



MASTER PLAN
- Shaping Our Tomorrow -



Northville Township Master Plan Board of Trustees

August 17, 2023



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Plan Helps Establish Priorities For:

- Annual budgeting
- Capital improvements and land acquisitions
- New and amended Township ordinances
- Department work plans and resources to carry them out
- More specific planning and studies to clarify strategies, costs
- Pursuit of external grant funding to leverage local dollars
- Initiatives pursued with other public and private partners

**All Actions based on
Master Plan Require
Board of Trustees
Approval or Oversight
Through:**



- Adoption of annual budget
- Adoption of new, amended ordinances
- Approval of contracts, agreements
- Approval of local match for grant applications
- Adoption of other specialized plans

Reader's Guide

For a quick read of the highlights of this Master Plan document:

1. Skim the **Introduction** section (starting at page 5) for background on the plan purpose and organization, and how the plan will be used by Northville Township and others.
2. View the plan **Vision and Guiding Principles** (at page 10).
3. View the **Action Agenda** (starting at page 68), involving **15 key items** from 97 total actions in the plan.
4. View the **Goals** in each plan focus area:
 - Goals for **Growth Capacity** at page 14.
 - Goals for **Land Use and Development** at page 23.
 - Goals for **Transportation** at page 48.
 - Goals for **Economic Development** at page 54.
 - Goals for **Recreation and Amenities** at page 60.
5. View the **Strategic Action Priorities** for each plan focus area:
 - Actions for **Growth Capacity** starting at page 15.
 - Actions for **Land Use and Development** starting at page 25.
 - Actions for **Transportation** starting at page 49.
 - Actions for **Economic Development** at page 55.
 - Actions for **Recreation and Amenities** starting at page 61.
6. View the **Future Land Use and Character Map** at page 31. Also see **descriptions of the 11 map categories** starting at page 32.
7. Review the **population outlook for Northville Township** (starting at page 17).

Skimming these selected items will give a reasonable idea of what is contained in the overall plan document. More details are provided in the **Table of Contents** to locate specific areas of interest.

Reader's Guide

for quick navigation to key components of adopted plan

- Vision Statement and Guiding Principles
- Goals by Topic
- Action Agenda
- Strategic Action Priorities by Plan Topic
- Map: Future Land Use and Character
- Facts and figures in Northville Township Today Report

Vision Statement

In 2040, Northville Township is a community that:

- Has maintained an **exceptional quality of life** for its residents through its diversity of neighborhoods, preserved trees and green open spaces, convenient and safe access to parks and pathways, and first-rate public safety and other Township services.
- Has successfully **struck a balance between residential and commercial development** to sustain the small-town charm and character of the community.

Guiding Principles

Express a basic value or operating policy that will apply regardless of the course of action ultimately chosen. In essence, the guiding principles frame how an organization goes about pursuing its mission.

Guiding Principle 1: High-Quality

Northville Township will be a high-quality place to live that maintains its small-town community feel, abundance of trees and open spaces, mix of neighborhood types, award-winning school system, and an array of amenities and activities.

Guiding Principle 2: Connected

Northville Township will be connected through a network of roads and pathways that safely and efficiently move residents to the places they need and want to be.

Guiding Principle 3: Appealing

Northville Township will be an appealing community for everyone – from young families to seniors that would like to age in place – by offering a range of attainable housing options.

Guiding Principle 4: Safe

Northville Township will be safe for residents and visitors, through continuing support for highly-rated police and fire services as well as measures to increase comfort and reduce risk when driving, biking and walking.

Guiding Principle 5: Green

Northville Township will remain green, prioritizing existing trees and open areas, pursuing opportunities for added park land and enhanced public spaces when considering new development and redevelopment, and ensuring all residents have access to these destinations.

Guiding Principle 6: Forward-Thinking

Northville Township will be forward-thinking as it prepares for the future, ensuring the type and location of growth and redevelopment is managed in a way that adds value to the community and expands the tax base and work opportunities within the Township.

Top Strategic Priorities

1. Preserving Community Character.
2. Maintaining Livability as a Core Focus.
3. Enhancing Traffic Flow, Safety and Connectivity without Sacrificing Character.
4. Turning to a New Era of “Internalized” Growth Management.
5. Achieving a Local Economy and Tax Base that Complement the Township’s Character.
6. Emphasizing Partnerships and Intergovernmental Coordination More than Ever.

The Future Township

While *The Northville Township Today* report provides background and insights about Northville Township as it is today, this Future Township portion of the Master Plan focuses on Northville Township as it intends to be in the years ahead. These aspirations are presented in topic areas that are central to Northville Township’s physical growth and development as listed earlier in this Introduction. Each topical section highlights key issues and considerations followed by a Framework for Action portion. A final section on plan implementation considerations, priorities, and procedures rounds out the Future Township portion of the plan.

VISION AND GUIDING PRINCIPLES

A **vision** is a broad statement of what a community hopes and intends to be in the future. It offers a picture of that future to provide inspiration, motivation and a framework for more detailed planning and decision-making. The Vision Statement formulated with the Plan Steering Committee and the community is in the box to the left.

A **guiding principle** expresses a basic value or operating policy that will apply regardless of the course of action ultimately chosen. In essence, guiding principles frame how an organization goes about pursuing its mission. These principles should be consulted when making crucial decisions and when evaluating the results of previous decisions and actions.

Vision for Northville Township:

In 2040, Northville Township is a community that:

Has maintained an exceptional quality of life for its residents through its diversity of neighborhoods, preserved trees and green open spaces, convenient and safe access to parks and pathways, and first-rate public safety and other Township services.

Has successfully struck a balance between residential and commercial development to sustain the small-town charm and character of the community.

