

**City of Northville**  
**CITY COUNCIL REGULAR MEETING MINUTES**  
**March 3, 2014**

Mayor Johnson called the meeting to order with the Pledge of Allegiance at 7:30 p.m. in the City of Northville Municipal Building, City Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

**ROLL CALL**

**Present:** Mayor Christopher Johnson, Mayor Pro Tem James Allen, Councilmembers Nancy Darga, Sam Ekong, and Ryan McKindles

**Absent:** None

**Also Present:** City Manager Patrick Sullivan, City Clerk Dianne Massa, Parks and Recreation Director Jason Spiller, Downtown Development Authority Executive Director Lori Ward, Planning Consultant Don Wortman, Planning Commissioners Jay Wendt and Marc Russell, reporter for Northville Record, and six citizens.

**PRESENTATIONS**

**A. Citizens Comments**

Carrie Mowers, 131 Rayson, voiced concern with parking and traffic issues on Rayson, Grace, and Lake Streets. Mowers noted that she has been in contact with the City Manager and voiced concerns with the current parking and traffic issues on these streets and how this area might be further impacted by the micro-brewery/restaurant development proposed for this area. Mowers noted that other suggestions to alleviate parking and traffic concerns were outlined in an email to the City Manager.

The City Manager explained that the applicant for the proposed development intends to amend its site plan with a shared parking agreement with the commercial building to the north of this development, and submit the revised plan to the Planning Commission for its review and consideration. The City Manager offered to notify Ms. Mowers when this proposed parking agreement would be going before the Planning Commission.

City Council directed Staff to administratively review setbacks for signage that allows for clear distance in the intersection and also to review the suggestions in Mowers' email to determine if changes are needed. At this time, concerns regarding the parking and traffic for the proposed development would be addressed by the Planning Commission.

**B. Request to Trade or Sell City-Owned Property on East Cady Street**

The City has been approached by Andrew Daily of Remerica Downtown One Realty regarding the possibility of trading or selling City-owned property on East Cady Street to facilitate a mixed-use

development project. The location is the paved parking lot on the south side of Cady Street, across from the Cady Parking Deck. The developer currently owns Lot 170, directly west of the City Parking Lot.

Mr. Daily, his partners, and consultants asked for the opportunity to explain their proposal to City Council to gauge the level of interest in the project and determine what process would be followed if the City is interested in selling or trading the land.

David Mielock and Gregory Presley presented three conceptual design schemes for the development of the property. Each scheme provided for a building comprised of commercial and residential uses. Scheme A provided for an 18,000 square foot development on Lot 170 only. The developer believes that various code restrictions and practical site difficulties make the project impractical to develop and be financially sustainable. Scheme B would provide for a 36,820 square foot development and include a land swap with the City of Northville to exchange the same amount of surface area as Lot 170. A preliminary site plan depicting the land swap proposal was provided to City Council. Scheme C would provide for a 39,830 square foot development and would require the purchase of Lots 171, 172a and 172b from the City of Northville. A preliminary site plan layout that could be achieved with the additional property acquisition was provided to City Council. Each scheme also depicted how parking requirements would be achieved.

Mielock and Presley also spoke about the Joint Committee Master Plan Recommendations report and upcoming Planning Commission discussions on the Master Plan updates. It was noted that the Joint Committee identified the Cady Street corridor as a transitional area for downtown Northville, from commercial to residential land use. Mielock and Presley stated the development team is comprised of local developers and designers that understand what the community wants in a development. A land swap or land sale would facilitate a project that is shovel-ready within months versus using a “request for proposal” process that would take one to two years before the project would be shovel ready.

City Council Comments and Discussion: Lengthy discussion ensued pertaining to current zoning ordinance requirements; urging that the Planning Commission review the zoning ordinance as it pertains to elevation, height standards, and maximum stories; ideal density for the Cady Street Corridor; flood plain issues; parking; and the need to recognize all of the potential for the area during the master plan revision. While City Council was supportive of a some type of development in this area, City Council members also voiced concern with a land swap or selling city-owned property as a “sole sale” without going through the competitive public Request for Proposal process to see what other projects might be presented by other developers.

#### **APPROVAL OF AGENDA AND CONSENT AGENDA**

It was requested that “Resolution/Changes to Michigan’s Millionaire Party Rules” be added to the Consent Agenda.

