



PLANNING COMMISSION AGENDA

October 3, 2023 – 7:00 P.M.

LOCATION: City of Northville Municipal Building Council Chambers, 215 W. Main St., Northville MI 48167,
248-449-9902

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVE MINUTES** - August 1, 2023
September 19, 2023
- 4. AUDIENCE COMMENTS** (limited to brief presentations on matters not on the agenda)
- 5. REPORTS & CORRESPONDENCE**
 - A. City Administration
 - B. Planning Commissioners
 - C. Other Community/Governmental Liaisons
 - D. Correspondence
- 6. APPROVE AGENDA**

Consideration of agenda items generally will follow this order:

 - A. Introduction by Chair
 - B. Presentation by City Planner
 - C. Commission questions of City Planner
 - D. Presentation by Applicant (if any)
 - E. Commission questions of Applicant (if item has an applicant)
 - F. Public comment
 - G. Commission discussion & decision
- 7. PUBLIC HEARINGS**
- 8. SITE PLAN AND ZONING CHANGE APPLICATIONS**
 - A. 240 Orchard Dr – Our Lady of Victory Parish
- 9. OTHER PLANNING COMMISSION BUSINESS**
 - A. Update on Ford Field Gateway Project
- 10. ADJOURN** - next regularly scheduled meeting October 17, 2023

The City of Northville will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities requiring such services. All requests must be made to the City Clerk at least five (5) business days before the meeting in writing or by phone, 215 W. Main Street, Northville, MI 48167 (248) 349.1300. Minutes of the meeting are available at the City Clerk's Office and online at www.ci.northville.mi.us

CITY OF NORTHVILLE
215 W. Main Street, Northville MI
Planning Commission Meeting Minutes
August 1, 2023
7:00 PM

1. CALL TO ORDER

Chair Tinberg called the meeting to order at 7:00pm.

2. ROLL CALL

Present: Thomas Barry
Paul DeBono
Jeff Gaines
David Hay
Steve Kirk
Carol Maise
Donna Tinberg

Absent: William Salliotte
AnnaMaryLee Vollick

Also present: City Planner Elmiger
Building Official Strong
City Engineer Tsakoff
Mayor Pro Tem Moroski-Browne
City Council Member Price

1 Audience

3. APPROVE MINUTES – June 6, 2023

MOTION by Kirk, support by Hay, to approve the June 6, 2023 meeting minutes as presented.

Motion passed unanimously by voice vote.

4. AUDIENCE COMMENTS (limited to brief presentations on matters not on the agenda):

None

5. REPORTS & CORRESPONDENCE

A. City Administration

Building Official Strong

- Building Official Strong addressed Agenda Item 9.B. as follows:

Section 18.24 regulated placement of air conditioning condensers and emergency electrical generators, with placement being as required *unless prior approval is granted by the Building Official*. Building Official Strong requested that this phrase be deleted, thereby requiring that anyone who could not meet the placement criteria as outlined should follow the same process others followed when they wanted relief from ordinance standards, and seek a variance.

In response to general questions, Building Official Strong said that the ordinance only spoke to residential areas. The ordinance did not differentiate between portable and permanent emergency generators.

Commissioner Barry suggested a sound meter be used to confirm compliance with the sound limits (65 decibels at the property line).

- Commissioner Gaines asked for enforcement follow-up for the new construction at 515 River Street, relative to exposed dirt, erosion, silt fences in disrepair, and the apparent lack of preparation for sidewalk construction.

City Administration – City Planner Elmiger

City Planner Elmiger announced that Planning Commission Chair Tinberg had received the Helen S. Willis Outstanding Commissioner Award from the Michigan Association of Planners, an annual award that honors an individual who has advanced or promoted the cause of planning in the public arena. An awards presentation will be held October 4 in Traverse City as part of the Association's annual meeting.

B. Planning Commissioners

Commissioner Hay – Brownfield Redevelopment Authority

No report.

Commissioner Gaines – Historic District Commission

- June 21, 2023: HDC reviewed and approved a plan to install permanent bollards in the downtown area. The non-electric pneumatic bollards will be manually raised and lowered, as needed, and will be installed this fall.
- July 19, 2023: HDC approved demolition of a garage.
- Other approved items included such things as new paint, new signs in the downtown area, and new fence installation.

Carol Maise – Downtown Development Authority

Commissioner Maise updated the Commission on recent DDA Parking Committee activity, including discussion relative to a request for a reserved parking time for a specific space. The request was not approved.

Chair Tinberg – Board of Zoning Appeals

August meeting scheduled for tomorrow, August 2.

C. Other Community/Governmental Liaisons

None.

D. Correspondence

Correspondence received from City Planner Elmiger regarding the tree preservation ordinance.

6. APPROVE AGENDA

MOTION by Hay, support by Maise, to approve the agenda as published.

Motion passed unanimously by voice vote.

Consideration of agenda items generally will follow this order:

- A. Introduction by Chair
- B. Presentation by City Planner
- C. Commission questions of City Planner
- D. Presentation by Applicant (if any)
- E. Commission questions of Applicant (if item has an applicant)
- F. Public comment
- G. Commission discussion & decision

7. PUBLIC HEARINGS:

None

8. SITE PLAN AND ZONING CHANGE APPLICATIONS:**A. 342 E. Main**

Chair Tinberg explained that at its April 4, 2023 meeting, the Planning Commission approved the Final Site Plan for 342 E. Main Street, with conditions, some of which had to do with reaching certain access and easement agreements with the adjacent property owner to the west related to stormwater management and vehicular access to the site.

The applicant has been unable to reach those agreements with the adjacent property owner, so they are returning to the Planning Commission with an alternate stormwater management system. This constitutes a major site plan modification, which requires review and approval by the Planning Commission.

Referencing her July 24, 2023 memorandum, City Planner Elmiger gave the background and review for this request for a final site plan amendment for 342 E. Main Street. As already explained, the April 4, 2023 approval contained three elements that are no longer possible since the property owner to the west and the applicant have been unable to agree on shared facilities relative to:

- 1. Cross access agreement
- 2. Stormwater easement
- 3. Construction of a small segment of retaining wall on the adjacent property

Tonight the applicant was returning with modified plans. Minor outstanding issues and comments included:

1. The straight curb along the west side of the parking lot will require vehicles who are backing out of the most westerly parking spaces to back straight out and make a number of maneuvers to get out of the parking space. While this configuration will allow people to back out of the spaces, it may not be ideal. The applicant should work with the City DPW Director and City Engineer to determine if a small back-out area in the 3-foot wide grass strip to the west would help.
2. The plans show a larger side porch (west side of building) than the previous set of plans, as well as in the plans approved by the Historic District Commission (HDC). The plans will need to be re-submitted to the HDC for review of this change to the proposed building, as well as the site design amendments.
3. Other conditions from the original motion were also included in tonight's review.

In response to questions, City Planner Elmiger said that the applicants had provided a revised configuration for the retaining wall.

In response to questions, City Engineer Tsakoff provided the following:

- It was likely that any future connection to the westerly property would require a complete reconfiguration of the area being proposed for the flare-out.
- Of necessity, the parking lot was tight in terms of parking space dimensions and site configuration. It might be helpful for signage to designate smaller spaces for small cars.
- The drive entrance was 14.5 feet, which again was tight, but which could be navigated as long as drivers were careful.
- Regarding stormwater management, and because there would be no stormwater easement with the property to the west, the applicants were improving stormwater flow as much as possible. The small underground detention system was designed for a one-year storm event, which did provide some improvement in terms of water flow. Two small rain gardens will provide infiltration. During larger storms the water will overflow and sheet down the drive to the north, where it will go into the gutter line of the road.
- The stormwater system was the result of conversations with the DPW Director and the applicant's engineer, who along with City Engineer Tsakoff, met on site to discuss the best improvements that could be made. Sheet flowing across the site is really the only option, with the goal to control the water to the extent possible. If in the future the applicants were able to connect to the stormwater management to the west, the stormwater would go directly into the storm sewer system.

Commissioner discussion/clarifying questions:

- Commissioner Hay was pleased with the changes made to the landscaping, reflecting earlier Planning Commission direction to provide a more simplified, historical, landscaping plan.
- Commissioner Kirk was concerned that allowing this type of stormwater management would set an unfortunate precedent for other developers in the City.
- Building Official Strong pointed out that the ordinances do not require that all water stay on the subject site; the ordinance does require that any stormwater discharge from the site cannot negatively impact neighboring properties. The challenge was getting the water where it needs to go without negatively impacting other properties. In this situation, the proposed storm water management is an improvement over what currently exists.
- The retaining wall was an engineered wall.

- City Engineer Tsakoff further explained that that the applicant's engineers were looking at surcharge pressure, and were installing a dissipator to break up the flow.

Dennis Engerer, 999 Coldspring, was present on behalf of this application for final site plan amendment. Eric James, Land Design Studio, was also present.

Mr. Engerer explained that prior to coming for final site plan approval he had thought he had a verbal agreement with the western neighbor for the shared components as described above, but eventually the agreement broke down as they could not reach mutually agreed upon terms.

Without the agreement with the western neighbor, the plan had to be re-engineered. While the result was a great solution, Mr. Engerer did want to reserve the opportunity to revert back to the original plan, should in the future an agreement be worked out with the neighbor.

In response to a question, Mr. James said that a design change to the retaining wall, making a connection at the Main Street property line, eliminated the need to cross over the property line to make a connection to the existing retaining wall on the western property.

Chair Tinberg opened the meeting for public comment. As no public indicated they wished to speak, Chair Tinberg closed public comment and brought the matter back to the Commission for further discussion and/or a motion.

The Commissioners indicated they did not see anything that would stand in the way of final approval this evening. Commissioner Kirk agreed, but also remained concerned about parking. He asked the applicant to designate some spaces for compact cars only, and to tweak the design at the end to make ingress and egress a little easier. Commissioner Gaines also agreed, while encouraging the applicant to do everything he could to make connections with the western property.