Guiding Principle 1: High-Quality

Northville Township will be a high-quality place to live that maintains its small-town community feel, abundance of trees and open spaces, mix of neighborhood types, award-winning school system, and an array of amenities and activities.

Guiding Principle 2: Connected

Northville Township will be connected through a network of roads and pathways that safely and efficiently move residents to the places they need and want to be.

Guiding Principle 3: Appealing

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Guiding Principle 6: Forward-Thinking

Northville Township will be forward-thinking as it prepares for the future, ensuring the type and location of growth and redevelopment is managed in a way that adds value to the community and expands the tax base and work opportunities within the Township.

Plan Focus Areas

Growth Capacity ▶



◀ **Land Use & Development**

Transportation ▶



◀ **Economic Development**

Recreation & Amenities ▶



Land Use and Development Goals and Strategic Action Priorities

Goals

LUD GOAL 1:

Sustained integrity of established and newer residential neighborhoods as growth and redevelopment activity continue, preserving the community character of particular areas of Northville Township.

LUD GOAL 2:

A land use allocation that reflects careful consideration of appropriate uses for remaining vacant and redeveloping properties.

LUD GOAL 3:

Housing options at varied price points and styles so that Northville Township is welcoming for a wide range of families and individuals, and provides options to allow residents to age in place.

LUD GOAL 4:

A land use pattern that maintains the Township's status as a largely suburban residential community while ensuring a stable, sustainable tax base from complementary non-residential development.

Strategic Action Priorities

CAPITAL INVESTMENTS

- Include criteria in the Township's capital improvements planning process that ensures consideration of neighborhood needs and enhancement opportunities when identifying and prioritizing candidate capital projects, especially to incorporate specific community-identified requests.
- Add criteria to the Township's capital improvements planning process to ensure that potential interaction between public investments and land use outcomes is considered when identifying and prioritizing candidate capital projects.

PROGRAMS AND INITIATIVES

- Building on the Township's framework for ongoing coordination with Home Owner Associations, consider formation of a cross-departmental Neighborhoods Team, to focus on neighborhood-level issues and needs, which often require solutions involving coordinated response by various Township functions.
- Pursue a pro-active code enforcement strategy to maintain high-quality aesthetics of the site design and building condition of existing commercial sites. Develop a strategy that first offers helpful assistance to property owners for complying voluntarily with Township building condition and appearance standards rather than a punitive approach, so that enforcement resources may be targeted to the worst areas and offenders.

REGULATIONS AND STANDARDS

- Adopt new design standards that address multi-family housing and infill development to ensure a high level of design quality.
- Adopt the International Existing Building Code (IEBC) to provide flexibility to property owners and developers looking to reuse existing structures.
- As more residential areas of the Township mature in the decades ahead, consider applying a neighborhood conservation strategy through the designation of additional R-4 areas with specific, context-sensitive development regulations to preserve the character and promote compatible infill development.
- Consider potential updates to the Township's zoning districts and/or map that would help maintain a ratio of residential to commercial development that preserves Northville Township's primarily residential character while providing essential non-residential services at key locations.
- Update the Township's development standards to align the zoning districts with the future land use and character categories, and determine whether additional or modified zoning districts are needed. The review and update should incorporate:
 - Strategies that allow, promote and incentivize a variety of housing types for infill and development that accommodate residents of all ages;
 - Provisions that address community aesthetics, such as landscaping, buffering, screening and lighting;
 - Alternative methods and provisions for achieving more development by right, reducing reliance on Planned Unit Development procedures, and making the development review process as efficient and predictable as possible; and
 - Provisions that clearly allow for and promote mixed-use developments (vertical or horizontal) where appropriate.
- Update the Township's Zoning Ordinance to specify appropriate zoning districts for small-lot residential development, condominiums or other "missing middle" housing types that are currently limited in the Township. Missing middle housing describes a range of house-scale buildings with multiple units that are designed to be compatible in scale with a detached single-family home and located in a walkable neighborhood.
- Consider incorporating more elements of a character-based zoning approach, which factors into the stated purposes and design of zoning districts along with various specific regulating elements (e.g., residential densities and non-residential intensities; minimum lot and site areas; building setback, placement and orientation on sites and associated front/side/rear yard depths; building heights, including in relation to adjacent buildings and uses; lot and site coverage by buildings and other physical improvements; off-street parking quantities, design and screening; etc.).

Five Action Types



Capital Investments



Programs and Initiatives



Regulations and Standards



Partnerships and Coordination



More Targeted Planning/Study

Implementation

With this fresh Master Plan, Northville Township and its various partner agencies and organizations will have an essential new document that should be frequently referred to for guidance in community decision-making. The plan should be a “living document” that is responsive to ongoing change. Its key planning considerations, goals, policies and action strategies must also be revisited periodically to ensure that the plan is providing clear and reliable direction on a range of matters, including land development issues and public investments in infrastructure and services.

Implementation goes well beyond just a list of action items. It is a challenging process that will require the commitment of the Township’s elected and appointed officials, staff, residents, business owners, major institutions, other levels of government and other organizations and individuals who will serve as champions of the plan and its particular direction and strategies. Among its purposes, this final plan section highlights specific roles, responsibilities and methods of implementation to execute priority plan recommendations. Equally important are formalized procedures for the ongoing monitoring and reporting of successes achieved, difficulties encountered and new opportunities and challenges that have emerged since plan adoption. This is in addition to any other change in circumstances, which may require rethinking of plan priorities. Scheduled plan evaluations and updates, as described later in this section, will help maintain its relevance and credibility as an overarching policy and action guide.

PLAN ADMINISTRATION

During the development of this plan, representatives of government, business, community groups and others came together to inform the planning process. These community leaders — and new ones who will emerge over the horizon of this plan — must maintain their commitment to the ongoing implementation and updating of the plan’s goals and action strategies.

