

CITY OF NORTHVILLE  
Planning Commission  
Aug. 5, 2014  
Northville City Hall – Lower Level, Meeting Room A

**1. CALL TO ORDER:**

Chairman Wendt called the meeting to order at 7:32 p.m.

**2. ROLL CALL:**

Present:        Marc Russell  
                  Jeff Snyder  
                  Anne Smith  
                  Dave Mielock  
                  Carol Maise  
                  Matthew Mowers  
                  Jay Wendt

Absent:         Steve Kirk - Excused

Also present:  Patrick Sullivan, City Manager  
                  Don Wortman, Planning Consultant

Audience:     Greg Presley  
                  Andrew Daly  
                  John Argenta

**3. MINUTES OF PREVIOUS MEETING**

Chairman Wendt expressed that the 2 commissioners on the roll call who are listed as absent should be marked absent –excused because the City was informed ahead of time that they would not be present.

**Motion by Russell, supported by Smith, to approve the July 15, 2014 minutes as presented. Motion carried unanimously.**

**4. AUDIENCE COMMENTS:** None

**5. REPORTS:**

**A. CITY ADMINISTRATION:** None

**B. CITY COUNCIL:** Council Member Jim Allen reported that City Council approved the draft of the Master Plan the previous evening. The Council did have additional comments about the overlay district regarding additional density, additional height, land uses & depicting the floodway/floodplain on the map.

**C. PLANNING COMMISSION:** None

**D. OTHER COMMUNITY/GOVERNMENTAL LIAISONS:** None

## 6. DISCUSSION

The Commission briefly discussed the use of undeveloped parking lots and parking requirements for square footage for seating arrangement vs. capacity.

### Cady Street Overlay

Planning Consultant Wortman led the discussion regarding the Cady Street Overlay (CSO) District and new regulations for that area. He stated that the key effort of this is implementation of the Master Plan, and much of what the commission has worked on for the past 6 month can be accomplished in part through the Cady Street Overlay. He pointed out that one thing that is unique since the previous discussion is the revision of the boundary to include both sides of Cady Street. All CBD uses would be allowed within this district, but it adds “including first floor residential.” This is what makes it unique to Cady Street vs. Main Street. PR1 uses are allowed to continue. The overlay provides a greater range of uses. Density proposed is 10-25 units per acre. Height regulations for the overly is predominately 4 story, or 5 story bonus, and 3 story. ~~Don~~ *Planning Consultant Wortman* pointed out that there is already a height overly for the downtown portion around Cady Street. If we go down the other side and replace it with the Cady Street overlay, the other overlay goes away. By eliminating the height overlay it brings the City down to only 2 overlay districts which is less confusing and more efficient. All development along the south side of Cady will have to be self parked, no parking credits would be allowed. The caveat to this is unless allowed by City Council. On the north side you can purchase parking credits. The overlay would be a text and a map amendment. This will require the normal process of a public hearing.

Discussion included:

Defining on the map that parking credits are only allowed on the North side of Cady Street. It would require going to BZA or to a P.U.D. for an amendment to this.

Section 10-17 – Shared Driveways/Collective parking is the same language that was used for the N. Center Street Overlay District.

Concerns about first floor residential in the Commercial District.

Concerns about where parking would be located if the current buildings on Mary Alexander were rebuilt. ~~Don~~ *Planning Consultant Wortman* stated that the Cady parking lots could be converted to buildings and parking credits would have to be purchased.

The commission made alterations to Section F on page 10-15. The commissioners would like the applicant to meet at least 5 of the additional options instead of just 3 for the 5 story bonus. They made #6 – Additional Streetscape features and #8 – Bonus story is stepped back from the top as requirements instead of options and moved # 10 as the ending sentence to the text in F. Under the “Note” section at the top of the page the last sentence should read “A Non-Occupied basement used for parking or storage shall not count as a story with regards to the building height overlay.”

The changes will be brought back to the Aug. 19, meeting for review and ~~Don~~ *Planning Consultant Wortman* will request the Public Hearing be set for September.

### **LED Sign Ordinance**

~~Don~~ *Planning Consultant Wortman* provided an explanation on why LED signs were before the commission. He told the commission that the First Presbyterian Church requested an LED sign. The normal procedure is to go before the Historic District Commission for approval of a sign in their boundary. The church was granted approval for the sign by the HDC. During the process it was pointed out that internally lit signs are not allowed by Zoning Ordinance. The sign was referred to the Zoning Board of Appeals to determine if LED signs are internally lit. The BZA determined that an LED sign is not internally lit. The Planning Commission has been given direction to clarify this. The proposed text amendments do clarify this and states that in fact LED signs are internally lit. This would be a minor text amendment.

Discussion included:

LED signs are used throughout the downtown now for many other uses such as street lights and lit streets sign. LED is technology advancing and is here to stay.

The concern is not LED technology, but internally illuminated signs in the Historic District.

How frequently messages will change and will colors change.

There is a provision to allow the Historic District Commission to approve historic internally lit signs such as the marquee sign at the theater and they would not be held to the same standard as the LED signs.

The Commission asked to move the following section of 6B up above to be real clear on what signs are prohibited, and to add “Halo letters” also.

The HDC approval as described above does not apply to L.E.D. (Light Emitting Diode) signs, electronic changeable copy signs, digital message centers, and similar signs.

Public Hearing will be requested to be set in September along with the Cady Street Overlay District.

### **8. ADJOURNMENT**

As there was no further discussion, Chairman Wendt asked for a motion to adjourn.

Motion by Maise, supported by Russell, to adjourn the meeting at 9:14 p.m. Motion carried unanimously.

Respectfully submitted,  
Shari Allen  
Recording Secretary