MOTION by Maise, support by Kirk, to approve the amended final site plan as submitted tonight and as reviewed in the July 24, 2023 Carlisle Wortman review, and the July 27, 2023 OHM review,

With the following conditions:

- A. Applicant to work with City DPW Director and City Engineer on necessity for and/or design of small back-out area in grass strip west of parking lot.**
- B. HDC approval of revised building and site plans.**
- C. Applicant to obtain Sign Permit from the Building Department.**
- D. City DPW Director/City Engineer evaluation of proposed utilities.**
- E. Approved lighting information added to amended Final Site Plan set, including addition of fixture shields so lighting levels meet ordinance requirements along property lines.**

And with the finding that:

If an agreement can be reached with the neighbor to the west to allow vehicular cross access between parking lots at the rear of the properties, and/or connection to the stormwater system on the neighbor's property, the applicant can revert to the previously approved Final Site Plan regarding these items, with notification to the Planning Commission.

Roll call vote:

Barry	yes
DeBono	yes
Gaines	yes
Hay	yes
Kirk	yes
Maise	yes
Tinberg	yes

Motion carried 7-0.

A. 710 W. 8 Mile – Mobil Gas Station

Chair Tinberg explained that as explained in the July 24, 2023 Carlisle Wortman review memorandum, this application for combined preliminary and final site plan approval did not yet meet the requirements for review. Tonight the Planning Commission would offer feedback and direction to the applicant.

Referencing the July 24, 2023 CWA memorandum, City Planner Elmiger gave the background and review for this request, which was very similar to a plan presented to the Planning Commission in 2016-2017, when the applicant had received preliminary site plan approval, but had never returned for final site plan approval, allowing the preliminary site plan approval to lapse.

The applicant was proposing a small addition on the left side of the existing building to be used for a franchise fast food type restaurant use. The site plan will be modified to eliminate two curb cuts close to the street intersection and add a greenbelt along Taft Road.

There were a number of comments in the memorandum regarding the submitted plans. The applicant did provide a response memo which addressed many of the comments, including labeling many of the informational requests as being provided in Phase II, which probably meant when the final site plan is submitted.

City Planner Elmiger's main concerns were:

- The location and size of existing underground utility lines have not been provided on the site plans. Also, the architectural site plan shows the above-ground utility structures (such as the watermain manholes) in different locations than the site survey. The location of the existing underground utilities (water main, sanitary sewer, stormwater lines) needs to be accurately illustrated on the site plan.
- There is no topographic information in the plan set. Topographic information of the existing site, and the proposed changes to the site, need to be provided. In addition, the grades of the proposed retaining wall around the dumpster screen need to be provided.

In response to questions, City Planner Elmiger provided the following information:

- The previous preliminary approval from 2015/16 sets no precedent and the current submission should be treated as an entirely new application.
- The site is meeting the requirements for a franchise type operation in terms of parking.

- The existing dumpster screen is old and in disrepair. Redeveloping the site should include an improved dumpster enclosure and screen per ordinance requirements, with the enclosure and screen coordinating with the design of the building.

Commission discussion:

- Currently vehicles have difficulty accessing this site, and the entrances should therefore not be too small.
- If possible, confusion regarding the right of way should be cleaned up as part of this project.
- The Commission discussed the possibility of requiring a sidewalk along Taft.

Ayat Sleiman, Shain Park Realtors, Birmingham, was present on behalf of this request to redevelop the site at 710 W. 8 Mile, as described. Ms. Sleiman made the following points:

- The process for this redevelopment project actually started in 2016, and there had been no change in ownership since that time. The owner was trying to improve the site while also being as careful with costs as possible. The applicant would like to get final site plan approval in order to move ahead with hiring professional engineers and a landscape architect. Given that there had been a preliminary approval years ago, could the process be moved on to the second phase at this point?

Chair Tinberg explained that as outlined in the Carlisle Wortman report, the application did not yet meet the requirements for preliminary review, and the plan could not be reviewed. The Commission could give general feedback, if the applicant desired.

- In response to questions, Ms. Sleiman said that no franchise operator was committed to the new addition. The expansion was to provide space for internal food service or perhaps, eventually, a small franchise food use. As of right now, the addition should be considered a convenient extension of the existing convenience store.

Chair Tinberg opened the meeting for public comments.

Lenore Lewandowski, 119 Randolph, suggested traffic lane markings for right and left turns, in order to improve access into the site.

As no other public indicated they wished to speak, Chair Tinberg closed public comment and brought the matter back to the Commission. She asked that the Commission provide feedback for such items as whether the applicant intends to retain the current canopy as is over the gas pumps, whether the Commission would need to see the height of the existing and proposed retaining walls and the extent of regrading that's required, whether the Commission supported the review recommendation that driveway widths should be the minimum width necessary, what was the rationale for the number of building mounted light fixtures on the front elevation, will the existing pole on the 8 mile driveway receive a new fixture to match the new fixture at the Taft road driveway, and what should be required in terms of updating the dumpster enclosure and gate, and perhaps even location.

Commissioners agreed that no formal review could occur without first receiving the information outlined in the Carlisle Wortman review.

Several Commissioners commented relative to the traffic at this corner, and asked that any reasonable improvements be made to smooth the traffic access to the site, including looking at connections with the traffic light there. Other comments focused on the gateway location of this site, and asked the applicants to make improvements with that in mind. Commissioner Gaines commented on the awkward relationship of this site to the site layout of the party store next door. Making changes to increase pedestrian friendliness – especially if the building will house a food use – should also be considered. Landscape upgrades will go a long way to emphasizing the site's gateway location.

The Commission in general was supportive of the proposed redevelopment of the building and the site as shown. Commissioners were concerned about the lighting, landscaping, dumpster enclosure replacement, and some Commissioners also desired the addition of a sidewalk along Taft. Also, would a larger dumpster be needed if food service was added?

It came out in conversation that even if the applicant wanted to move the building, the long-time gas station use would probably preclude that due to the location of underground storage tanks.

In response to questions about lighting on the site, including the lighting on the building, City Planner Elmiger said a photometric study would be required.

In response to comments regarding possible circulation configuration changes, City Planner Elmiger spoke to the need to provide circulation for regular tanker truck deliveries.

MOTION by DeBono, support by Hay, to refer the application for preliminary and final site plan approval for 710 W. 8 Mile Road – Mobil Gas Station back to the applicant in order to address comments made this evening and as listed in the Carlisle Wortman review memorandum.

Roll call vote:

Barry	yes
DeBono	yes
Gaines	yes
Hay	yes
Kirk	yes
Maise	yes
Tinberg	yes

Motion carried 7-0.

9. OTHER PLANNING COMMISSION BUSINESS

A. Tree Preservation Ordinance Discussion

Commissioners Kirk and Barry updated the Commission regarding their work on the Tree Preservation Ordinance.

Commissioner Kirk made comments and gave several examples as to why the tree preservation ordinance was so important. The mature trees in the City drew people to Northville, but the trees also presented challenges. Without “teeth,” the ordinance would not prevent people from clear cutting properties, and it could take 100 years to replace the growth that currently exists.

Commissioner Barry reviewed the work the subcommittee had done so far, including:

- The subcommittee completed a thorough review of the current ordinance, with conversations with City Planner Elmiger, City Manager Lahanas, Building Official Strong, and Landscape Architect Nordstrom, as well with Arborist Porterfield.
- Commissioner Barry had personal experience with meeting the requirements of the tree preservation ordinance.
- The subcommittee reviewed the costs benefits of the tree preservation ordinance to the City.
- The subcommittee reviewed multiple Michigan community tree ordinances. Many communities don't have an ordinance relating to residential properties but do have very strong ordinances relating to public areas and community owned properties.
- The subcommittee planned and conducted a SWOT (strengths, weaknesses, opportunities, threats) analysis meeting to discover what is working and what isn't working, how the ordinance is used and how it is applied.
 - The ordinance is confusing and needs a clear rewrite. The residential application inspection process is confusing, hard to manage, and costly to the city.
 - Properties were divided into 4 categories: City property, commercial and industrial property, residential properties under construction, and residential properties not under construction.
 - The City program of overall public tree maintenance, designed by the Davey Tree Company, is excellent, and supports certification for Tree City accreditation.
 - The commercial and industrial tree program makes it easier for developers to ask forgiveness rather than comply with the ordinance.
 - What is really not working is the residential tree program, which has done little to stop removal of trees, is costly to the city, and is a burden to those who need to maintain their properties and perhaps take a tree down that has matured on their watch.

Next steps include:

- Formal presentation of revised residential tree preservation program, perhaps as soon as the next Planning Commission meeting. If approved, begin drafting the ordinance.
- Clean up the entire ordinance and simplify the process.
- Maintain the city's involvement in residential tree removal process.
- Make the permit process transparent for all.

The Tree Preservation Ordinance process summary provided tonight by City Planner Elmiger was very helpful.

Chair Tinberg thanked the subcommittee for their work.

B. Sec. 18.24 – Air Conditioning Condensers and Emergency Electrical Generators

Section 18.24.a.2) read:

“In addition to compliance with the Michigan Construction Code, air conditioner condensers and emergency electrical generators shall be located in the rear yard, within eight (8) feet of the principal structure, unless prior approval is granted by the Building Official. No air conditioning condenser units or generators shall be located in the front yard.”

City Planner Elmiger explained that the Building Official felt the phrase “unless prior approval is granted by the Building Official” put the onus on the Building Official to make a decision to modify the requirements of the zoning ordinance without having any standards to go by. The Zoning Ordinance does not do this anywhere else but rather requires any relief to be determined and granted by the Board of Zoning Appeals. Therefore, the Commission was being asked to recommend that the phrase be deleted from the ordinance. If the Commission agreed, she would provide a written report outlining and proposing this change.

It came out in discussion that Section 18.24 also applied to sound (18.24.b.1).

Chair Tinberg opened the meeting for public comment on this item. Seeing that no public indicated they wished to speak, Chair Tinberg closed public comment and brought the matter back to the Commission.

