

**CHARTER TOWNSHIP OF NORTHVILLE  
BOARD OR TRUSTEES & PLANNING COMMISSION  
Joint Meeting  
January 19, 2023**

**DATE:** January 19, 2023  
**TIME:** 6:00 PM  
**PLACE:** Township Hall

**APPROVED:** April 25, 2023

**CALL TO ORDER:** The meeting was called to order by Supervisor Abbo at 6 PM.

**ROLL CALL:**

**Present:** Mindy Herrmann, Jayne Watson, Gary Yang, Tim Zawodny, Milan Gandhi, Matt Wilk, Mark Abbo, Scott Frush, Cynthia Jankowski, Roger Lundberg, Jason Rhines, Chris Roosen

**CORRESPONDENCE:**

None

**MITC – Proposal by Schafer Development & Toll Brothers for attached multi-family residential**

Shafer Development presented a proposed concept plan containing an attached townhome product on MITC parcels 7 (frontage on Ridge Road) and 8 (on west side of wetland). The end units were units with a 1<sup>st</sup> floor master bedroom; interior units were 24' wide.

**Discussion:**

Matt Wilk. Does not support development of parcel 8. Defers to board of trustees on density and architectural design.

Chris Roosen. Does not support development of parcel 8.

Mark Abbo. Commented that the original plan had a product targeted toward empty nesters. He observed, more density smaller product; less dense higher price point.

Mindy Herrmann. Described a product her parents recently moved into which looked more like a traditional apartment but was a for sale condo; she wondered if this was an option for this site.

Tim Zawodny. Defers to the board on density. Suggested looking at road A to see if it could be modified to be less of a straight line; concern was the straight road and the number of driveways being the main design focus. Tim indicated a common theme that has been heard through the master planning input is that character of the development matters.

Chris Roosen. Shared he felt it is important for the township to get the product it wants since the township owns the land. Chris visited the Reserve at West Bloomfield, a Toll Brothers development, and would prefer that product be offered at this site. He had

concerns with the number of 24' wide townhomes and too few 1<sup>st</sup> floor master floor plans.

**ADJOURNMENT 7:03PM**