

**City of Northville**  
**CITY COUNCIL REGULAR MEETING MINUTES**  
**March 20, 2017**

Mayor Roth called the meeting to order with the Pledge of Allegiance at 7:00 p.m. in the City of Northville Municipal Building, City Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

**ROLL CALL**

**Present:** Mayor Ken Roth, Mayor Pro Tem James Allen, Councilmembers Nancy Darga, Sam Ekong, and Marilyn Price

**Absent:** None

**Also Present:** City Manager Patrick Sullivan, City Clerk Dianne Massa, Planning Consultant Sally Elmiger, and five citizens

Mayor Roth read a statement informing those present that the City Council meeting was being recorded for rebroadcast on the City's website. By remaining at the meeting, consent is inferred by those present to have their voice and image recorded and posted on the City's website.

**PRESENTATIONS**

**A. Citizens Comments**

Lois Clark, 318 Buchner Hill, questioned if a decision has been made on what will happen with Hillside Middle School. It was explained that Northville Public Schools (NPS) is seeking public input on long-term planning for Hillside to renovate the building or seek an alternate site on Eight Mile Road. The NPS website would have more information on the District's plans for Hillside Middle School.

**B. Program Update – The Senior Alliance**

Lydia Gold, The Senior Alliance, provided a brief update on The Senior Alliance and summarized the programs and services offered and utilized by Northville community clients. The City's local match for Fiscal Year 2016 was \$249 and over 365 clients were served. The total service dollar expenditures in the Northville community was \$192,495.32. The Senior Alliance has a new director.

City Council voiced appreciation for the update on the services provided to the Northville community.

**APPROVAL OF AGENDA AND CONSENT AGENDA**

**Motion Allen, seconded by Ekong** to approve the agenda and consent agenda as presented.

Approve City Council Minutes of:

- Regular Meeting of March 6, 2017

Receive Bills List:

- Accounts Payable Week of March 15, 2017

Receive Board and Commission Minutes:

- Housing Commission: 1/11/17

Receive Departmental Reports:

- Youth Assistance: 3/17

Board and Commission Appointments: None

Proclamation / April as Child Abuse Prevention and Awareness Week

Proclamation / April as Month of the Young Child

**Motion carried unanimously.**

## **RESOLUTIONS AND ORDINANCES**

### **A. Zoning Ordinance Amendment / First Reading**

#### **Article 26 – Construction of Language and Definitions – Lot Coverage**

At its February 21, 2017 meeting, the Planning Commission conducted a public hearing to consider text amendments to Article 26 Construction of Language and Definitions in the Zoning Ordinance. The proposed text amendment to Section 26.02 Definitions “Lot Coverage” clarifies that any structure with a roof, including covered porches, are included in the lot coverage calculation.

The Planning Commission is recommending approval of the proposed text amendment. Communication from the City’s Planning Consultant and the proposed zoning ordinance text amendment was provided to City Council for review.

City Council Comments and Discussion: Discussion ensued pertaining to covered porches, the previous use of the floor area definition to define lot coverage, and if breezeways and sheds would be subject to the lot coverage calculation. It was explained that, in most cases, if the structure has a roof and is attached to the ground, then it would be subject to the lot coverage calculation. There might be situations in which the Building Official will need to make an ordinance interpretation. A variance appeal may be made to the Board of Zoning Appeals for undersized lots.

**Motion Price, seconded by Allen** to introduce for first reading the proposed amendments to Article 26 Construction of Language and Definitions pertaining to lot coverage in the City of Northville Zoning Ordinance as presented, with second reading and possible adoption scheduled for April 17, 2017. **Motion carried unanimously.**

### **B. Zoning Ordinance Amendment / First Reading**

#### **Articles 2, 10, and 16 – Take Out Restaurants in the Central Business District**

At its February 21, 2017 meeting, the Planning Commission conducted a public hearing to consider text amendments to Articles 2, 10, and 16 in the Zoning Ordinance. The proposed text amendments modify:

- Section 2.06 Uniform District Requirements
- Section 10.03 Special Land Uses Permitted After Review and Approval
- Section 16.07 Home Delivery and Take Out Restaurants

The proposed amendments are necessary because “take-out restaurants” were listed as both a permitted and special land use in the Central Business District (CBD). The proposed changes keep take-out restaurants as a permitted use in the CBD, and deletes them as a special land use in this district. Removing this use as a special land use thus eliminates the need for the special land use requirements in

Section 16.07. Therefore, this section would also be amended.

