

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
January 10, 2023**

DATE: January 10, 2023
TIME: 7:00 PM
PLACE: Township Hall

APPROVED: January 31, 2023

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

ROLL CALL:

Present: Mindy Herrmann
Edward McCall
Jayne Watson
Gary Yang
Mathew Wilk
Tim Zawodny

Excused: Milan Gandhi

Staff: Jennifer Frey, Township Planner

CORRESPONDENCE:

None

BRIEF PUBLIC COMMENTS:

None

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| 1. PSPR22-0010 | Site Plan Review |
| Representative: | Matt Vetter, Schafer Construction, Inc. |
| Owner: | Charter Township of Northville – State Land Bank Authority |
| Location: | Northeast corner of Napier and 5 Mile Roads |
| Request: | Building materials and elevations |
| Action: | Approve, Approve with Conditions, Postpone, Deny |

Referencing her January 4, 2023 review letter, Township Planner Frey indicated Northville Lumber provided three alternative color schemes for the planning commission to consider. The action before the commission is to select a color scheme and then the required details will be incorporated into the site plan package. The remainder of the outstanding site plan review comments will be reviewed administratively as directed by the planning commission at the December 6, 2022 meeting.

Planner Frey deferred details of each of the three options to the applicant team then summarized her review comments as follows.

1. The percentage of each building material must be provided on sheet PE-4, for each building facade.
2. The exterior building material schedule must be updated to specify the colors for each material, as approved by the planning commission.
3. The applicant said the color of the metal panel on the north elevation is currently unspecified but it will be a neutral or complementary" color to the rest of the building. The color will need to be specified on sheet PE-4.
4. A note shall be added to sheet PE-4 stating all rooftop equipment will be screened from public view.
5. All outstanding site plan review comments, that were conditions of approval from the December meeting, must be addressed and resubmitted. The resubmittal shall be complete site plan set, including the outcome and conditions from the 1/10 meeting.
6. The inconsistencies and inconsistently identified materials between the colored elevations and sheet PE-4 need to be cleared up and consistently identified for the selected option.

Planner Frey noted the revised elevations appear to include a minimum 80% masonry on each building elevation; but indicated this calculation includes the use of veneers, smooth concrete block and split-faced block as a "primary" building material, instead of accent materials, as required by ordinance. Standing seam metal roof is provided for the small portion of pitched roof at the general public entrance. She further acknowledged the planning commission, may approve proposed building materials on a project-by-project basis, provided it is determined the application of these alternatives are consistent with the intent and purpose of the ordinance and materials are architecturally compatible with adjacent buildings and enhance the predominant character along street frontages.

Matt Vetter, Schafer Construction, and Brian Liming, FA Studio, detailed each of the three options that were included in the commissioners meeting packet. Stewart Oldford, Jr., owner of Northville Lumber, was also present. Mr. Vetter explained that with each option, the materials are the same, the differences are the color schemes for each. Options A & C represent a more "blended" appearance, where option B had more color contrast.

Mr. Vetter and Mr. Liming made the following points:

- The revised options are the result of listening to the commission's input at the December meeting.
- The east, south and west elevations now contain at least 80% masonry which includes C Brick, smooth concrete block and split-faced concrete block.
- The north elevation contains metal paneling but it is not visible to the public.
- Mr. Liming passed around a sample of the C Brick and explained its qualities.

Commission questions and comments:

All of the commissioners were appreciative of the effort put forth to provide three alternatives.

Commissioner Watson asked which of the three options the sample C brick color represents. Mr. Liming responded it is the color proposed in option A. Mrs. Watson asked if they had color samples for the other two options, Mr. Schafer responded they did not. She stated she felt they met the intent of the ordinance with the selected materials and compatibility.

Commissioner Herrmann preferred option A and asked Mr. Oldford which of the options he preferred.

Mr. Oldford said he liked option A because it most closely resembled the look of the current Northville Lumber with the dark brown at the entrance. He also indicated they heard the commission when they said they liked the traditional "look and feel" of Northville and he felt the darker red brick color was representative of many of the single family homes in Northville.

Commissioner Herrmann stated that if the commission finds the materials are appropriate, she defers to the owner on the color scheme.

Commissioner McCall liked option A but preferred the darker tones on the two story component as shown on option C. He asked the applicant if they could invert the colors on the 2story component of option A or have a darker toned solution with the option A colors. The applicant team nodded that this could be accomplished.

Commissioner Yang indicated he prefers the darker tone for the two story component of the building.

Commissioner Zawodny preferred option A and agreed with the comments regarding utilizing the darker tones on the two story part of the building. He supported the use of C brick for this location in the township and on this type of building. He followed that he would prefer to see natural grout used for the C brick.

MOTION by Herrmann, Support by McCall, in the matter of PSPR22-0010, Site Plan Review, Northville Lumber, northeast corner of 5 Mile and Napier Roads, New showroom and outdoor lumber yard, that the Planning Commission finds the proposed building materials meet the intent of the ordinance and are complementary with the surrounding area and approves color option A with the following conditions.

1. A combination of C brick, veneers and smooth and split faced block is approved in this location due to the proximity to the landfill and other planned development in the area.
2. Utilize C brick around the windows on the southwest corner of the building (in place of smooth block).
3. The color scheme shown on option A shall be inverted so the darker material is the predominant color.
4. Provide a small composite material sample board.

5. Subject to addressing the items contained in the planning review letter dated January 4, 2023 and November 22, 2022.

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

Nays: None.

Motion passed 6-0.

The Northville Lumber team thanked the commission for the special meeting and expressed much gratitude for the comments.

OTHER BUSINESS:

None.

DEPARTMENT REPORTS:

Planner Frey reminded the commission about the joint planning commission and board of trustee meeting on 1-19-2023 at 6pm.

EXTENDED PUBLIC COMMENTS:

None.

ADJOURNMENT

MOTION by McCall, support by Herrmann, to adjourn the meeting at 7:40 pm.

Motion approved unanimously.