION by McCall, support by Herrmann, in the matter of PSPR22-0009, a request by Victor Trpceviski, V & R Building Co., LLC, for site plan modification approval at 39715 6 Mile Road, that the Planning Commission grant approval of the site modifications,

with the following conditions:

1. Satisfaction of landscaping, Township Fire Department, and lighting requirements.
2. Black anodized aluminum C channel shall be used for the accent stripes
3. Full depth masonry and limestone is required.

and with the following determination:

1. Paint finish (high gloss or other) on cement board is up to the applicant.

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

Motion carried 6-0.

3. PSKPR22-0004	Sketch Plan Review
Representative:	Robert Sweet or Laura Trendler – McBride Dale Clarion
Owner:	Huntington National Bank
Location:	39725 Six Mile Rd.
Request:	Building Modifications
Action:	Approve, Approve with Conditions, Postpone, Deny

Referencing her October 21, 2022 written comments, Township Planner Frey explained that the application was for a sketch plan review, for site conditions and modifications to the building elevations. As directed at the September meeting, the site plan and landscape plan may be reviewed and approved administratively after the Planning Commission approves the elevations. At the discretion of the Planning Commission, conditions regarding building elevations and materials could also be subject to an administrative staff review.

As noted in the October 21, 2022 review letter, the following items were required:

1. A landscape plan, meeting the requirements of Article 24.
2. The landscape plan shall note that all lawn area will be restored.
3. The asphalt and curbs within the parking lot and driveway behind the building shall be repaired and replaced. This must be noted on the site plan.

The matter before the Planning Commission tonight focused on the building elevations. At the last meeting the Commission suggested different methods of modifying and

updating the building in order to achieve the applicant's goal of including more of the Huntington brand. The applicant had submitted 3 different building elevations.

Each of the modifications represented changes primarily to the amount of green branding; the Commission should discuss this component and also determine if any of the three options achieved ordinance requirements in terms of building materials and building elevations.

Laura Trendler, McBride Dale Clarion, Cincinnati and Erin Hogle and Joshua Gonsalves, Vocon Architecture, were present on behalf of this project.

Ms. Trendler made the following points:

- At the September meeting Huntington proposed a reconfiguration of the building's front entrance, including a stained grey brick, with green metal framing around the door. Huntington had proposed green awnings over most of the building's windows, a green ACM panel around the drive-thru and stained grey drive-thru columns.
- The feedback received at the September meeting indicated that the proposed branding and green accents exceeded what was provided on neighboring buildings. The ACM panel on the drive thru should be removed completely. While the modern design was appreciated, it didn't meet the character of the existing building.
- The applicants had provided three iterations of a revised plan; all removed the ACM panel around the drive thru, and all reduced the number of green canopies from 6 to 4.
- Regarding option one, the only difference was the reduction in canopies and the removal of the ACM panel around the drive thru.
- Regarding option two, the green framing around the front entrance was reduced to more of an awning type structure.
- Regarding option three, the green framing was fully recessed, and inside the entryway and the drive thru columns were kept natural brick.
- Relative to all 3 options, the third option proposed the least number of changes, and the first option was closest to what was initially proposed in September.
- Samples of building materials included samples of stained gray brick, the green panel accents, and the closest sample they could find to the existing brick.
- The stained gray brick sample was of a new brick; it would not look exactly the same on the existing brick on the building.

Commission questions and discussion

The Commission and the applicants discussed the proposed changes to the elevations and the drive-thru, and several different design changes and elements were suggested by the Commission. Comments included:

- Commissioner McCall suggested using 6 awnings on the front façade and downplaying the entrance.

Ms. Trendler said the awnings and entrance as presented were Huntington's preference.

- Commissioner Herrmann did not like the red brick and the green accents together. She felt the existing building was preferable to any of the 3 options. While she liked black, green and white, she was struggling with how they worked with the existing red brick.
- Commissioner Watson had reservations regarding the painted brick. Painting the brick gray seemed like a cheap modification, not a building improvement. Painting the columns gray did not add anything to the design and seemed detrimental to the building.
- In response to questions, Mr. Gonzales said the drive-thru lanes now had a drop-down soffit to match the banding on the building, and to provide signage at the drive thru.
- Commissioner Herrmann said that a new brick home at the southwest corner of Clement and Main had coated the brick to give a creamy appearance, which she liked. She thought the Huntington building could benefit by eliminating the red brick color, and only using white, green, and black. Perhaps the applicant could use whatever technique was used on the new home at Clement and Main.
- Township Planner Frey said the question to be decided was if the new facades were complimentary to the existing building and area in terms of color and material. Was there too much branding? The ordinance requires earth-tone colors, complementary color accents, and natural materials. She cautioned against deviating too much from what the ordinance currently required and what has previously been allowed.
- Commissioner Zawodny thought the question about whether there was too much forced branding was valid. The existing building had a certain character, and everything about the building tied together. In the process of trying to re-brand the building, he felt the applicants had downgraded its character. The applicants should try to find simple ways to add some of the branding color without doing the building a disservice. The options shown tonight looked less permanent, less of the character of the rest of the building, with the result that it seemed like there were two buildings fighting each other in the same skin.
- Commissioner Zawodny pointed to Huntington Bank locations in Livonia where the branding was significantly less than proposed tonight. On one building, the gutters were painted green, and the rest of the building was left alone. In the current instance, the rebranding needed to be sensitive to what the building was in its current form.