In response to questions, City Planner Elmiger said she would look at the ordinance for any other appropriate changes that might be made, including screening, sound levels, etc.

The Commission discussed the difficulty of regulating emergency generators, which operated during power outages. Suggestions included looking at what other communities did to regulate generator use, decide whether to regulate portable as well as permanent generators, and also to include regulations regarding vibration.

Chair Tinberg directed City Planner Elmiger to bring back the proposed change for action by the Commission, as well as any resultant recommendations from further research.

10. ADJOURN

MOTION by Maise, support by DeBono, to adjourn the meeting.

Motion passed by voice vote.

The meeting adjourned at 9:17pm.

Respectfully submitted,
Cheryl McGuire, Recording Secretary

CITY OF NORTHVILLE
215 W. Main Street, Northville MI
Planning Commission Joint Training Meeting Minutes
City of Northville and the City of Plymouth
September 19, 2023
7:00 PM

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

ROLL CALL

City of Northville

Present: Thomas Barry
Paul DeBono
Jeff Gaines
David Hay
Steve Kirk
Carol Maise
William Salliotte
Donna Tinberg
AnnaMaryLee Vollick

Absent: None

City of Plymouth

Present: Hollie Saraswat
Zachary Funk
Karen Sisolak
Timothy Joy
Kyle Medaugh

Absent: Scott Silvers, Shannon Adams, Joseph Hawthorne, Eric Stalter

Also present: Plymouth Planning & Community Development Director Greta Bolhuis,
Mayor Brian Turnbull, Trustee Marilyn Price.

Carlisle/Wortman Associates: Sally Elmiger, Northville City Planner. Doug Lewan, Principal.

CITIZEN COMMENTS: No citizens were present.

PLANNING COMMISSION TRAINING:

Doug Lewan, Carlisle/Wortman Associates, utilized a PowerPoint presentation entitled *Sound Planning and Zoning Decisions*, 9/19/2023. Mr. Lewan offered training on the following:

- Decision making – set the record
- Zoning Ordinance decision making
- Types of decisions/approvals
- Non-discretionary approvals
- Discretionary approvals
- Site Plan Review
- Special Land Use
- Board of Appeals
- Amendments
- Tips and pitfalls in decision making
- So, how do you make a sound decision?
- It is worth all the effort
- Be aware of zoning exemptions, exceptions, and special rules

ADJOURN

Discussion ended at 9:11 p.m. and the training session was adjourned.

Michael Smith
City Clerk

Draft Submitted: 9/27/2023



215 WEST MAIN STREET
NORTHVILLE, MI 48167
(248) 449-9902

SITE PLAN APPLICATION

Refer to Article 19 of the City of Northville Zoning Ordinance for Site Plan Review Procedures and Standards. The Zoning Ordinance is available on the City's website www.ci.northville.mi.us.

See Page 4 for Application Submission requirements and Procedures for Appearing before the Planning Commission. Refer to the Development Review Fee Schedule at www.ci.northville.mi.us for current fees.

Check appropriate review to be completed:

- ☐ **SITE PLAN REVIEW:** Is this for ☐ Preliminary Review ☒ Final Review
- ☐ **CHANGE OF USE** (for proposed development which requires additional parking)
- ☐ **MINOR SITE PLAN ADMINISTRATIVE REVIEW** (review by City Manager, PC Chair, and City Planner)

TO BE COMPLETED BY APPLICANT

Name of Sponsor of Development: Our Lady of Victory Parish Northville
133 Orchard Dr. Northville, MI 48167
 Address _____
248.763.1493 mattgriffin02@pobox.com
 Telephone _____ Email _____

Name of Property Owner: Our Lady of Victory Parish Northville
133 Orchard Dr. Northville, MI 48167
 Address: _____
248.349.2621 olvfather@olvnorthville.net
 Telephone _____ Email _____

Name of Site Planner: _____
 Address: _____
 Telephone _____ Email _____

Name of Contractor: Executive Landscape 015744
19402 Gerald Dr. Northville, MI 48167
 Address: _____

Name of Engineer: Kem-Tec
22556 Gratiot Avenue Eastpointe, MI 48021
 Address: _____
(586) 772-2222 RGarbarino@kemtec-survey.com
 Telephone _____ Email _____

*Point of Contact for this Project/Application to Receive City Department Internal Reviews

Point of Contact information must be provided in order to receive City Department Internal Reviews prior to the Planning Commission Meeting. Only ONE Point of Contact shall be designated. This person is responsible for forwarding the Internal Reviews to the interested parties. The Internal Reviews are sent via EMAIL.

Name Matt Griffin Email Address mattgriffin02@pobox.com

LOCATION OF PROJECT

240 Orchard Dr. Northville MI 48167

Property Address: _____

Cross Streets: Orchard Dr. _____ and Thayer Blvd. _____

Subdivision: Orchard Heights _____ Lot No: North 60' of 54 _____

Lot Size: 60' x 318' _____ Zoning District: R-1B _____

Located in the Historic District: ☐ *Yes ☒ No *IF YES, APPLICATION MUST ALSO BE MADE TO THE HISTORIC DISTRICT COMMISSION FOR APPROVAL.APPLICATION IS FOR ☐ Preliminary Approval ☒ Final Approval**TYPE AND COST OF BUILDING – All applicants must complete parts A – D****A. TYPE OF IMPROVEMENT:**

New Building

1. ☐ Addition (If residential, enter number of new housing units added, if any in part D 13)
2. ☒ Alteration (see 2 above)
3. ☐ Repair, replacement
4. ☐ Demolition (If multi-family residential, enter number of units in building in part D 12)
5. ☐ Moving (relocation)
6. ☐ Foundation only

B. OWNERSHIP

- 8a. ☒ Private (individual, corporation, non-profit instruction, etc.)
- 8b. ☐ Public (Federal, State, or local government)
9. ☒ Proof of ownership (**required**). Proof shall consist of Title Insurance, Purchase Agreement. **Must** have Names of the principal owners involved in any Corporation, Partnership, etc.

C. COST:

10. ☒ Total Cost of Improvement \$ \$250,000

To be installed and included in the above cost:

- a. Electrical _____
- b. Plumbing _____
- c. Heating, Air Conditioning _____
- d. Other (elevator, etc.) _____

D. PROPOSED USE – for “demolition” indicate most recent use

- | | |
|---|---|
| 11. <input type="checkbox"/> One Family | 19. <input type="checkbox"/> Industrial |
| 12. <input type="checkbox"/> Multi-family # of units _____ | 20. <input type="checkbox"/> Parking |
| 13. <input type="checkbox"/> Transient hotel, motel, dormitory | 21. <input type="checkbox"/> Service station, repair garage |
| Enter # of units _____ | 22. <input type="checkbox"/> Hospital, institutional |
| 14. <input type="checkbox"/> Garage | 23. <input type="checkbox"/> Office, bank-professional |
| 15. <input type="checkbox"/> Carport | 24. <input type="checkbox"/> Public utility |
| 16. <input checked="" type="checkbox"/> Other – specify <u>Green space for school</u> | 25. <input type="checkbox"/> School, library, etc. |
| _____ | 26. <input type="checkbox"/> Stores, mercantile |
| 17. <input type="checkbox"/> Amusement, recreational | 27. <input type="checkbox"/> Tanks, towers |
| 18. <input type="checkbox"/> Church, other religious | 28. <input type="checkbox"/> Other - specify _____ |

NON RESIDENTIAL – describe in detail the proposed use of building, e.g. food processing plant, machine shop, laundry building or hospital, elementary school, college, parochial school, parking garage for department store, rental office building, office building at an industrial plant. If use of existing building is being changed, enter proposed use.

Our Lady of Victory is seeking approval to improve the existing green space by adding a new play structure and

installing an artificial turf field for use by the school as a play area in accordance with the deed restrictions.

SELECTED CHARACTERISTICS OF BUILDING

For new buildings and additions, applicant shall complete parts E – L. For demolition, applicant shall complete only part J.

E. PRINCIPAL TYPE OF FRAME

- | | |
|---|--|
| 29. <input type="checkbox"/> Masonry (wall bearing) | 32. <input type="checkbox"/> Reinforced Concrete |
| 30. <input type="checkbox"/> Wood Frame | 33. <input type="checkbox"/> Other – specify _____ |
| 31. <input type="checkbox"/> Structural Steel | |

F. PRINCIPAL TYPE OF HEATING FUEL

- | | |
|--|--|
| 34. <input type="checkbox"/> Gas | 37. <input type="checkbox"/> Coal |
| 35. <input type="checkbox"/> Oil | 38. <input type="checkbox"/> Other – specify _____ |
| 36. <input type="checkbox"/> Electricity | |

G. TYPE OF SEWAGE DISPOSAL

- | | |
|--|--|
| 39. <input type="checkbox"/> Public or private company | 40. <input type="checkbox"/> Private (septic tank, etc.) |
|--|--|

H. TYPE OF WATER SUPPLY

- | | |
|--|--|
| 41. <input type="checkbox"/> Public or private company | 42. <input type="checkbox"/> Private (well, cistern) |
|--|--|

I. TYPE OF MECHANICAL

- | | | |
|-------------|----------------------------------|---------------------------------|
| Central Air | 43. <input type="checkbox"/> Yes | 44. <input type="checkbox"/> No |
| Elevator | 45. <input type="checkbox"/> Yes | 46. <input type="checkbox"/> No |

J. DIMENSIONS

47. Number of stories _____
48. Total square feet of floor area, all floors based on exterior dimensions _____
49. Total land area, square feet _____

K. NUMBER OF OFF STREET PARKING SPACES

50. Enclosed _____ 51. Outdoors _____

L. BEDROOMS/BATHS

52. Number of bedrooms _____

53. Number of baths _____ Full baths _____ ½ baths _____

M. COMPLETE APPENDIX D “SITE PLAN REVIEW CHECK LIST” Pages 5-9 of this application

Procedures to Appear Before the Planning Commission

- Complete the application and sign.
- Make **15** copies of the application and all backup documentation (i.e. site plans, drawings, plot plans, etc.) and assemble them into 15 identical packets. For each packet, the application must be on top and backup documents must be folded to the same size as the application. Submissions in folders, binders, etc are not accepted.
- **PDF file of complete submission provided at time of submission and emailed to dmassa@ci.northville.mi.us. NO THUMB DRIVES OR FLASH DRIVES accepted. PDF file must exactly match the paper submission.**
- Submit to the Building Department no later than 4:00 p.m. the day of the submission deadline as posted on the City's website www.ci.northville.mi.us and at the Building Department, as deadlines may be moved to accommodate holidays and the newspaper submission schedule. **A timely submission is the fee and paper submission.**
- Planning Commission meetings are held the 1st and 3rd Tuesdays of the month at 7:00 p.m. in the City Council Chambers. If there is a change in date or location, it will be posted on the City's website and at City Hall.
- The applicant or a representative should be present at the meeting to answer any questions the commissioners may have. Presentation boards or other large items can be brought to the meeting to help the commissioners in the decision making process.