Leadership Alignment

Long-range plans such as Northville Township’s Master Plan are relatively general in nature, but they are still complex policy documents that account for interrelationships among various policy choices. As such, educating decision-makers and administrators about plan implementation is an important first step after plan adoption. As the principal groups that will implement the plan, Township management and department heads, the Board of Trustees and the Planning Commission should all be “on the same page” with regard to priorities, responsibilities and interpretations.

Consequently, Township management should arrange to convene those listed above immediately after plan adoption, to include:

- A discussion of the respective roles and responsibilities of the Board of Trustees, Planning Commission (and other Township advisory bodies) and individual staff members;
- A thorough overview of the entire Master Plan, with emphasis on the parts of the plan that relate most to each individual group;
- Implementation tasking and priority setting, which should lead to each group establishing one-year and three-year implementation agendas;

Why this Final Plan Section is Important to Northville Township

- Emphasizes the importance of not only creating a plan but translating it into real action and tangible, beneficial results.
- Adds a shorter-term strategic perspective to what is otherwise intended as a guide to Northville Township’s long-term enhancement over the next 20 years.
- Includes a list of priority actions for the Township and other plan implementation partners to focus on during the next several years after plan adoption.
- Underscores the need to keep the plan fresh and relevant through annual review and reporting procedures and periodic updates.
- Advocates for ongoing community engagement as the plan is implemented.

- Facilitation of a mock meeting in which the use of the plan and its policies and recommendations is illustrated; and
- An in-depth question-and-answer session, with support from the Township Attorney and other key staff.

Definition of Roles

Board of Trustees

The Board of Trustees should take the lead in the following general areas:

- Adopting and amending the plan, when necessary and appropriate, after adoption by the Planning

ACTION AGENDA

The goals in this Master Plan will ultimately be attained through a multitude of specific actions. The initiatives highlighted in this section cut across – and are supported by – multiple elements within the plan. Compiled in the **Northville Township Action Agenda** table is a set of 15 key action items derived from the various plan elements. The table does not include every recommendation found throughout this plan. Instead, it details a shorter “to do” list of initial strategic priorities, their potential timing and who is responsible for initiating, administering and participating in the implementation process.

The table indicates a target timeframe for pursuing each action item, either immediate in Years 1-2 after plan adoption (2 items), in the near term during Years 1-5 (5 items) or later in Years 1-10 (3 items) – along with 5 items classified as Ongoing that will likely always be “front burner” items for the Township over the next 10-20 years. Additionally, the action strategies have been categorized regarding those actions that will involve (1) capital investments, (2) programs and initiatives, (3) regulations and standards, (4) partnerships and coordination and (5) more targeted planning/study. Most capital projects will also require, to varying degrees, additional feasibility analysis, construction documentation, specifications and detailed cost estimates.

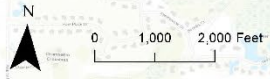
15 Key Actions

1-2 years | 1-5 years | 1-10 years | Ongoing

Development Standards • Multi-Family Design • Public Safety Campus • Neighborhoods Team • Pro-active Code Enforcement • Township Businesses • Access Management Program • Infrastructure Upgrades • “Last Mile Connectivity” • Focal Points • Northville Public Schools • CALEA Re-Accreditation • State-owned Properties • County Collaboration • City Collaboration

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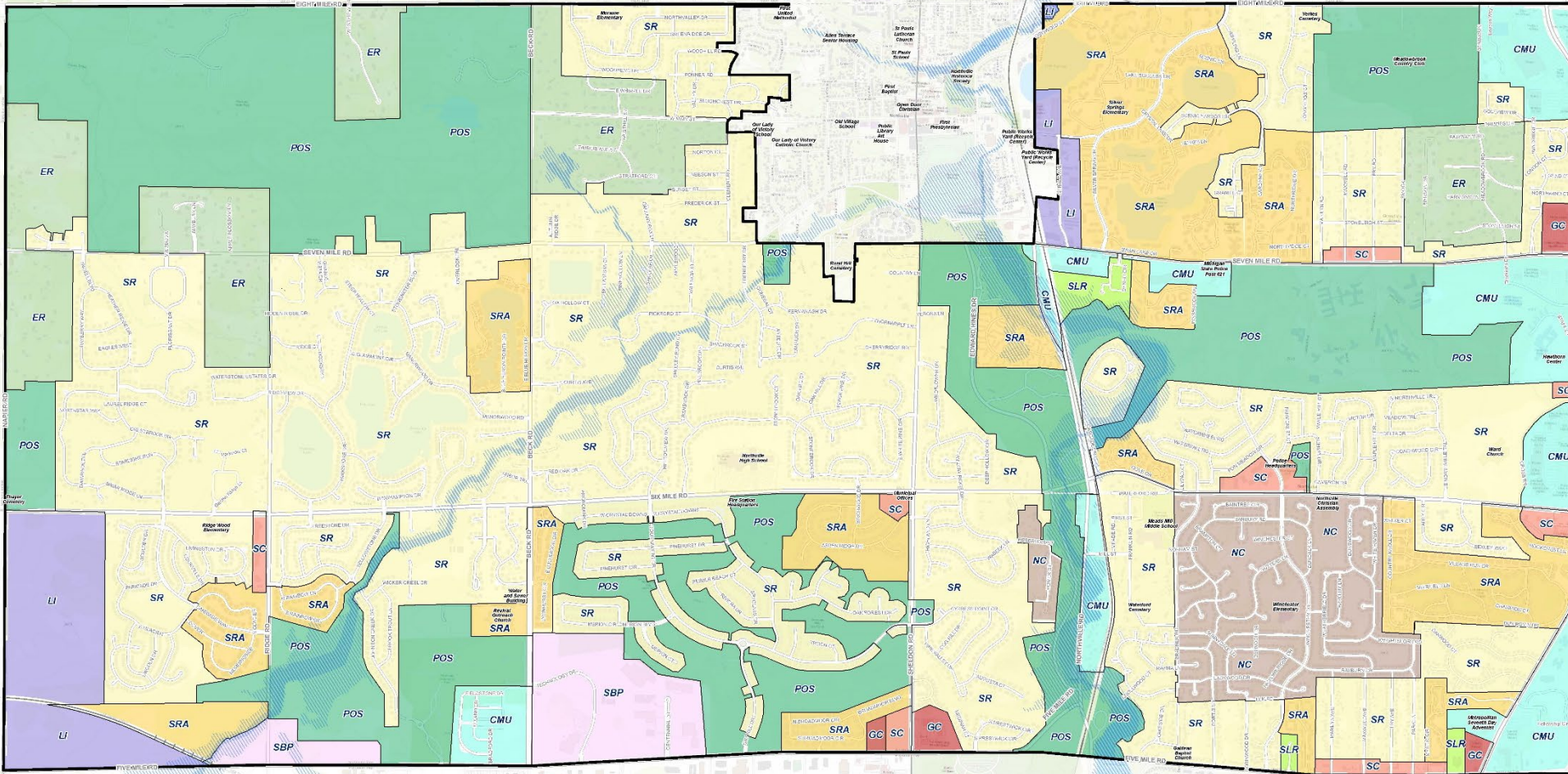
Northville Township, MI Future Land Use and Character Map