Ms. Trendler said if the options were not acceptable, Huntington Bank would probably come forward with just a signage package.

- Township Planner Frey pointed out that the ordinance stated that awnings and canopies shall be darker colors, backlit awnings are not permitted and the awnings can't contain words. In other words, the baseline requirement of the ordinance was

that the awnings were dark colored and were integrally designed as part of the building.

Chair Wilk asked the Commission how they wanted to proceed.

- Commissioner Herrmann said she could not vote for any of the options as presented, and reiterated her preference that a way be found to eliminate the red brick color.
- Chair Wilk said it was difficult to give an opinion about something that the Commission had not seen.
- Commissioner Watson said there was a trend toward painting brick. However, she did not support allowing this without first addressing the issue in the ordinance. Currently the ordinance emphasized compatibility, and painting or staining the brick would be in direct conflict with that requirement.
- Commissioner Zawodny reiterated the building had a certain character which should be respected. Once it is changed it was changed for good. He pointed out that the Commission had just told Art & Jakes next door they could not paint or stain their brick. Huntington's neon green was trendy, and rebranding could occur again, either within Huntington, or during a bank merger or change. Then the community would be stuck with a building that was allowed based on branding, not on community aesthetic or character. Branding carried with it impermanence.
- Commissioner Watson said that the branding just being applied to the building did not go with the building. The result would not be a good option for the community in the long run.
- Commissioner Gandhi agreed that the current building looked better than the suggested modifications. When the applicant said they would probably end up with a sign package and perhaps some green awnings, that result would be preferable to what was being suggested.
- Township Planner Frey emphasized the need to work within the ordinance. The Commission had spoken tonight about a disconnect from the design of the original building with trying to apply someone else's brand to it; the effort did not seem to be working.
- Chair Wilk noted that Commissioners had different opinions, and there did not appear to be consensus this evening, except that the Commission appeared to have some agreement that the building should be respected as it is, and the options provided tonight did not do that. He suggested that the petition be tabled.

MOTION by Watson, support by Herrmann, to postpone PSKPR22-0004, Sketch Plan Review, 39725 Six Mile Rd., Huntington National Bank, to give the applicants time to make changes relative to the issues brought out in discussion this evening.

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

Motion carried 6-0.

OTHER BUSINESS:

None

DEPARTMENT REPORTS:

Jennifer Frey, Township Planner

- Master Plan Update.
 - Joint meeting held last night, October 24, with summary of what had occurred to date.
 - After Master Plan is adopted, the ordinances will be studied to see where changes might be necessary.
- Next/last 2022 Planning Commission meeting is December 6.
- No October Zoning Board of Appeals meeting.

Mindy Herrmann, Board of Trustees

- No report

EXTENDED PUBLIC COMMENTS

Jason Hodges, 39448 Springwater, was concerned about the neglected landscaping and lighting on the proposed Art & Jakes site.

Township Planner Frey explained that the lighting and landscaping would be updated as part of any approval to move forward.

Mary Lou Posa 20560 Wintergreen Circle, expressed appreciation that the joint meeting related to the Master Plan and the Board of Trustees meeting were live-streamed. Relative to the Master Plan, Ms. Posa asked for a compact compilation of responses to the community survey. She also appreciated the exchange of ideas regarding the Huntington Bank proposal this evening.

Linda Malec 20557 Wintergreen Circle, asked that the interior design of Art & Jakes related to the banquet room include an exit on the left side, for egress during an emergency event.

Township Planner Frey explained this would be part of Building Department review and the building will be required to meet all applicable building codes.

ADJOURNMENT

MOTION by McCall, support by Zawodny, to adjourn the meeting at 10:07 pm.

Motion carried by voice vote.