APPLICATION CHECK LIST - filing considered timely when all is provided by the 4pm submission deadline

☐ Site Plan Application – completed in its entirety and signed. Unsigned applications are not accepted.

☐ Site plans, Sketches, etc. – hard copy

☐ Appendix D – Site Plan Review Checklist

☐ Proof of ownership (See page 2)

☐ All of the above assembled into 15 identical packets – no binders, folders, etc.

☐ PDF file of complete submission that exactly matches paper submission **emailed to**

dmassa@ci.northville.mi.us. NO THUMB DRIVES OR FLASH DRIVES accepted.

☒ Fee (see Development Review Fee Schedule on website) – Applications submitted without fees are not considered a timely submission and shall be deferred to a future meeting.

I hereby certify that the owner of record authorizes the proposed work and that the owner has authorized me to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. The applicant hereby expressly acknowledges and agrees that by signing this document, the applicant is fully responsible for any and all fees, costs, and/or expenses which are associated with this application whether approval of the application is granted or not. In the event that the City of Northville is required to take any type of action, legal or otherwise, to collect any amount due or owing by the applicant, then the applicant expressly agrees to pay for any and all costs and expenses, including attorney fees, incurred by the City of Northville in having to collect any such amount due or owing by the applicant. This section must be completed and signed or application will not be accepted.

Matthew J. Griffin


Signature

PRINT name of applicant

Our Lady of Victory Parish Northville

Print the applicant's full legal name (individual or company)

133 Orchard Dr. Northville, MI 48167

Provide the applicant's complete address

Authorized agent

248.763.1493

Relationship to owner

Phone #

APPENDIX D

SITE PLAN REVIEW CHECKLIST

To be Completed by Applicant A - G

General Requirement of Overall Development Plan

Submission shall consist of drawings shown at a scale of not less than 1 inch equals 50 feet on a standard sheet size of 24' x 36'. A scale of 1 inch equals 100 feet when conditions warrant or do not allow the use of the standard sheet size at a scale of 1 inch equals 50 feet may be permitted. Architectural elevations and floor plan details shall be drawn to a minimum scale of 1/8 inch equals 1 foot. The appropriate number of drawing/plans as provided in the adopted administrative rules together with the required application and fees shall be submitted to the Building Department along with a PDF file of the complete submission. **NO THUMB DRIVE OR FLASH DRIVES accepted.**

Included in the development plan shall be the following information. If required items of information are not applicable, the applicant shall indicate reason why the information is not necessary. The Planning Commission shall determine if a waiver for the required items of information is appropriate for preliminary and final site plan submittal.

A. TITLE BLOCK INFORMATION

1. Proprietor's Name and Address
2. Name of community where project is proposed
3. Scale of drawing
4. Revision block (month, day, year)
5. Name of Architect, Engineer, Surveyor, Landscape Architect or Planner and Professional Seal.
6. Legal Description of the Parcel

INFORMATION

Provided	Not Provided	Reason N/A
x		
x		
x		
x		
x		
x		

B. LEGEND INFORMATION

1. Area of Parcel Proposed for Development
2. Zoning Classification of the Site
3. If Residential, show density calculations
(i.e.: dwelling units per acre or bedrooms per acre)
4. If Commercial or Industrial show gross and useable floor area
5. Proposed and Existing Land Uses
6. Number of Parking Spaces Provided and Number Required by the Zoning Ordinance
7. Number of Loading & Unloading Spaces if Required & Number Required by the Zoning Ordinance
8. Percent of Parcel Covered by Main & Accessory Buildings

INFORMATION

Provided	Not Provided	Reason N/A
x		
x		
		x
		x
x		
		x
		x
		x

C. AREA PLAN/COMMUNITY LOCATION

1. Relationship of the Proposed Development to a larger portion of the Community, generally with respect to the closest major arterial intersection.
2. Extent of Proprietors land if more than subject property
3. Zoning classification of all contiguous properties
4. Location of all contiguous buildings
5. Location of driveways opposite development and nearest driveways on contiguous street fronting property
6. Location and size of all off site utilities and utility easements
7. North Arrow

INFORMATION

Provided	Not Provided	Reason N/A
x		
x		
x		
x		
x		
x		
x		

D. SITE PLAN DEVELOPMENT

1. Location and uses of all proposed and existing buildings
2. Dimensions from all exterior property lines to proposed and existing buildings
3. Existing and proposed grades shall be shown throughout site
4. If development is in phases, total over all conceptual development shall be shown together with details of Phase I
5. On site utilities, their location and connection to off-site utilities
6. Internal circulation pattern and points of ingress and egress to the site and relationship to external points of ingress and egress near or opposite the site
7. Location and design of all parking facilities & loading & unloading areas
8. Construction standards for all drives, walks and parking lots
9. Provisions of acceleration, deceleration and passing lanes
10. Location of trash receptacles, transformer pads or other utility surface structure
11. Applicable barrier free design rules

INFORMATION

Provided	Not Provided	Reason N/A
		x
		x
x		
x		
		x
		x
		x
		x
		x
x		

E. ARCHITECTURAL PLAN DETAILS

1. Proposed architectural elevations
2. Floor plan layout to show:
 - a. Dwelling unit type (for multiples)
 - b. Useable floor space (for other)
 - c. Proposed use (for other)
3. Structural details for application of performance bonds

INFORMATION

Provided	Not Provided	Reason N/A
		x

INFORMATION

Provided	Not Provided	Reason N/A
		x
		x
		x
		x

F. LANDSCAPING, LIGHTING AND SIGN DETAILS

1. Green spaces, screening walls and/or berms and fencing with details and cross-section around parking stations, trash receptacles, utility structures and for screening adjacent properties
2. Landscaping specifications showing planting materials, species and number noted in landscape legend
3. Exterior lighting with locations and methods of shielding
4. Directional signs, location and size and design
5. Advertising signs, location, size and design

INFORMATION

Provided	Not Provided	Reason N/A
x		
x		
		x
x		
		x

G. GENERAL REMARKS

See attached narrative.

NOTE: FAILURE TO SUBMIT PLANS THAT DO NOT ALLOW THE PLANNING COMMISSION TO ADEQUATELY ADDRESS ALL THE CRITERIA PROVIDED FOR THE REVIEW BY THE PLANNING COMMISSION ACCORDING TO ARTICLE 19 OF THE ZONING ORDINANCE AND THE SITE PLAN CHECK LIST SHALL RESULT IN A DELAY TO THE APPLICANT.

TO BE COMPLETED BY THE CITY

CASE # _____

DATE _____

Application Fee: \$ _____ Date filed with Building Dept: _____

Date submitted to Planning Commission: _____

Approval: Date and Signature of Secretary: _____

Disapproval*: Date and Signature of Secretary: _____
(*Reason for disapproval attached)

Conditional Approval*: Date and Signature of Secretary: _____
(*Conditions of approval attached)

Revised Site Plan submitted: (Date) _____

All conditions have been met and the revised Site Plan is in accordance with the conditions of approval attached.

Revised Site Plan Approved:

(Signature of Building Inspector)

(Date)

Comments:

NOTE: THIS PROCESSING FORM, TOGETHER WITH ALL CORRESPONDENCE, IS TO BE ATTACHED TO THE PLANNING COMMISSION'S "OFFICIAL COPY" OF THE SITE PLAN, FORMING A PERMANENT RECORD REGARDING THE PLAN SUBMITTED. THE "OFFICIAL COPY" TOGETHER WITH ALL ATTACHED DATA SHALL BE RETURNED TO THE PLANNING COMMISSION FILES AFTER PROCESSING.

CITY USE ONLY

PLAN REVIEW RECORD

Plan Reviews Required

Date Plans Approved

Approved By

Building

Plumbing

Mechanical

Electrical

Police Department

Fire Department

City Engineer

Other

Building Permit #

FOR DEPARTMENTAL USE ONLY

Building Permit Issued _____
(date)

Use Group _____

Fire Grading _____

Building Permit Fee \$ _____

Live Loading _____

Certificate of Occupancy \$ _____

Occupancy Load _____

Drain Title \$ _____

Plan Review Fee: \$ _____

Approved By:

(signature)

(title)

PREPARED FOR: OUR LADY OF VICTORY PARISH NORTHVILLE
240 ORCHARD DRIVE, NORTHVILLE, MICHIGAN,
PART OF SECTION 29,
TOWN 3 NORTH, RANGE 10 EAST

Our Lady of Victory Parish Northville (OLV) is seeking multi-phased approval to create a new green space and play area on 240 Orchard Dr. OLV owns the parcel (zoned R-1B) and is planning to maintain the property with R-1B zoning (i.e. separate from the school special land use) but enable the property to be used as an OLV play area in accordance with the deed restrictions. 240 Orchard was, until recently, zoned as vacant according to Northville city ordinance - Phase 1 of our plan was approved to have the property enhanced for active use with very little change to the property. Phase 1 requirements have been met and the property is now available for active use by the school.

Phase 2, the subject of this Site Plan Review, will seek to have a play structure and artificial turf field installed to enhance the school experience for students.