NOTE:
A comprehensive land use plan does not constitute zoning regulations or establish zoning district boundaries.



Township Boundary	Parks, Recreation and Open Space	Small-Lot Residential	Corridor Mixed Use	Suburban Business Park
Floodway	Estate Residential	Neighborhood Conservation	General Commercial	Light Industrial
Flood Zone	Suburban Residential	Suburban Residential Attached	Suburban Commercial	



Legend

Township Boundary	Parks, Recreation and Open Space	Small-Lot Residential	Corridor Mixed Use	Suburban Business Park
Floodway	Estate Residential	Neighborhood Conservation	General Commercial	Light Industrial
Flood Zone	Suburban Residential	Suburban Residential Attached	Suburban Commercial	

Future Land Use and Character Areas

SUBURBAN RESIDENTIAL

This designation is for residential areas where Suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood. The openness may be found in relatively large yard areas on individual lots and between homes and/or in common green spaces or water features. This distinguishes Suburban character areas from more auto-oriented areas where site coverage in the form of dwellings, driveways and other paved surfaces predominates over green and open spaces.

Primary Land Use Types

- Detached residential dwellings.
- Planned developments that integrate other housing types (e.g., Small-Lot Residential and Suburban Residential Attached such as patio homes or townhomes), with increased open space to preserve an overall Suburban character.
- Public/institutional uses (including certain public assembly uses such as places of worship).
- Parks and public spaces.



Suburban Residential development between Six Mile Road (to the south), Beck Road (to the west), Seven Mile Road (to the north) and Sheldon Road (to the east).

Characteristics

- Less noticeable accommodation of the automobile compared to more intensive auto-oriented areas, especially where driveways are on the side of homes rather than occupying a portion of the front yard and where garages are situated to the side or rear of the dwelling.
- Character-based zoning and development standards can also discourage overly standardized subdivision designs and promote conservation design by allowing for smaller lot sizes than the baseline in exchange for greater open space set-aside. This approach enables some viable use of sites partially constrained by topography or other factors. It also provides flexibility for additional housing forms that blend with the area's Suburban residential character through additional on-site open space and perimeter buffering where differing housing types and densities are adjacent.
- More opportunity for natural and/or swale drainage (and storm water retention/absorption) relative to concentrated storm water conveyance in auto-oriented areas.

Table 1, Future Land Use Allocation

Parks, Recreation and Open Space	2,449.9 acres	25.3%
Estate Residential	690.5 acres	7.1%
Suburban Residential	3,866.5 acres	39.9%
Small-Lot Residential	37.3 acres	0.4%
Neighborhood Conservation	345.7 acres	3.6%
Suburban Residential Attached	1,088.9 acres	11.2%
Corridor Mixed Use	458.7 acres	3.7%
General Commercial	150.4 acres	1.6%
Suburban Commercial	84.5 acres	0.9%
Suburban Business Park	213.3 acres	2.2%
Light Industrial	301.6 acres	3.1%
TOTAL	9,687.3 acres	100.0%

CORRIDOR MIXED USE

This designation is for properties in commercial retail, office and service uses along and near a high-profile roadway corridor where mixed-use development outcomes are desired and encouraged. The mix of uses may include residential, especially to provide additional housing options and forms within the community. Major public and/or institutional facilities may also serve as development anchors within the area.

Not all properties in this designation will be viable for or result in mixed-use outcomes given their size, location and/or market position. Therefore, a range of typical stand-alone uses is anticipated as in the Suburban Commercial and General Commercial designations that are also shown along portions of the Township's roadway network. Relative to these other designations, however, Corridor Mixed Use is particularly intended to recognize fundamental paradigm shifts occurring in the development models for residential, retail, office and hospitality uses, leading to even greater focus on "destination" developments that creatively mix uses, integrate amenities and emphasize quality design.

Primary Land Use Types

- Commercial retail and service uses, at varying scales and development intensities depending on the physical characteristics of the particular corridor, and of a specific site and its adjacent uses.
- Office use, sometimes involving large and/or multi-story buildings depending on the site.
- Multi-unit attached residential as a component of mixed-use development, whether for rent (apartments) or ownership (condominiums, townhomes, row houses, etc.).
- Planned development to accommodate custom site designs and/or mixing of uses.



