



# AGENDA

Zoning Board of Appeals  
February 14, 2024  
7:00 PM

## Call to Order

**Roll Call** Brian Doren, Milan Gandhi, Joseph LoPiccolo, Christopher Roosen, Paul Slatin, Paul Smith, Thomas Stroup

## Approval of Minutes

Zoning Board of Appeals - November 15, 2023

## Correspondence

### Petitions

1. PZON24-0001 Jason Lipa - Schafer Construction, Inc.  
Property Owner: Charter Township of Northville  
Location: North side of 5 Mile Rd., east of Napier Rd. (next to Northville Lumber project)  
Request: To allow a portion of the parking lot behind the building to be gravel, where the ordinance requires the area to be paved. The intended use of the gravel area is for truck parking and material storage related to the business  
Action: Approve, Approve with Conditions, Postpone, Deny

## Other Business

Election of Officers

## Department Reports

## Public Comments

## Adjournment

Approved meeting minutes are available on the Township's website. Draft meeting minutes may be requested via FOIA request through the Township's Clerk's Department.

This notice is posted in compliance with PA267 of 1976 as amended (Open Meetings Act), MCLA 41.72a (2) (3) and

the Americans with Disabilities Act. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Northville Planning Commission by writing or calling: Cindy Zeitz, 44405 Six Mile Road, Northville, Michigan 48168 (248) 348-5800, ext. 10117 or email address [czeitz@twp.northville.mi.us](mailto:czeitz@twp.northville.mi.us).

**LEGEND**

- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. OVERHEAD UTILITY LINES
- EX. MANHOLE
- EX. CATCH BASIN
- EX. HYDRANT
- EX. GATE VALVE
- EX. UTILITY POLE
- EX. GUY WIRE
- FD. IRON BAR
- SET IRON BAR
- EX. SIGN
- EX. UNKNOWN METER
- EX. DECIDUOUS TREE

**PARKING REQUIREMENTS**

Office - 1 space per 300 SF (UFA)  
 Warehouse - 1 space per 1500 SF (UFA)

	Usable Floor Area	Parking Required
Office	20,000 SF	67
Warehouse/ Storage	20,000 SF	90
<b>Total Parking Required:</b>		<b>157 Spaces</b>
<b>Total Parking Proposed:</b>		<b>241 Spaces (3 Barrier Free)</b>

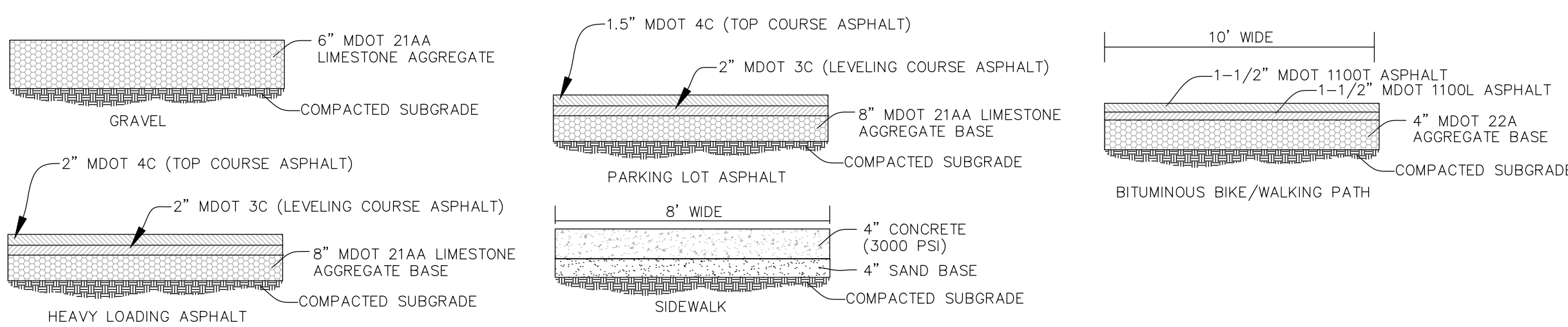
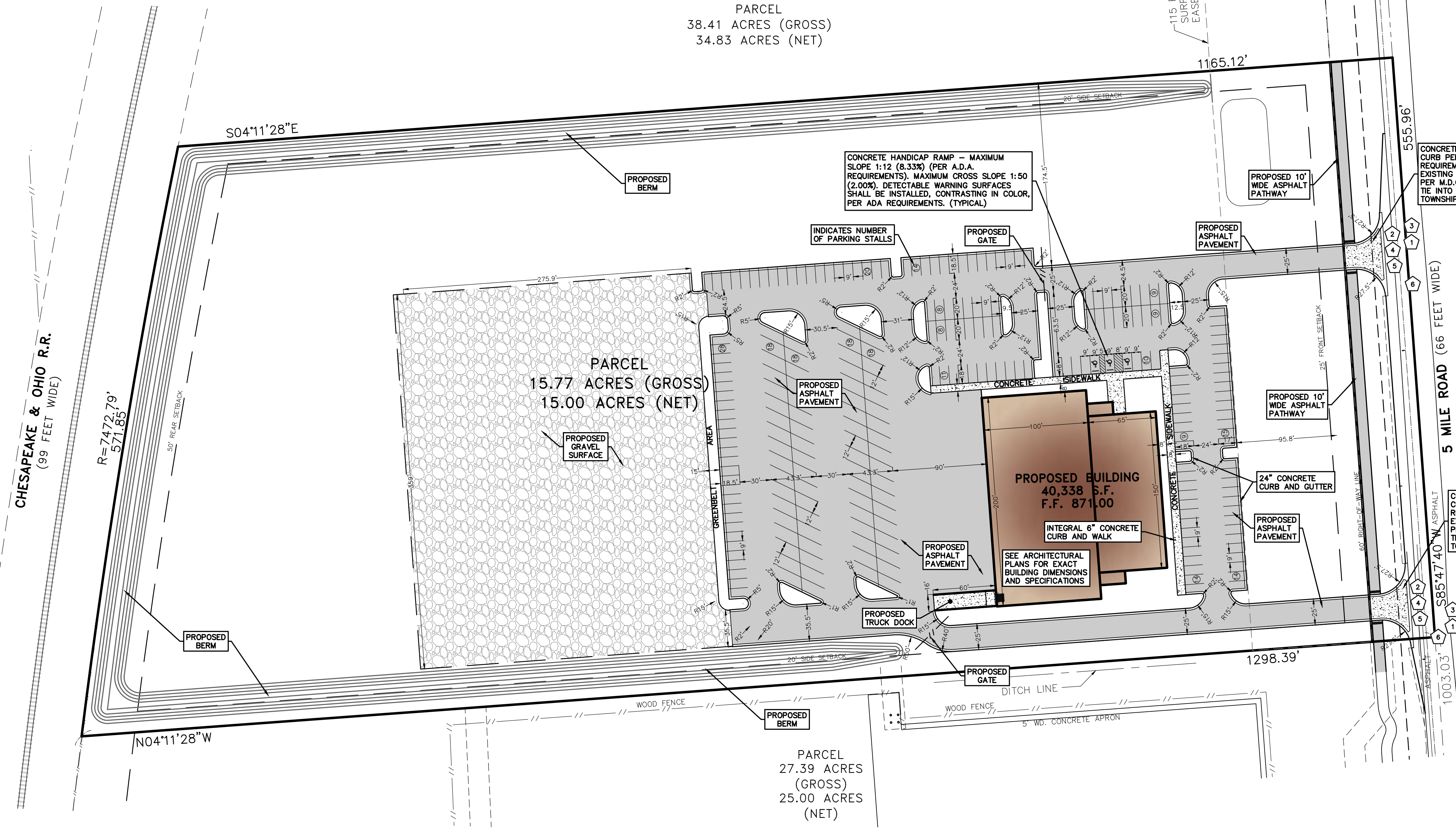
**WAYNE COUNTY LEGEND**