The ability to use the green space next to our school will be advantageous in many ways. Our students do not have the ability to play on a soft surface. Being able to provide an area of turf vs. asphalt will make a difference in the overall school experience for our students. Many times students play football or soccer and can end up injured due to the hard surface. With the green space available we would also be able to put a playscape along the west tree line. Currently, we only have a playscape for the younger students, but would love to include the entire student body. We had to adapt our current playscape to make it usable for the preschoolers. In turn, it is no longer as fun for the older students. In the winter the students would love the ability to be able to play in the snow and build snowmen and forts!

Our teachers would also like to be able to use the green space as an outdoor learning opportunity to be able to have space to observe bugs, dirt, flowers, grass, and trees. When the weather is nice, teachers would like to be able to be in nature and enjoy the outdoors. We believe, all in all, this type of enhancement will improve safety for the school children and continue to promote the overall mission of OLV within the school and within the Northville community.

Again, Phase 2 will seek to install a new play structure and an artificial turf field which will require grading, proper drainage, and new surface materials; however, no new buildings, dwelling structures, or utilities will be added as part of Phase 2. We believe the enclosed, proposed plans show our intent for the enhancements.

We cannot express what a difference this space would make for our staff and students. Thank you for your consideration and partnership with this next phase of the project.

QUIT CLAIM DEED

240 Orchard LLC, a Michigan limited liability company ("Grantor"), whose address is c/o Michael A. Nedelman, 28580 Orchard Lake Rd., Suite 140, Farmington Hills, Michigan 48334 quit claims to Allen H. Vigneron, Roman Catholic Archbishop of the Archdiocese of Detroit ("Grantee"), and his successors, whose address is 12 State Street, Detroit, Michigan 48226, the real estate described on the attached Exhibit A (the "Property"), for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars; provided, however, that this conveyance is made on the express condition that the Property shall be used only for religious and educational purposes (including any uses accessory or incidental thereto including, but not limited to, playground, athletic field, open space and/or greenspace) (the "Permitted Uses") in connection with the operation by Our Lady of Victory Parish, a parish of the Archdiocese of Detroit (the "Parish"), of that school located at 132 Orchard Drive, Northville, Michigan, and that at such time as the Property shall cease to be used only for the Permitted Uses in connection with the operation by the Parish of that school located at 132 Orchard Drive, Northville, Michigan, title to the Property shall automatically revert to Grantor, its successors and assigns (the "Reversion Right").

This deed is exempt from the Real Estate Transfer Tax pursuant to MCL 207.505 (a) and the State Real Estate Transfer Tax pursuant to MCL 207.526(a).

The Reversion Right shall run with the land and bind Grantee and its successors in title. Grantor's sole remedy for failure of the condition is the Reversion Right.

[remainder of page intentionally left blank]

Dated this 15th day of December, 2016.

240 Orchard LLC, a Michigan limited liability company

By: 

Michael A. Nedelman

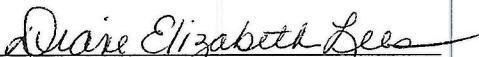
Its:

Authorized Agent

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 15th day of December, 2016, before me personally came Michael A. Nedelman, Authorized Agent of 240 Orchard LLC, a Michigan limited liability company, to me known, who, being duly sworn, did execute this Quit Claim Deed on behalf of the limited liability company.

Notary's Signature:



Notary's Name:

Diane Elizabeth Lees

Notary Public, State of

Michigan, County of Oakland

My commission Expires:

9-27-2017

Acting in the County of:

Oakland

Drafted By:

Michael A. Nedelman, Esq.
Nedelman Legal Group, PLLC
28580 Orchard Lake Road, Suite 140
Farmington Hills, Michigan 48334

When Recorded Return To:

Nicholas P. Scavone, Jr.
Bodman PLC
6th Floor at Ford Field
1901 St. Antoine Street
Detroit, Michigan 48226

Send subsequent tax bills to: Grantee

State Transfer Tax: exempt

County Transfer Tax: exempt

EXHIBIT A

Property located in the City of Northville, County of Wayne described as follows:

North 60.0 feet of Lot 54, ORCHARD HEIGHTS SUBDIVISION Lots 34 to 39, 44 to 58, Town 1 South, Range 8 East, as recorded in Liber 40, page 32, Wayne County Records.

Commonly known as 240 Orchard Dr., Northville, MI 48167
Parcel ID no. 48 003 02 0054 001







Playmakers®
Detour

Product: 500-1803



\$47,762

Price:
~~\$68,500~~
Sale Item!

Ages
5-12yrs

Space Required
38' 0" x 41' 7"
(11,58m x 12,67m)

 CAD Files

 Share

 Print

 Technical Documents

ADD TO QUOTE



1. REMOVAL OF ALL SEDIMENT AND FINAL CLEANING OF THE AREAS TO BE THE
2. FINAL, SEEDING, MULCHING, AND LANDSCAPING PER AS DIRECTED BY THE OWNER.
3. ALL AREAS OF DISTURBED EARTH NOT PAVED SHALL BE SEEDDED WITHIN 15 DAYS
4. OF COMPLETION OF THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL
6. CONSTRUCTION EROSION CONTROL DEVICES AND REMAINING SAID DEVICES OPEN
7. UNTIL THE PROJECT IS COMPLETED.
8. GRADING TO MATCH EXISTING GRADES AT PROPERTY LINES, EXCEPT WHERE NOTED
9. OTHERWISE BY THE OWNER.
10. THE AREA OF DISTURBANCE IS 0.60 ACRES.
11. THIS PLAN ILLUSTRATES THE USUAL EROSION CONTROL MEASURES TO BE USED
12. IN THE FIELD. THE FIELD WORK SHALL BE DONE TO CORRECT OR CHANGE ANY CONDITIONS
13. INSTALLED AND MAINTAIN THE DEVICES IN THE DESIGNED CAPACITY BEYOND A

PER USDA WEB SOIL SURVEY FOR WAYNE COUNTY, MICHIGAN, UPDATED ON 81-29-22 THE SOIL FOR THIS SITE IS CHARACTERIZED AS BOYER LOAMY SAND, 0 TO 6 PERCENT SLOPES (100%).

THE AREA OF DISTURBANCE MEASURES APPROXIMATELY 0.40 ACRES. THEREFORE, AN NPDES-NCC FROM THE MOED IS NOT REQUIRED SINCE THE AREA OF DISTURBANCE IS LESS THAN 5.0 ACRES.

1. ALL MUD, DIRT AND/OR DEBRIS TRACKED OR SPILLED ONTO ANY PAVED AREA SHALL BE REMOVED/CLEANED DAILY IN A PROMPT MANNER BY THE CONTRACTOR

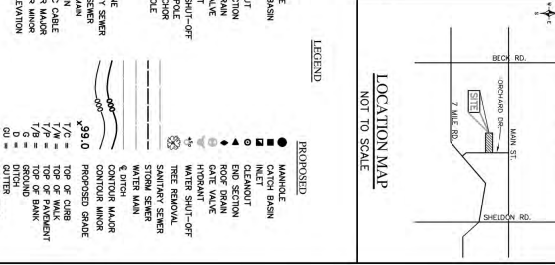
[illegible][illegible]

12. DUST/CONTROL MUST BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE OPERATOR AND/OR THE CONTRACTORS). SPRINKLING TANK TRUCKS MUST BE AVAILABLE AT ALL TIMES TO BE USED ON HAUL ROUTES OR OTHER PLACES WHERE DUST BECOMES A PROBLEM.

13. IMMEDIATELY AFTER SETTING, MULCH ALL SETTED AREAS WITH LINEARLY 3/4" SMALL GRAIN STRAW OR HAY, SPREAD UNIFORM AT THE RATE OF 1-4" TONS 2 TONS PER ACRE OR 100 POUNDS PER 1000 SQUARE FEET. ANCHOR MULCH IN DISC-TYPE ANCHORING TOOL, OR OTHER MEANS APPROVED BY THE CITY OF NORTHVILLE ENGINEERING DIVISION.

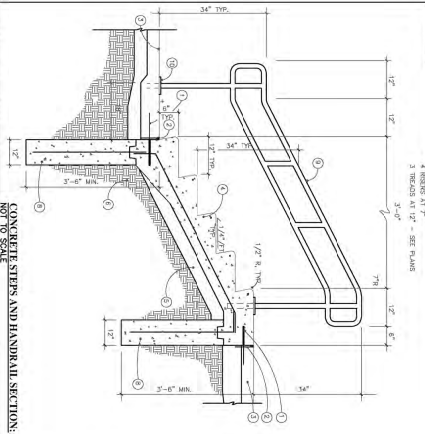
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPENDIX WITH ONLY DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESENCE AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

SITE BEHIND MARK 42
 NAL ON NORTH SIDE OF POWER POLE ABOUT 3 FEET WEST OF BACK OF CURB
 AND 12 FEET SOUTHWEST OF SOUTHWEST PROPERTY LINE.
 ELEVATION = 844.34' (NAD 83)



1. ALL WORK SHALL COMPLY TO THE CURRENT CITY OF NORTHBELL STANDARDS AND SPECIFICATIONS FOR THE CONSTRUCTION OF ALL NEW AND EXISTING SEWERAGE AND WATER MAINS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REQUIREMENTS TO THE CURRENT EDITION OF THE MINIMUM STANDARD OF UTILITY SERVICE COMMISSIONS.
3. THE CONTRACTOR SHALL OBTAIN THE CITY OF NORTHBELL A MINIMUM OF 72 HOURS PRIOR TO THE START DATE.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF NORTHBELL SPECIFICATIONS.
6. ALL EXCAVATION WORK SHALL BE IN ACCORDANCE WITH EXISTING UTILITIES AND PROPOSED SHIELD WALLS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHIELDING OF EXISTING UTILITIES, OR PROPOSED SHIELD WALLS, WHICH ARE NOT TO BE REMOVED OR DAMAGED BY THE EXCAVATION WORK.
8. AS A RESULT OF THE EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT THE COMPLETION OF THE EXCAVATION TO THE CITY OF NORTHBELL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND THE SHIELD WALLS.
10. THE CONTRACTOR SHALL OBTAIN THE REASON FOR THE REASON FOR ANY COMPLAINTS AND

ON THE STATE AND CONFORMANCE OF THE "ROAD" AND "SHALL" OPERATIONAL, DESIGN, AND LIGHTS NECESSARY TO PROTECT THE PUBLIC, TRAFFIC SHALL BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY THE CITY OF NORTHVILLE. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MICHIGAN MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.