Corridor Mixed Use development at the southeast corner of the Township, just east of Haggerty Road.

Characteristics

- Whatever the development approach for a particular property in Corridor Mixed Use, the design of the site and its use(s) should be compatible with the Suburban character established or emerging in its vicinity, avoid proliferating Auto Urban character and provide adequate protections and buffering at points of transition between differing character types.
- Site design and development criteria should be set to soften the auto-oriented development character found along most busy roadway corridors, as well as to enhance safety for pedestrians and cyclists.

Northville Township Today Report

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Northville Township Master Plan

Figure 6, Historical Timeline

1800s

- 1823 First land patent in the Northville area is granted to Gideon Benton.¹
- 1898 Northville Township is established after splitting off from the Village of Northville (Incorporated 1867).

1900s

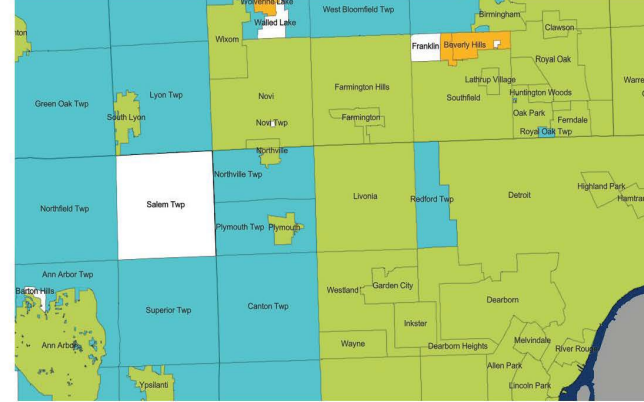
- 1919 Maybury Sanatorium, home of a tuberculosis hospital built by the City of Detroit for patient recovery, occupies 40 buildings between Seven and Eight Mile Roads at Beck and Napier Roads.
- 1925 Ford Gauge Plant, a water-powered plant producing Johannson gauge blocks, opens at Northville Road and Mill Street. This was one of 19 small Ford Village Industry plants built in southeast Michigan.²
- 1926 Wayne County Training School opens at Five Mile and Sheldon Roads, and serves as a home for developmentally disabled children.
- 1952 Northville State Psychiatric Hospital opens on over 400 acres of wooded land, along Seven Mile Road. This facility could house over 1,000 patients and was considered the most cutting-edge facility when it opened.³
- 1954 Ford Gauge Plant closes and is sold.
- 1969 Maybury Sanatorium closes.
- 1974 Wayne County Training School closes.
- 1975 Maybury State Park opens at the former site of the Maybury Sanatorium.
- 1985 Northville Township becomes a Charter Township.
- 1998 Wayne County Training School is demolished.

2000s

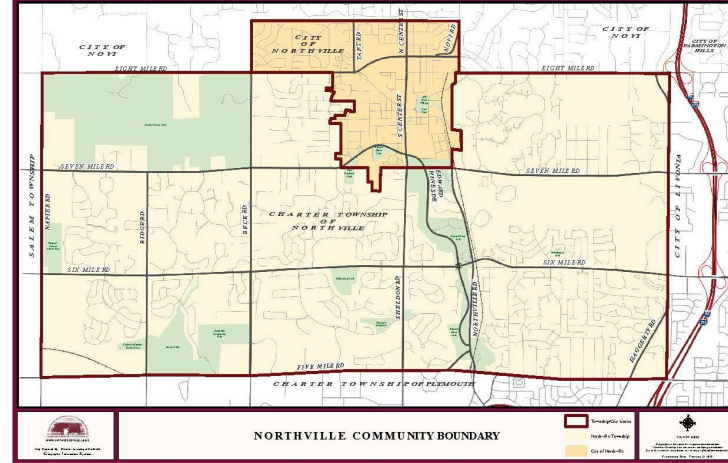
- 2003 Northville State Psychiatric Hospital closes.
- 2007 Most recent Master Plan is adopted.
- 2012 The Seven Mile Road Park Master Plan is adopted by the Board of Trustees and provides a 30-50 year roadmap for phased development at the former Northville State Psychiatric Hospital Site.⁴
- 2015 The Michigan International Technology Corridor Redevelopment Authority is formed to capture tax revenues to clean up properties on the MITC site located at the southwest corner of Northville Township.⁵

1 <https://pocketstights.com/tour/tour/Northville-Heritage-Hike-6121>
 2 <https://northvilletownshiphistoricalfund.org/lost-history>
 3 https://opacity.us/site/194_northville_state_hospital.htm
 4 <http://www.twp.northville.mi.us/business/economic-development/legacy-park-seven-mile-property>
 5 <https://www.hometowillife.com/story/news/2022/02/09/long-dormant-northville-township-property-get-new-life/6563974001/>

