

**CHARTER TOWNSHIP OF NORTHVILLE
PLANNING COMMISSION
January 31, 2023**

DATE: January 31, 2023
TIME: 7:00 PM
PLACE: Township Hall

APPROVED: April 25, 2023

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
Matthew Wilk
Gary Yang
Tim Zawodny

Excused: Jayne Watson

Staff: Jennifer Frey, Township Planner

APPROVAL OF MINUTES: Planning Commission – December 6, 2022
Planning Commission – January 10, 2023

MOTION by Herrmann, support by McCall, to approve the December 6, 2022 and January 10, 2023 Planning Commission meeting minutes as published.

Motion approved unanimously.

CORRESPONDENCE:

Comments received from Commissioner Watson – who could not be here this evening – regarding Agenda Item 2 Site Plan Review – Huntington National Bank.

BRIEF PUBLIC COMMENTS:

None.

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| 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: | Present Material Samples |

Action: Approve, Approve with Conditions, Postpone, Deny

Referencing her January 23, 2023 memorandum, Township Planner Frey explained that at the October 25, 2022 Planning Commission meeting, the Commission approved the site plan for the Apartments at Cantoro with two conditions:

1. The materials and material colors be presented to the Commission for approval.
2. The remainder of the outstanding review items from planning, lighting and fire department to be submitted for administrative review.

Tonight the Cantoro team will present the materials and color selections. The next site plan submission will be a complete site plan set including updates to the applicable sheets relative to materials and colors plus responses to all of the October planning, lighting and fire department reviews – applicant responses had been submitted and logged in today. Whatever the Planning Commission approves tonight will need to be added to that submission in terms of materials and elevations.

Chair Wilk invited the applicant to make his presentation.

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

Discussion relative to brick samples:

Mr. Abanatha provided a physical sample board, with 3 different bricks – labeled “A”, “B”, and “C” – as shown on the elevations on Sheets A-201, 202 and 203 provided this evening. Grout will match the brick, as suggested at the October meeting. Brick “C”, Interstate Brick Cedar Matte Modular, will be the predominant brick as shown. Brick “B”, Interstate Brick Pewter Matte Modular, occurs on the end caps and corners as well as periodically through the building. Brick “A”, Interstate Brick Almond Matte Modular is found at the base of the building and in the two stair towers.

- Some Commissioners felt the sample Brick “B” looked very gray, almost like cinderblock, whereas in the elevation drawings it appeared warmer.

Mr. Abanatha explained that in the sunlight the brick will brighten and have warmth. Here in the meeting room the bricks appeared harsh relative to each other, but the development team had spent a lot of time on the brick selection, and they were very comfortable with the color scheme and how it would appear in the field.

- In response to questions, Mr. Abanatha said not all the elevations had been updated, and still showed a contrasting mortar, for instance. However, the mortar will match the brick, as shown on the material sample board provided this evening.

Discussion relative to metal panels and cable hung balconies

A sample of the black metal panel was provided. The metal panel would be used as an accent in the courtyard area as shown, and the cable hung balconies would also be black. Black will accent the windows, the balconies, and railings.

Discussion relative to decking system on the second floor terrace

The rooftop terrace will use porcelain tile, constructed on a pedestal system which allows the main roof to be pitched for stormwater drainage. The majority of the rooftop amenity area will have a woodgrain appearance. The second floor terrace tile will have a stone look, with outdoor furniture and synthetic turf as shown.

Porcelain tile is often used on rooftops because it is lightweight. The main roof will have a rubber membrane system, and will be a living system that moves with the building, and will hold up against high winds.

Chair Wilk thanked Mr. Abanatha for his presentation, and brought the matter back to the Board.

Commissioner Zawodny reiterated that he was expecting a darker palette.

Mr. Abanatha said they preferred lighter colors on buildings that had more mass to them, and lighter colors will be better in terms of how the building presents itself.

Township Planner Frey pointed out that the courtyard image did not show a lighter base, and Mr. Abanatha confirmed Brick "A" will not be used in the courtyard.

Commissioner Gandhi said the east façade view showed the contrast between the light and dark brick colors.

After further discussion and amendment, the following motion was offered:

MOTION by Yang, support by Herrmann, that in the matter of PSPR22-0008, Site Plan Review – Apartments at Cantoro, Fallone & Sons, LC, Parcel 77 052 99 0006 706 & 704, the materials be approved as presented and be incorporated into the final site plan submission.

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

Motion carried 6-0.

2. PSKPR22-0004	Site Plan Review – Huntington National Bank
Representative:	Robert Sweet – McBride Dale Clarion
Owner:	TCF National Bank
Location:	39725 Six Mile Rd.
Request:	Exterior Modifications
Action:	Approve, Approve with Conditions, Deny, Postpone

Township Planner Frey said her January 23, 2023 memorandum summarized the proposed changes to each of the facades of the building at 39725 6 Mile Road. The project included modifications to the building elevations and site improvements to bring the site into compliance with current ordinance and maintenance requirements. As noted in the September 21, 2022 review letter, the following items are required and subject to administrative approval:

1. A landscape plan, meeting the requirements of Article 24 (Landscape Standards).
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 a site plan.