608:

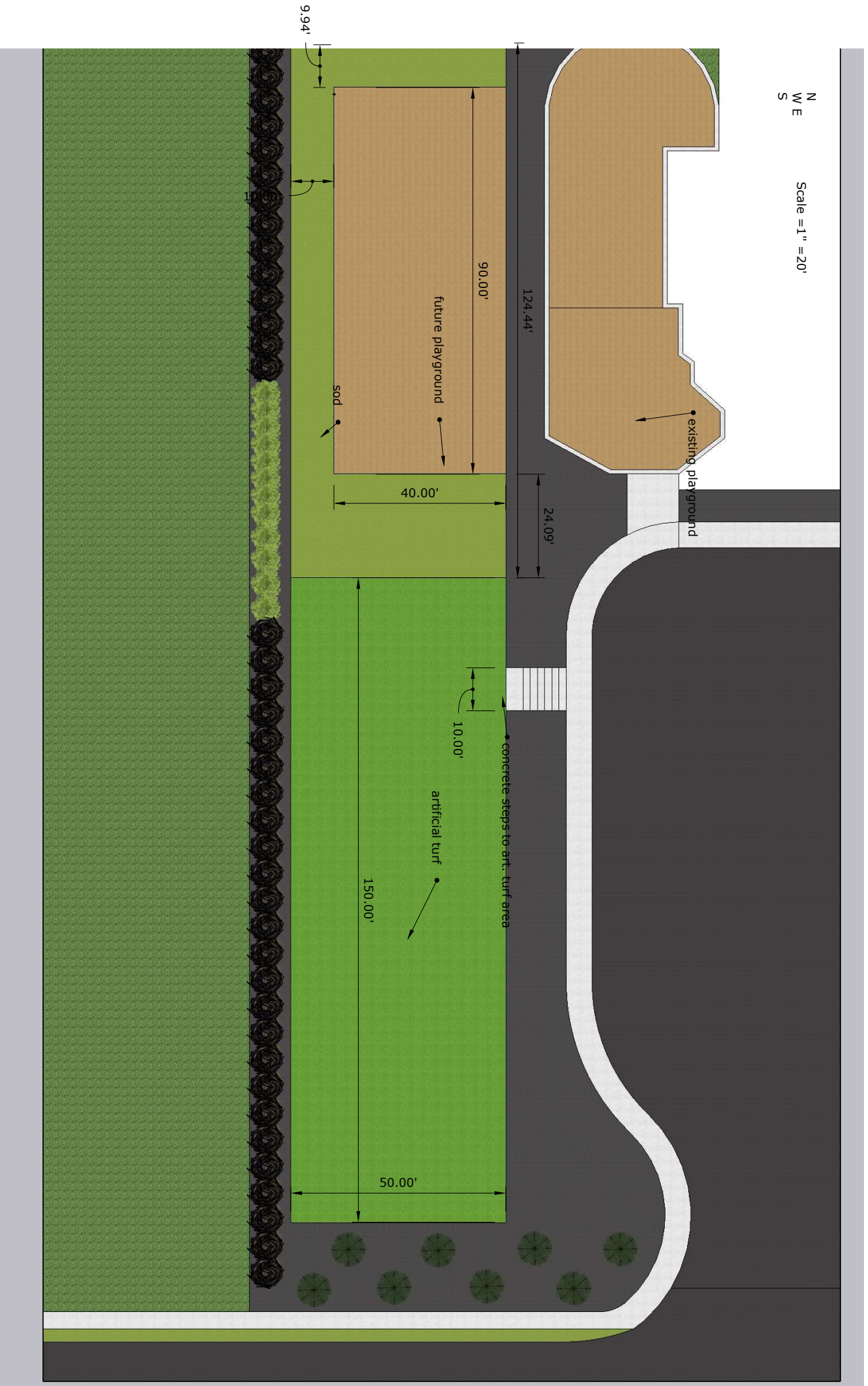
EXISTING CONDITIONS AND SITE INFORMATION SHOWN FROM PLAN PREPARED BY:
KEM-TECH, JOB NO. 23-00549, DATED 4-3-23 AS PROVIDED TO THE DESIGN ENGINEER BY THE OWNER.
ZEMEL WOZNIAK AND ASSOCIATES TAKES NO RESPONSIBILITY FOR ITS ACCURACY.

GRADING PLAN	DATE 7/10/21	SCALE 1" = 1'
--------------	-----------------	------------------

DESIGN BY SRS	JOB NO. 2
DRAWN BY SRS	SHEET 10

100

N
W E
S
Scale = 1" = 20'



EROSION CONTROL NOTES:

1. REMOVAL OF ALL SEDIMENT AND FINAL CLEANUP OF THE AREAS TO BE THE RESPONSIBILITY OF CONTRACTOR.
2. FINAL SEEDING, MULCHING, AND LANDSCAPING PER AS DIRECTED BY THE OWNER.
3. ALL AREAS OF DISTURBED EARTH NOT PAVED SHALL BE SODDED WITHIN 15 DAYS OF COMPLETION OF GRADING ACTIVITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL TEMPORARY EROSION CONTROL DEVICES AND REMOVING SAID DEVICES UPON COMPLETION OF CONSTRUCTION.
5. GRADING TO MATCH EXISTING GRADES AT PROPERTY LINES, EXCEPT WHERE NOTED.
6. MAXIMUM CUT OR FILL SLOPE SHALL BE 3:1.
7. THE AREA OF DISTURBANCE IS 0.40 ACRES.
8. THIS PLAN ILLUSTRATES THE MINIMUM EROSION CONTROLS NEEDED TO PREVENT SILTS FROM LEAVING THE SITE AND IS SUBJECT TO CHANGE AS CONDITIONS IN THE FIELD WARRANT.
9. INSTALL AND MAINTAIN SILT SACKS IN THE EXISTING CATCH BASINS ALONG ORCHARD DRIVE.

SOILS NOTE:

PER USDA WEB SOIL SURVEY FOR WAYNE COUNTY, MICHIGAN, UPDATED ON 81-29-22, THE SOIL FOR THIS SITE IS CHARACTERIZED AS BOYER LOAMY SAND, 0 TO 6 PERCENT SLOPES (100%).

AREA OF DISTURBANCE:

THE AREA OF DISTURBANCE MEASURES APPROXIMATELY 0.40 ACRES. THEREFORE, AN NPDES-NCC FROM THE MDEQ IS NOT REQUIRED SINCE THE AREA OF DISTURBANCE IS LESS THAN 5.0 ACRES.

STANDARD SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE SCHEDULE AND NOTES:

1. ALL MUD, DIRT AND/OR DEBRIS TRACKED OR SPILLED ONTO ANY PAVED AREAS SHALL BE REMOVED/CLEANED DAILY IN A PROMPT MANNER BY THE CONTRACTOR BY SCRAPING. STREET SWEEPING IS REQUIRED WEEKLY.
2. SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT UP SEDIMENT WHEN THE SEDIMENT HEIGHT ACCUMULATES TO 1/4 TO 1/2 OF THE HEIGHT OF THE FENCE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE, REPLACE, RETRENCH OR REBACKFILL THE SILTATION FENCE SHOULD IT FALL OR BE DAMAGED DURING CONSTRUCTION.
3. SILT SACKS MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY ACCUMULATED SEDIMENTATION OR OTHER DEBRIS. THE REMOVAL OF SEDIMENTATION SHOULD BE WITH THE USE OF A STIFF BRISTLE BOOM OR SQUARE POINT SHOVEL. IF SILT SACKS CANNOT BE CLEANED OR ARE DAMAGED, THEN THEY MUST BE REPLACED.
4. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH CHANGE HAS BEEN COMPLETED, OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASED, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 5 CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND/OR ESTABLISHED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED. ALL DRAIN BANKS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITHIN 5 CALENDAR DAYS AND SOD PEGGED IN PLACE.
5. PARTICULAR CARE SHOULD BE TAKEN WORKING ALONG THE PERIMETER OF THE SITE. IN NO EVENT SHALL WORK AREA EXTEND BEYOND THE LIMITS INDICATED ON THE PLANS.
6. ALL SOIL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF WAYNE COUNTY AND THE CITY OF NORTHVILLE.
7. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
8. SOIL EROSION AND SEDIMENTATION FROM THE WORK SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
9. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
10. THE CONTRACTOR SHALL APPLY TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED AND APPROVED BY THE CITY OF NORTHVILLE ENGINEERING DIVISION.
11. DEBRIS FROM THE PROJECT SITE WILL BE LEFT ON THE SITE BY DELIVERY OR CONSTRUCTION VEHICLES THROUGH THE USE OF CLEAN STONE EXIT(S). IF THE STONE BECOMES LESS EFFECTIVE AND/OR EFFICIENT IT MUST BE REPLACED. ALL CONSTRUCTION TRAFFIC MUST USE THE CLEAN STONE EXIT(S).
12. DUST CONTROL WILL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE DEVELOPER AND/OR THE CONTRACTOR(S). SPRINKLING TANK TRUCKS MUST BE AVAILABLE AT ALL TIMES TO BE USED ON HAUL ROUTES OR OTHER PLACES WHERE DUST BECOMES A PROBLEM.
13. IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL GRAIN STRAW OR HAY, SPREAD UNIFORMITY AT THE RATE OF 1-1/4 TONS TO 2 TONS PER ACRE OR 100 POUNDS PER 1000 SQUARE FEET. ANCHOR MULCH WITH DISC-TYPE ANCHORING TOOL OR OTHER MEANS APPROVED BY THE CITY OF NORTHVILLE ENGINEERING DIVISION.