Map 3, Regional Context

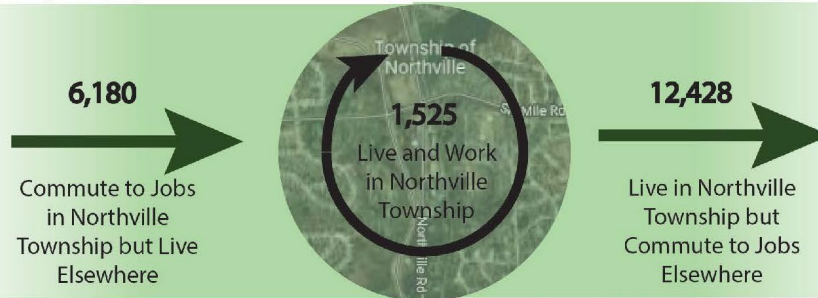


Map 4, Northville Community



Northville Township Today Report (DRAFT October 2022) 11

Figure 16, Commuting Trends



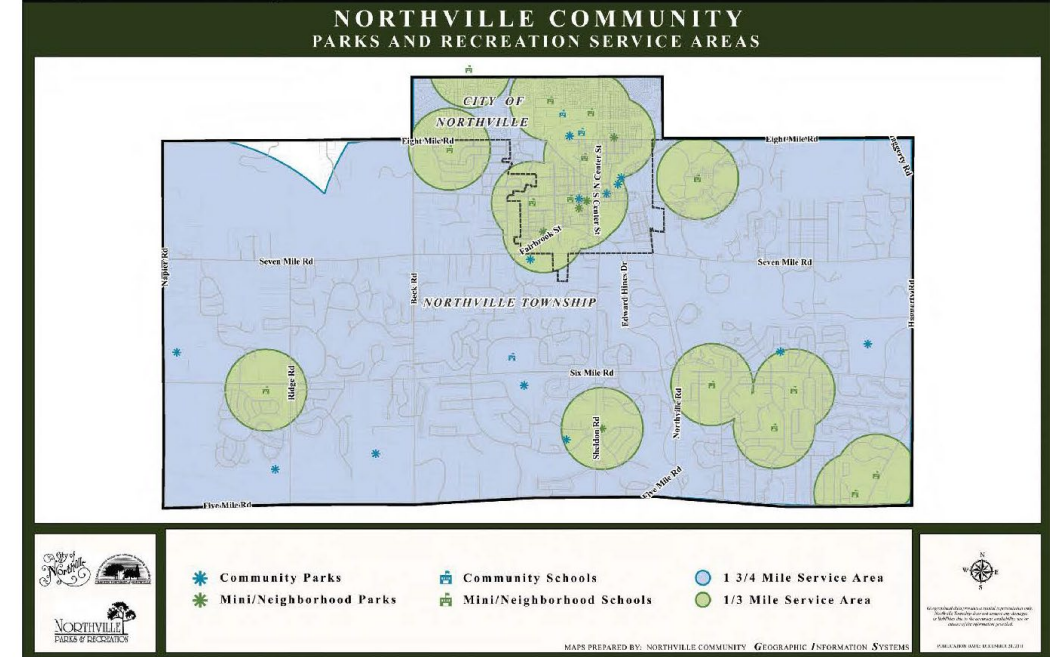
Sources: U.S. Census Bureau and SEMCOG

Figure 15, MITC Available Properties (Shown in Gold)



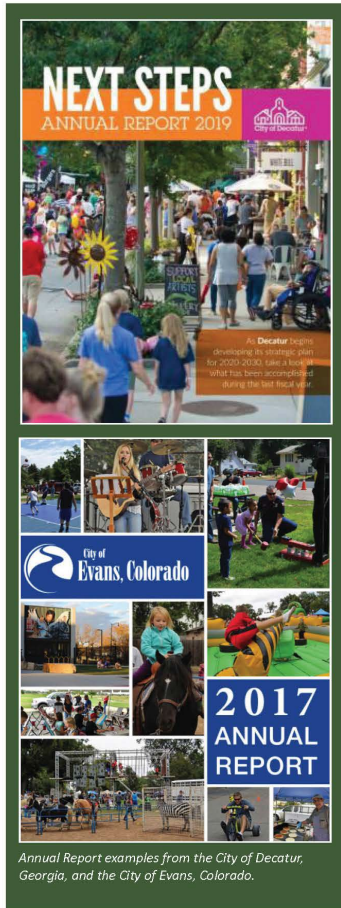
Source: MITC Webpage

Map 5, Northville Community Parks and Recreation Locations and Service Areas



Source: Northville Community Parks and Recreation Plan, 2019-2023

Implementation



PLAN AMENDMENT PROCESS

The Northville Township Master Plan should be a flexible document that allows for adjustment to changing conditions over time. Shifts in political, economic, physical, technological and social conditions and other unforeseen circumstances, may influence and change the priorities and fiscal outlook of the community. As Northville Township evolves, new issues will emerge while others will no longer be as relevant. Some action statements will be found impractical or outdated while other plausible solutions will arise. To ensure that it continues to reflect the overall goals of the community and remains relevant over time, the plan must be revisited regularly to confirm that the plan elements are still on point and the associated goals and action strategies are still appropriate.

Revisions of the Master Plan are two-fold, with minor plan amendments occurring at least every other year and more significant updates and modifications occurring every five years. As an example, a minor amendment could include revisions to certain elements of the plan as a result of the adoption of another specialized plan. Major updates will involve:

- Reviewing the community's base conditions and anticipated growth trends;
- Re-evaluating the plan findings and formulating new ones as necessary; and
- Adding, revising or removing action strategies in the plan based on implementation progress.

Annual Progress Report

Township staff should prepare an annual progress report for presentation to the Board of Trustees and Planning Commission. This ensures that the plan is consistently reviewed and that any needed modifications or clarifications are identified for the bi-annual minor amendment process. Ongoing tracking of consistency between the plan and the Township's development regulations should be an essential part of this effort.

The Annual Progress Report should include and highlight:

- Significant actions and accomplishments during the last year, including the status of implementation for each programmed task in the Master Plan.
- Obstacles or problems in the implementation of the plan.
- Proposed content amendments that have come forward during the course of the year.