- 1 SAW CUT FULL DEPTH THE EXISTING PAVEMENT AT 1.0'-0" FROM THE BACK OF CURB AND REMOVE THE PAVEMENT AND THE CURB ALONG THE ENTIRE LENGTH OF THE DRIVE APPROACH OR AS DIRECTED BY THE COUNTY ENGINEER.
- 2 CONSTRUCT THE DRIVE APPROACH OPENING PER WAYNE COUNTY DETAIL D-6 OR AS DIRECTED BY THE COUNTY ENGINEER.
- 3 TIE THE NEW PAVEMENT TO THE EXISTING PAVEMENT WITH 18-INCH LONG #5 EPOXY COATED REBAR AT 18-INCH ON CENTER PER WAYNE COUNTY DETAIL RS-2 OR AS DIRECTED BY THE COUNTY ENGINEER.
- 4 CONSTRUCT THE PROPOSED DRIVE APPROACH WITH MINIMUM 8-INCH NON-REINFORCED CONCRETE WITH INTEGRAL STRAIGHT CURB TYPE "3" PER WAYNE COUNTY DETAIL RS-3 OVER 6-INCH MINIMUM OF 21AA AGGREGATE BASE COURSE COMPACTED IN PLACE TO A MINIMUM OF 95% DENSITY OF MAXIMUM UNIT WEIGHT PER WAYNE COUNTY DETAIL D-6 OR AS DIRECTED BY THE COUNTY ENGINEER.
- 5 CONSTRUCT THE PROPOSED DRIVE APPROACH WITH 6% MAXIMUM SLOPE.
- 6 RESTORE THE ROAD-OF-WAY PER NOTE 3 IN THE WAYNE COUNTY GENERAL NOTES OR AS DIRECTED BY THE COUNTY ENGINEER.

**GREENTECH ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 51147 W. Pontiac Trail, Wyandotte, MI 48193  
 Phone: (248) 668-0700 Fax: (248) 668-0701

**SITE STATISTICS:**

ZONED: I-1, INDUSTRIAL DISTRICT  
 POTENTIAL USE GROUPS: LIGHT INDUSTRIAL  
 CONSTRUCTION TYPE: II-B (PROTECTED)  
 NET SITE AREA: 15.00 ACRES  
 BUILDING HEIGHT: 36'  
 BUILDING SETBACKS:  
 FRONT - 25'  
 REAR - 50'  
 SIDE - 20'



**TYPICAL PAVEMENT CROSS-SECTIONS**  
 NOT TO SCALE

**INTEGRAL SIDEWALK AND CURB**  
 NOT TO SCALE

**ON SITE CURB**  
 NOT TO SCALE

**BARRIER FREE SIGN**  
 NOT TO SCALE

**TYPICAL PARKING STALL DETAIL**  
 NOT TO SCALE



SCHAFFER CONSTRUCTION  
**DIMENSION & PAVING PLAN**  
 VERITA TELECOMMUNICATIONS CORPORATION - PARCEL 77-071-99-0002-701  
 SECTION: 18 TOWNSHIP: 1 S RANGE: 8 E.  
 NORTHVILLE TOWNSHIP WAYNE COUNTY MICHIGAN

REVISED
DATE: 12-15-2023
DRAWN BY: RMS
CHECKED BY: LW
FBK: -
CHF: MM
SCALE: HOR 1" = 60 FT. VER 1" = 6 FT.