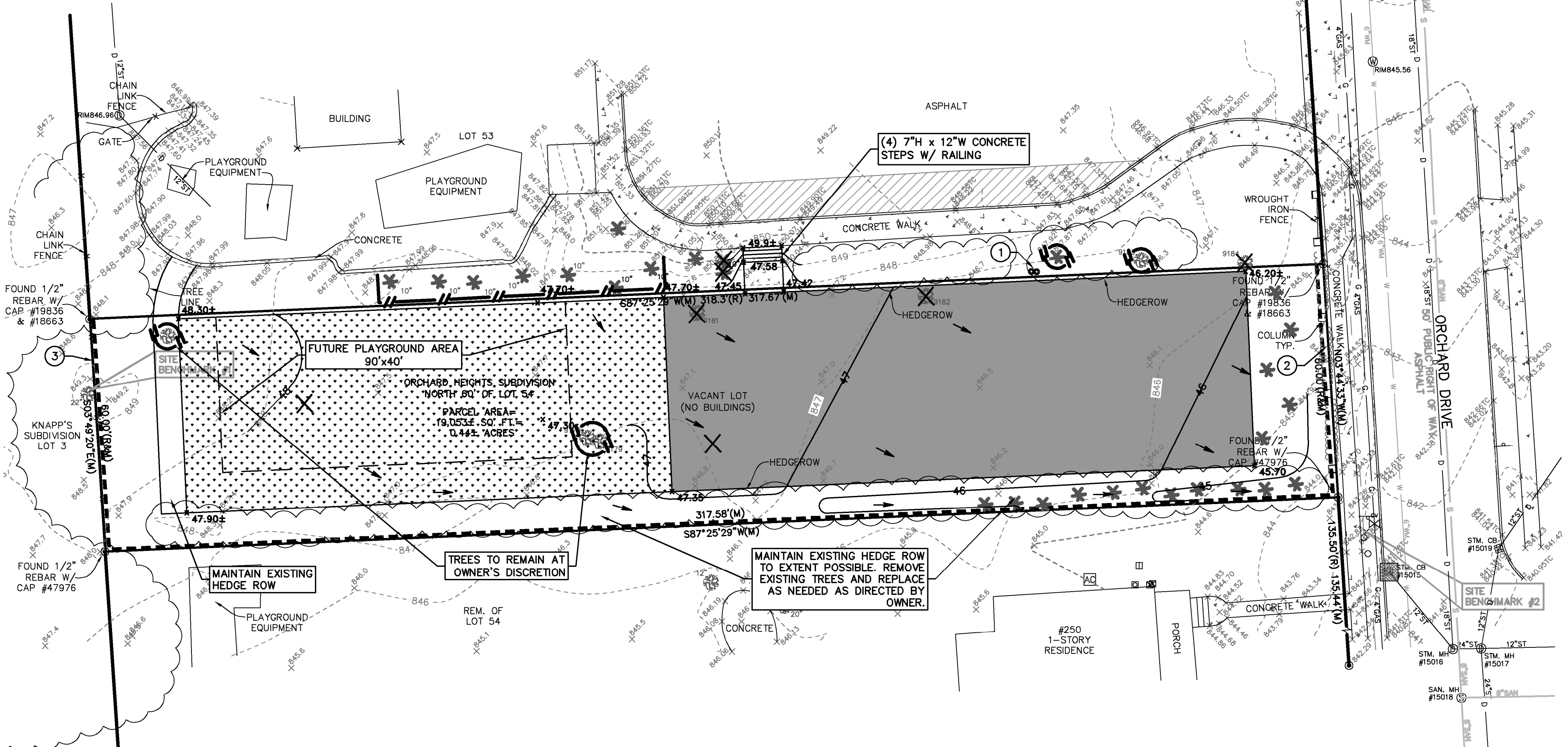
NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE. ANY AND ALL UNDERGROUND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL STRUCTURES, KNOWN OR UNKNOWN, SHOWN OR UNSHOWN, LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED. ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE, OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM, THEY SHALL ENDEAVOR TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.

BENCHMARKS

SITE BENCHMARK #1
TOP OF NAIL ON TREE ABOUT 1 FOOT WEST OF CHAIN LINK FENCE AND 34 FEET NORTH OF THE NORTHWEST PROPERTY CORNER.
ELEVATION = 851.86' (NAVD 88)

SITE BENCHMARK #2
NAIL ON NORTH SIDE OF POWER POLE ABOUT 3 FEET WEST OF BACK OF CURB AND 12 FEET SOUTHWEST OF SOUTHWEST PROPERTY LINE.
ELEVATION = 844.34' (NAVD 88)



CONTRACTOR'S RESPONSIBILITIES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE CITY'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. ALL EXISTING CONDITIONS DESIGNATED TO REMAIN WITHIN THE NEW CONSTRUCTION AREA (INCLUDING MAILBOXES) SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING DEMOLITION OPERATIONS AND THROUGHOUT CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY OF THESE EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
4. CONTRACTOR SHALL LIMIT ALL WORK AND DISTURBANCE TO WITHIN DESIGNATED PROJECT AREAS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY DAMAGE OR DISTURBANCE OUTSIDE THESE LIMITS.
5. STREETS, SIDEWALKS AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE CITY.
6. ALL MATERIAL SPECIFIED TO BE REMOVED BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF-SITE PER APPLICABLE CODES AND REGULATIONS EXCEPT THAT PRIOR TO DISPOSAL OF ANY CASTINGS, SIGNS, OR POSTS THEY SHALL BE MADE AVAILABLE TO THE CITY OF NORTHVILLE FOR THE CITY'S SALVAGE YARD.
7. DURING DEMOLITION OPERATIONS EVERY EFFORT SHALL BE MADE TO CONTROL DUST, PER CITY REQUIREMENTS.
8. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE WATCHMEN AND FLAGMEN AS MAY BE REQUIRED FOR THE SAFETY AND CONVENIENCE OF THE PUBLIC AND SHALL FURNISH ALL BARRICADES, SIGNS, AND LIGHTS NECESSARY TO PROTECT THE PUBLIC. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE AUTHORIZED BY THE CITY OF NORTHVILLE. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.

GRADING NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF NORTHVILLE.
2. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCE ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL THE CITY INSPECTION FEES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG (811) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY OTHER REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK.
5. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
6. MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADEING, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY CONTAIN TRAFFIC IN ACCORDANCE WITH "MUTCD".
9. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING AROUND.
10. ALL REFERENCES TO M.D.O.T. SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

GENERAL SITE NOTES:

1. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NORTHVILLE STANDARDS AND SPECIFICATIONS.
2. ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE CURRENT EDITION OF THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
3. CONTRACTOR SHALL NOTIFY THE CITY OF NORTHVILLE A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY WORK.
4. CALL MISS DIG (811) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.
6. ALL EXCAVATION UNDER OR WITHIN A 1:1 INFLUENCE OF PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDDT CLASS II MATERIAL).
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, CURBS, WALKS, DRIVES, ETC. AS A RESULT OF HIS OPERATIONS.
8. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO SUBMIT A DEWATERING PLAN TO THE CITY FOR REVIEW.
9. CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE DESIGN ENGINEER IF ANY CONFLICTS ARE APPARENT.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: September 26, 2023

**Preliminary and Final Site Plan Review
For the
City of Northville, Michigan**

Applicant:	Our Lady of Victory Parish Northville
Project Name:	240 Orchard Dr. Playground – Phase II
Plan Date:	July 10, 2023
Location:	West side of Orchard Dr. at Thayer Blvd.
Current Zoning:	First Density Residential District (R-1B)
Action Requested:	Preliminary and Final Site Plan Approval
Required Information:	As noted in the review