- Every Year
Annual Report
- Every 2 Years
Amendment Process
- 5-Year
Interim Update
- 10-Year
Major Update

Ongoing Community Outreach and Engagement

All review processes and updates related to this Master Plan should emphasize and incorporate ongoing public input. The annual and continual plan evaluation and reporting processes should also incorporate specific performance measures and quantitative indicators that can be compiled and communicated both internally and to elected officials, residents and other plan stakeholders in a "report card" fashion. Examples might include:

- Acres of new development (plus number of residential units and square footage of commercial and industrial space) approved and constructed in conformance with this plan and Northville Township's development regulations.
- Various measures of service capacity (gallons per day, etc.) added to the Township's major utility infrastructure systems – and the number of dollars allocated to fund the necessary capital projects.

- New and expanded businesses, added jobs and associated tax revenue gains through economic development initiatives.
- Acres of parkland and open space added to the Township's inventory, and miles of trail developed or improved.
- Indicators of the benefits from redeveloped sites and structures (appraised value, increased tax revenue, new residential units and retail and office spaces in mixed-use settings, etc.).
- The numbers of residents and other stakeholders engaged through Township-sponsored education and outreach events related to Master Plan implementation and periodic review and updating, as outlined in this section.



Visual presentation of metrics status in annual report of the City of Powell, Ohio.

Interagency Comment Review

Interagency Comments on Northville Township Master Plan

Commenting Body	Commentor(s)	Date of Comment	Page # in Plan	Comment	Recommended Response
Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	N/A	Great to see so much public engagement went into the plan!	No change.
Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	N/A	Growth and resultant traffic are concerns often expressed by Plymouth Township residents as well, these seem to be the issue of our time.	No change.
Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	Page 26	We support your guiding principle #3, that "Northville Township will be an appealing community for everyone – from young families to seniors that would like to age in place – by offering a range of attainable housing options." Plymouth Township is also striving to become more age-friendly to people at all stages of life as we consider our future housing mix. To the extent that funding is available, perhaps a joint housing study would be useful in the future, to understand how different housing types are spread across our two townships and how we can meet this goal collectively.	Add a new action item on page 26, under "More Targeted Planning/Study" (in the Land Use and Development section) that states: "Consider conducting a joint housing study with adjacent municipalities to catalogue existing housing types and determine gaps."
Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	Page 31	The Future Land Use map is not red-green color-blind friendly. Given the prevalence of this condition in the population, we recommend changing the colors to improve accessibility	Maintain the current color version of the map, but add acronyms for the various map categories within each area where a category appears on the map, similar to the zoning district acronyms on the Township's Zoning Districts Map.
Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	Page 31	The Anthology of Northville site appears to be General Commercial on the FLU map. Given the site's proximity to homes to the north and the neighboring vacant parcel to the east, which is designated as Suburban Commercial, we do not understand the proposed pattern. Is the intent of designating the Anthology site as General Commercial to facilitate it's adaptive reuse in the future (e.g., into a hotel or some other use), or is it to meet the demand for General Commercial land area (in acres, Table 1) in the Township overall? We are not in opposition to any particular commercial designation, just curious about the intent for this corner.	Switch the designation on the Anthology site to Suburban Commercial to indicate that any future evolution of this existing use, or a future replacement use, should become more Suburban in nature, not more Auto Urban.

Interagency Comment Review

Interagency Comments on Northville Township Master Plan

Commenting Body	Commentor(s)	Date of Comment	Page # in Plan	Comment	Recommended Response
Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	N/A	Great to see so much public engagement went into the plan!	No change.
Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	N/A	Growth and resultant traffic are concerns often expressed by Plymouth Township residents as well, these seem to be the issue of our time.	No change.
Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	Page 26	We support your guiding principle #3, that "Northville Township will be an appealing community for everyone – from young families to seniors that would like to age in place – by offering a range of attainable housing options." Plymouth Township is also striving to become more age-friendly to people at all stages of life as we consider our future housing mix. To the extent that funding is available, perhaps a joint housing study would be useful in the future, to understand how different housing types are spread across our two townships and how we can meet this goal collectively.	Add a new action item on page 26, under "More Targeted Planning/Study" (in the Land Use and Development section) that states: "Consider conducting a joint housing study with adjacent municipalities to catalogue existing housing types and determine gaps."
Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	Page 31	The Future Land Use map is not red-green color-blind friendly. Given the prevalence of this condition in the population, we recommend changing the colors to improve accessibility	Maintain the current color version of the map, but add acronyms for the various map categories within each area where a category appears on the map, similar to the zoning district acronyms on the Township's Zoning Districts Map.
Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	Page 31	The Anthology of Northville site appears to be General Commercial on the FLU map. Given the site's proximity to homes to the north and the neighboring vacant parcel to the east, which is designated as Suburban Commercial, we do not understand the proposed pattern. Is the intent of designating the Anthology site as General Commercial to facilitate it's adaptive reuse in the future (e.g., into a hotel or some other use), or is it to meet the demand for General Commercial land area (in acres, Table 1) in the Township overall? We are not in opposition to any particular commercial designation, just curious about the intent for this corner.	Switch the designation on the Anthology site to Suburban Commercial to indicate that any future evolution of this existing use, or a future replacement use, should become more Suburban in nature, not more Auto Urban.