**Motion Darga, seconded by Allen** to adopt the agenda and consent agenda as amended.

Approve City Council Minutes of:

- Regular Meeting of February 18, 2014

Receive Bills List: Checks #86942 to #87024, Checks #87025 to #87045, Checks #87046 to #87108, Checks #87109 to #87168

Receive Board and Commission Minutes: None

Receive Departmental Reports: None

Board and Commission Appointments: None

Special Event Request / Friday Night Concert Series

Request to Canvass / Clean Water Action

Resolution / Changes to Michigan's Millionaire Party Rules

**Motion carried unanimously.**

## **PUBLIC HEARING**

### **A. Non-Motorized Pathway Master Plan**

On April 1, 2013, City Council approved Carlisle Wortman Associates of Ann Arbor to develop the Non-Motorized Master Plan for the City of Northville. Carlisle Wortman Associates, along with the assistance of the Pathway Steering Committee, has prepared the City of Northville Non-Motorized Pathway Master Plan. One of the primary focuses of this plan was connectivity to regional trails, allowing people to travel on well-defined and marked paths throughout the City to reach several regional destinations. This plan is implementation-oriented and recommends both short and long-term improvements. It is intended to serve as a basis for future grant applications and funding requests.

Don Wortman of Carlisle/Wortman Associates gave a brief presentation of the proposed plan. The Plan focuses on existing conditions, sidewalks, and bikeways; the existing road network; existing policies and laws; opportunities and constraints; the types of users and their destinations; recommendations for the City of Northville for priority routes and proposed improvements; and an implementation schedule to provide a network of non-motorized routes and connections.

City Council Comments and Discussion: A comment from City Council voiced concern that the proposed plan was incomplete as the following items were not addressed: Plan to connect to Beck Road as this should be considered a connector and Wayne County should be pressured to widen this road and include a shoulder for safety, no clear linkage to get people in the subdivisions north of Eight Mile Road to the downtown, lack of paths to get children safely to school (including Our Lady of Victory and St. Paul's), and a lack of paths to get people from the periphery areas (i.e. Highland Lakes in Northville Township) into the downtown area. The effort put into the proposed plan is commended; however, these linkages should be added to the proposed plan. In addition, funding for this plan should be prioritized in the order of safety, economic development, and then recreation.

Other comments from City Council and Staff spoke of the challenges with Beck Road. It was noted that Beck Road is located in Northville Township and Novi and not the City. The Committee included the long-range plans for the City of Novi and Northville Township in the proposed City Plan to show where its linkages would connect and continue outside of the City of Northville limits. This is important as it shows the community and the counties the potential connections for areas and destinations outside of the City of Northville. Those plans include the connection points from Beck Road into Maybury Park. The leverage for Wayne County to secure enough land to widen Beck Road and provide for a shoulder would come from the Northville Township Plan. In addition, it was also mentioned that Northville Estates is a "rural" subdivision. The roads are not wide enough to safely accommodate vehicles and walking traffic, and they are not open to having sidewalks and curb and gutters installed.

It was suggested that the map include "colors" to indicate where the proposed City connectors would tie into the Novi and Northville Township connectors. In reality, the City's plan is three different plans and color would show how the three plans tie together.

Public hearing opened at 9:05 p.m. No public comment. Public hearing closed at 9:05 p.m.

A final comment from City Council voiced the belief that the proposed plan should be amended to address the above-mentioned concerns and not adopted as presented.

**Motion Allen, seconded by McKindles** to approve and adopt the City of Northville, Non- Motorized Pathway Master Plan as presented by Carlisle Wortman and Associates of Ann Arbor.

**Voice vote. Yes: Allen, Ekong, McKindles, Johnson. No: Darga. Motion carried.**

In concept, Councilmember Darga supported the proposed plan. However, without the motion specifically requesting the plan be corrected to include the changes outlined and amending the priorities, she could not support adopting the plan as presented.

### **MAYOR AND COUNCIL COMMUNICATIONS**

**A. Mayor and Council Communications** None

**B. Staff Communications** None

Being no further business, the meeting was adjourned.

**Adjournment: 9:07 p.m.**

Respectfully submitted,

---

Dianne Massa, CMC  
City Clerk

---

Christopher J. Johnson  
Mayor

Approved as submitted: 4/7/2014