The re-sided elevations represent the least amount of modification to the existing building. The only ordinance requirement relative to the awnings is that awnings shall be "darker" colors.

Approval shall include submission of a complete package that includes the elevations and addresses the conditions subject to administrative review as approved by the Planning Commission at the September 2022 meeting and contained in the Planner's September 21, 2022 review letter:

1. A plan sheet with the revision to the elevations and material schedule.
2. A landscape plan, meeting the requirements of Article 24 (Landscape Standards).
3. The landscape plan shall note that all lawn area will be restored.
4. The asphalt and curbs within the parking lot and driveway behind the building shall be repaired and replaced. This must be noted on a site plan.
5. A material sample of the green awning fabric shall be presented at the meeting.

Commissioner Watson had also provided pictures from the subject location and one in Canton Township. Commissioner Watson suggested that the Commission should also include as a condition that any of the rotting wood, areas with mildew, areas where the paint is peeling, all be restored and upgraded as well, so that there was not deferred maintenance issues with the new awnings and such.

Commissioner Watson's correspondence also pointed that the current gutter system and downspouts are green, but it wasn't clear what the new ones were going to be in terms of color and material.

In response to questions, Township Planner Frey explained that the site must be brought into compliance as part of the Planning Commission approval and building and occupancy permit processes.

Laura Trendler, McBride Dale Clarion, Cincinnati, was present on behalf of this request for exterior modification approval. Erin Hogle, Vocon Architecture, was also present.

The applicants presented the following:

- Tonight's submission reflected comments from the September and October 2022 Planning Commission meetings. Those comments suggested the Commission wanted to preserve the character and quality of the existing building, to better suit the character of the Township.
- The new proposal showed minimal changes, as illustrated on tonight's submission documents. The existing entry portico and columns would remain. The underside of the entry arch will be painted green, and green fabric awnings were proposed over the front and rear windows. The green soffit for signage was shown below the drive-thru roof. If that was not appropriate, they could go with a more neutral color with the soffit.
- It came out in discussion that the submittal stated that the signage will include a removable green backing element, with the green visible on the drive-thru approach side, with the existing appearance to remain on the side facing Six Mile Road.
- Huntington agrees to provide site improvements as necessary to bring the site back into ordinance compliance and meet maintenance requirements.
- Wood would be replaced wherever it was rotting or in disrepair.
- The roof would not be replaced.

Discussion:

- Commissioner Herrmann said she liked the building much better as modified for tonight's submission. She did not like the green on the underside of the entrance awning. She was concerned that the fabric awnings be maintained, and not allowed to present a faded or dirty appearance.

Ms. Hogle said they would work with their sign vendor to use an awning fabric that was light-resistant and would not fade. A sample of the awning fabric can be provided.

- Commissioner Herrmann asked about the gutter colors.

Township Planner Frey said the gutters would either be painted or replaced with a neutral color.

Commissioner Zawodny said the best solution would be to replace the gutters with a factory-finished product. Ms. Trendler said their facilities team would make a recommendation. Chair Wilk thought the gutter product could be approved administratively.

- Commissioner McCall liked the design presented this evening. He had some concern relative to an element that looked like attic space ventilation right above the corporate logo.

Chair Wilk indicated he was ready to entertain a motion.

MOTION by McCall, support by Herrmann, that the Planning Commission approve PSKPR22-0004 Site Plan Review – Huntington National Bank, TCF National Bank, Exterior Modifications, with the following conditions:

1. Resolution of outstanding issues as listed in the Township Planner's January 23, 2023 review letter.
2. Implement changes as shown in the Vocon presentation dated January 31, 2023 and submitted to the Planning Commission.

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

Motion carried 6-0.

OTHER BUSINESS:

None

DEPARTMENT REPORTS:

Jennifer Frey, Township Planner

- Update on Master Plan project. Steering Committee meeting scheduled for Feb. 1. Next public meeting – an open house on the draft – will be March 22.
- CivicPlus Software Rollout – Packet/Document Management Software
- Recording Secretary Update
- No February Planning Commission meeting
- Planning Commission Training

Milan Gandhi, Zoning Board of Appeals

- No January Zoning Board of Appeals meeting
- December Meeting Summary

Mindy Herrmann, Board of Trustees

- Baseball Fencing and Dugout Repair
- New Playground at Marv Gans Park

EXTENDED PUBLIC COMMENTS

None

ADJOURNMENT

MOTION by McCall, support by Herrman, to adjourn the meeting at 8:00pm.

Motion carried by voice vote.