Phases and Timeline

Jun-
Sep

- Northville Township Today**
- Joint Workshop 1: Issues and Needs
 - Listening Sessions
 - Forum on Northville Township's Future
 - Steering Committee Meeting 1

Oct

- Plan Direction and Assumptions**
- Northville Township Today Report
 - Plan Direction and Outline Memo
 - Joint Workshop 2: Master Plan Direction

Nov-
Mar
2023

- Future Northville Township**
- Future Northville Township Drafts
 - Steering Committee Meetings 2-3

Apr

- Plan Implementation**
- Draft Plan with Implementation section
 - Public Open House
 - Joint Workshop 3: Draft Master Plan



May-
Aug

- Plan Finalization and Approval**
- Planning Commission hearing and approval
 - Final as-approved Master Plan





MASTER PLAN
- Shaping Our Tomorrow -



Northville Township Master Plan Board of Trustees

August 17, 2023

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Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	Page 26	<p>In the FLU descriptions for Suburban Residential and Neighborhood Conservation, we would encourage the Township to consider allowances for retrofit accessory dwelling units as Primary Land Use Types. These units are highly advantageous for age-in-place housing as they allow for multi-generational living with grandparents and grandchildren. Encouraging ADUs in these areas would also help accommodate the modest influx of residents that is expected in the coming decades, without having to sacrifice further forest land/green space to development. Allowing for garage conversions and similar retrofit ADUs would likely have slim-to-no impact on the visual character, since these structures already exist and would only need interior renovations. Especially as Plymouth and Northville grapple with land constraints and an aging population, these would be helpful to include</p>	<p>No change as the subject of Accessory Dwelling Units (ADUs) can be a significant policy and zoning matter but was not heard much at all during leadership and public discussions for the plan update. Therefore, KKC included the last action item on page 26 about monitoring trends and best practices for managing ADU activity if and when this issue needs attention in Northville Township. Also, if reference to ADUs were ever added to the future land use map category descriptions, it should be included only as "accessory" to a Primary Land Use Type as an ADU would never be a primary stand-alone use (e.g., "Detached residential dwellings, with the possibility of an accessory dwelling unit within the same primary residential structure or elsewhere on the same lot as zoning permits" under the Suburban Residential description on page 34). Finally, it should be emphasized that the Plymouth Township comment recommends only "retrofit" ADUs (e.g., garage conversions and other "interior renovations" of living space within existing structures on residential lots) as these "would likely have slim-to-no impact on the visual character." This does not encompass the potential density, lot coverage, visual and other impacts if an ADU were also allowed within a separate accessory structure on the same lot.</p>
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Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	Page 25, 28, 55	There is a distinct lack of discussion regarding off-street parking in the Transportation chapter. As Plymouth Township pursues an update to our parking regulations, we encourage Northville Township to do the same and consider emerging parking issues, such as pick-up/drop-off spaces, right-sizing parking minimums to reflect current (lower) demand, and allowing for greater discretion for the Planning Commission to waive/lower parking requirements by a % when insufficient demand is demonstrated. Parking has many impacts, from increasing stormwater infrastructure costs, to worsened urban heat, to higher economic burden on developers. Northville Township's shared parking standards are already helping to alleviate some of these impacts.	No change. It's true that off-street parking is not discussed in the Transportation section. Instead, it is cited numerous times in the Land Use and Development section, and also in the Economic Development section, because the topic came up within those contexts in leadership and public discussions for the plan update. In the Land Use and Development section, the last action item on page 25 under Regulations and Standards includes off-street parking among the various topics to be re-evaluated as part of potential regulatory updates based on the new plan. This is reinforced in the Economic Development section by the first action item on page 55 under Regulations and Standards. Additionally, multiple references to issues with off-street parking are included in the Community Character Framework for Land Use Planning narrative (page 28) that leads into the future land use map and category descriptions. Then also in certain category descriptions.
Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	Page 72	To build upon your plans for a bike network and bike sharing program, we would also encourage the establishment of clear bike parking standards (which types of racks are acceptable, requirements for bike parking for developments with more than 20 parking spaces, etc.).	On page 72 within the Implementation section, Strategic Action Priority (SAP) 9 shows that installation of bike racks and other voluntary approaches to encouraging greater bicycle use for transportation versus just recreation are included in the Transportation section. However, the proposed plan does not include any recommended regulatory approaches, such as required bike parking or standards, as this is a policy matter that did not come up during leadership or public engagement activities for the plan update. It is the Planning Commission's prerogative whether to add to the proposed plan some reference to exploration of regulatory options.

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Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	Page 49	Very happy see so much emphasis on sidewalks and pedestrian connectivity! If the Township decides to pursue a formal Health Impact Assessment (as mentioned in the strategic actions) in the future to assess walkability and other metrics, it may be advantageous to do a joint study to help identify blockages along our border.	In the Transportation section, in the last action item on page 49 under Programs and Initiatives, add this sentence in brackets to the end of the item: "[During the final plan review phase, Plymouth Township planning staff expressed interest in a potential joint study with Northville Township in locations of mutual interest.]"
Plymouth Township	Laura Haw, Planning Director, and Nani Wolf, Planner	2-Jun-23	N/A	We are excited to see that the MITC remains priority in your implementation plan – it is a major priority of ours too, and we are glad our partnership continues!	No change.
City of Novi	Mark Pehrson, Chair of PC	12-Jul-23	N/A	Staff comments provided in a PDF letter to the Novi Planning Commission. Their recommendation is as follows: It is the planning staff's recommendation that the Planning Commission authorize the Planning Commission Chair to sign and send a letter to the Northville Township Planning Commission commending them on their proposed draft Master Plan and state that their proposed Plan supports the City of Novi's Master Plan for Land Use.	No change.
Oakland County	Scott E. Kree, Senior Planner	14-Jul-23	N/A	A review of the City of Northville's draft Master Plan was completed by the City of Novi which has determined that the changes to the Northville Township Master Plan do not negatively impact any of the uses along the Oakland County-Wayne County border within the City of Novi. The findings in the City of Novi's review were found to be well documented and useful, as the city shares the most amount of boundary in Oakland County with Northville Township, located in Wayne County. Our cursory review for the remaining adjacent communities of Lyon Township, the City of Farmington Hills, and a portion of the City of Northville that has annexed into Oakland County, has shown that the changes to the Northville Township Master Plan will have no intentional adverse effects on any of the borderline communities.	No change.