The Planning Commission is recommending approval of the proposed text amendment. Communication from the City’s Planning Consultant and the proposed zoning ordinance text amendment was provided to City Council for review.

City Council Comments and Discussion: Discussion ensued pertaining to home delivery and why that should be considered a special use. Home delivery businesses need parking spaces, typically close to the business door, for the extra vehicles needed to accomplish home delivery. Home delivery businesses are usually more conducive to a strip mall setting and not a downtown. A separate comment from City Council voiced the belief that home delivery is less intensive than takeout restaurants. Takeout restaurants have a lot more traffic. The consensus was to fix the language to address the inconsistency in the zoning ordinance. Concerns pertaining to home delivery and takeout restaurant traffic and parking issues could be addressed with a future zoning ordinance amendment.

**Motion Darga, seconded by Ekong** to introduce for first reading the proposed amendments to Articles 2, 10, and 16 pertaining to take-out restaurants in the Central Business District in the City of Northville Zoning Ordinance as presented, with second reading and possible adoption scheduled for April 17, 2017. **Motion carried unanimously.**

**C. Zoning Ordinance Amendment / First Reading**  
**Article 21 - Signs**

At its February 21, 2017 meeting, the Planning Commission conducted a public hearing to consider text amendments to Article 21 Signs in the Zoning Ordinance. The proposed text amendment would allow an additional 12-square feet of wall sign area at a secondary entrance to a business site from an alley or parking lot in the Central Business District. Previously, a business site would have to split the total allowed sign area between the front and rear entrance. This change permits the full sign area at the front entrance, and an additional 12-square feet of sign area at a rear entrance.

The Planning Commission is recommending approval of the proposed text amendment. Communication from the City’s Planning Consultant and the proposed zoning ordinance text amendment was provided to City Council for review.

**Motion Darga, seconded by Allen** to introduce for first reading the proposed amendment to Article 21 Signs in the City of Northville Zoning Ordinance as presented, with second reading and possible adoption scheduled for April 17, 2017. **Motion carried unanimously.**

**D. Zoning Ordinance Amendment / First Reading**  
**Article 15 – Schedule of Regulations**

At its February 21, 2017 meeting, the Planning Commission conducted a public hearing to consider text amendments to Article 15 Schedule of Regulations in the Zoning Ordinance. The proposed text amendments pertain to Footnotes 10 and 11 (side yards in business districts). The changes are proposed because the existing language is confusing. The new language clearly requires no side setback in the Central Business District or Local Commercial District unless the building has a window or door in the side façade, or the side abuts a residential district. In these cases, a 10-foot side yard setback is required. Section 15.01, Schedule of Regulations, was reviewed, and unnecessary “N/A” notations and incorrect references to footnotes were eliminated.

The Planning Commission is recommending approval of the proposed text amendment. Communication from the City’s Planning Consultant and the proposed zoning ordinance text amendment was provided to City Council for review.

**Motion Allen, seconded by Ekong** to introduce for first reading the proposed amendment to Article 15 Schedule of Regulations in the City of Northville Zoning Ordinance as presented, with second reading and possible adoption scheduled for April 17, 2017. **Motion carried unanimously.**

**E. Zoning Ordinance Amendments**

**Article 26 – Construction of Language and Definitions – Basement**

At its February 21, 2017 meeting, the Planning Commission conducted a public hearing to consider text amendments to Article 26 Construction of Language and Definitions – Basement in the Zoning Ordinance. The text for the definition of basement was changed to mirror the labels in the basement illustration. The word “ceiling” was changed to “finished floor elevation.” This change is consistent with terms used in the Residential and Building Codes.

The Planning Commission is recommending approval of the proposed text amendment. Communication from the City’s Planning Consultant and the proposed zoning ordinance text amendment was provided to City Council for review.

**Motion Allen, seconded by Ekong** to introduce for first reading the proposed amendment to Article 26 Construction of Language and Definitions - Basement in the City of Northville Zoning Ordinance as presented, with second reading and possible adoption scheduled for April 17, 2017. **Motion carried unanimously**

**MAYOR AND COUNCIL COMMUNICATIONS**

**A. Mayor and Council Communications**

Ekong will be attending a Community Development Block Grant (CDBG) meeting on Thursday. He noted that proposed federal budget contains cuts to the funding of the CDBG program.

**B. Staff Communications** None

Being no further business, the meeting was adjourned.

**Adjournment: 7:30 p.m.**

Respectfully submitted,

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Dianne Massa, CMC  
City Clerk

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Ken Roth  
Mayor

Approved as submitted: 04/03/17