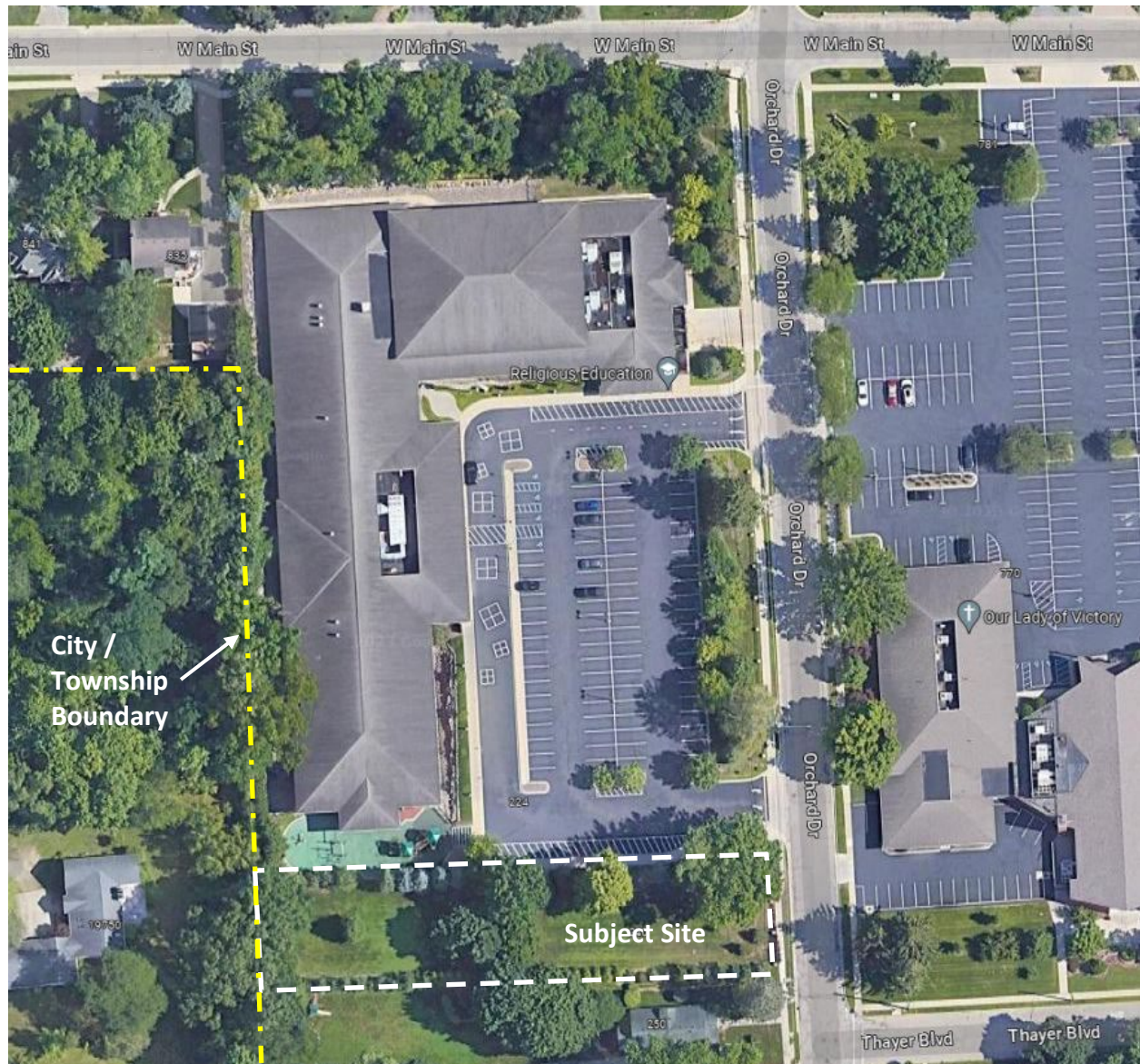
PROJECT AND SITE DESCRIPTION

The applicant is returning to the Planning Commission with Phase II of the playground project for the Our Lady of Victory parochial school. At the May 16, 2023 Planning Commission meeting, the Commissioners approved the use of this vacant residential lot abutting the south end of their site as a playground. This change constituted a “minor” amendment to the Special Land Use approved for the school in 2004.

The most recent proposal will add playground equipment, and an artificial turf surface to a portion of the property.

An aerial photograph of the subject site is provided on the next page.

Figure 1: Subject Site Location



Google Maps

SPECIAL LAND USE

As described for Phase I of this project, the original Special Land Use approval (for the school) only applies to the land area contained within the legally defined property illustrated on the approved site plan. The original approval didn't include the playground lot. However, the Planning Commission approved use of the residential lot as a school playground, associated with Our Lady of Victory School, at the May, 2023 meeting.

The applicant's narrative states that they want to: "...maintain the property with R-1B zoning (i.e., *separate from the school special land use*) but enable the property to be used as an OLV play area in

accordance with the deed restrictions.” This isn’t possible, as a school playground by itself is not a permitted use in the zoning district. However, as described in our previous review memo, the land occupied by a Special Land Use can be expanded by up to 25% with just a site plan approval.

We also want to clarify that using the property as a Special Land Use (i.e., school playground) doesn’t change the zoning. As a school playground, the zoning is still R-1B (not “vacant” as indicated in the submitted narrative). The Planning Commission’s approval in May, 2023 allowed the school Special Land Use to expand into this property.

Because the playground is tied to the school’s Special Land Use, and because a school playground is not a permitted use by itself, this lot should be combined with the school property. We recommend the Planning Commission condition any approval on combining the properties.

Items to be Addressed: 1) Recommend Planning Commission condition any approval on the school property and playground property being combined.

AREA, WIDTH, HEIGHT, SETBACKS

The proposed development must conform to the schedule of regulations for the R-1B, First Density Residential District, as provided in Section 3.04 and 15.01. The standards for the R-1B District are summarized in **Table 1** on the next page.

Table 1: Schedule of Regulations R-1B

	Required – R-1B	Provided
Lot Area	7,200 s.f.	19,053 s.f. (.44 ac.)
Lot Width	60 feet	60 feet
Setbacks		
Front	25 feet	20 feet (artificial turf) 171 feet (edge of play equip. area)
Side	7 feet least/ 15 feet total	N.A. – 8 feet (artificial turf) N.A. – 8 feet (edge of play equip. area)
Rear	25 feet	147 feet (artificial turf) 22 feet (edge of play equip. area)
Lot Coverage	30%	3,600 s.f. (play equip. area) = 3,600 s.f. / 19,053 = 19%
Floor Area Ratio	0.36	N.A.
Structure Height	2.5 stories; 30 feet	??

Artificial Turf Setbacks

Sec. 15.02(3) states that all “required yards” must be landscaped. Sec. 18.10.2 prohibits the use of artificial plants to satisfy the requirements of the ordinance. Therefore, the artificial turf must be located outside of the required setbacks. The edge of the turf needs to be pulled back from the front property

line (east) to comply with the ordinance. Because this lot will be combined with the school property, there is no setback requirement from the side (north) property line. (If the lots weren't going to be combined, then a minimum 7-foot setback would be required from the north property line.)

Play Equipment Setbacks

Since the play equipment meets the definition of an "structure," it must meet the required setbacks in the district. The plans show an area where the play equipment will be located. This area meets the required setbacks for front (east) and side (south). However, it doesn't meet the required setbacks for rear (west). The play equipment area needs to be pulled back from the rear property line to comply with the ordinance. Similar to the artificial turf, because this lot will be combined with the school lot, there is no setback requirement from the side (north) property line.

Play Equipment Height

The tallest height dimension of the proposed play equipment has not been provided, and needs to be.

Items to be Addressed: 1) Pull artificial turf away from front property line so that it is outside of the 25-foot front setback. 2) Pull playground equipment area away from rear property line so that it is outside of the 25-foot rear setback. 3) Provide the tallest height dimension of proposed play equipment.

NATURAL RESOURCES

Existing Canopy Trees

There are existing trees on site, as shown on the grading plan. The Phase I Planning Commission approval was conditioned on the applicant applying for and receiving a tree removal permit, and complying with the ordinance for tree mitigation. We suggest this same condition be added to any Phase II approval.

Items to be Addressed: 1) Recommend Planning Commission condition any approval on the applicant obtaining a tree removal permit, and complying with the Tree Preservation Ordinance for mitigation.

BUILDING LOCATION AND SITE ARRANGEMENT

No buildings or structures are proposed at this time.

Items to be Addressed: None

PARKING AND LOADING

There are no parking requirements associated with the addition of play equipment.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

The proposed plan shows the addition of a stairway from the sidewalk on the school property to the new playground.

The plan may also show the addition of a sidewalk from on the very west side of the proposed play equipment area; however, we aren't sure. The feature isn't specified as a concrete walk, nor are there any grades to indicate its slope. If the feature is indeed a sidewalk, the plans need to clarify the material and slope, as this access will need to be "barrier-free" since the only other access contains stairs.

Items to be Addressed: 1) Plans clarify if feature at the west end of play equipment area is a concrete sidewalk that will meet the requirements for a "barrier-free" access to the play equipment. If not, a barrier-free access way needs to be added to the plans.

LANDSCAPING AND SCREENING

Landscape Plan

The Phase I submission included a landscape plan. This landscaping should have been installed before the playground was used. The applicant needs to confirm that the landscaping has been installed, per the approved plan.

Screening

The approved landscape plan showed that the existing vegetation along the southern property line was to be maintained. It also showed ,

1. Eighteen, Green Giant Arborvitae along the westerly property line (spaced about 4-feet apart in a single line).
2. Twelve, Green Giant Arborvitae along the southerly property line (spaced about 4.75-feet apart in a single line).

The new playground is adjacent to residential properties located to the south and west of the subject site. Where uses such as schools are adjacent to a residential district, a screen barrier that is at least 4.5 feet tall must be installed. This barrier must be located in a planting strip at least 10-feet wide, and must create an immediate screen.

As mentioned above, the proposed grading along the southern property line will compromise the existing vegetation that currently provides the required screen. The grading should be moved outside of the root zone of these plants to preserve the screen.

Items to be Addressed: 1) Applicant to confirm that landscaping approved as part of Phase I of the project was installed before the playground use commenced. 2) Move swale/grading outside of the root zone of existing vegetation along southerly property line to preserve screening of neighboring residential lot.

LIGHTING

No lighting is proposed.

Items to be Addressed: None.

SIGNS

No signage is proposed.

Items to be Addressed: None.

UTILITIES

No new utilities, or connections to existing utilities are proposed.

Items to be Addressed: None.

RECOMMENDATIONS

There are some minor outstanding issues in this review. However, the changes could be incorporated into the plans and administratively confirmed by the Building Official before permits are issued. The following summarizes the review comments:

A. Special Land Use:

- 1) Recommend Planning Commission condition any approval on the school property and playground property being combined.

B. Setbacks/Height:

- 1) Pull artificial turf away from the front property line so that it is outside of the 25-foot front setback.
- 2) Pull playground equipment area away from rear property line so that it is outside of the 25-foot rear setback.
- 3) Provide the tallest height dimension of proposed play equipment.

C. Natural Resources:

- 1) Recommend Planning Commission condition any approval on the applicant obtaining a tree removal permit, and complying with the Tree Preservation Ordinance for mitigation.

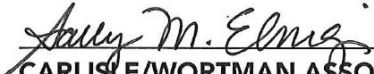
D. Site Access and Circulation:

- 1) Plans clarify if feature at the west end of play equipment area is a concrete sidewalk that will meet the requirements for a “barrier-free” access to the play equipment. If not, a barrier-free access way needs to be added to the plans.

C. Landscaping and Screening:

- 1) Applicant to confirm that landscaping approved as part of Phase I of the project was installed before the playground use commenced.
- 2) Move swale/grading outside of the root zone of existing vegetation along southerly property line to preserve screening of neighboring residential lot.

Our Lady of Victory Playground – 240 Orchard Dr. – Phase II
September 26, 2023



CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

153-2302

cc: George Lahanas, City Manager
Mike Smith, Clerk
Brent Strong, Building Official
Matt Griffin (mattgriffin02@pobox.com)

240 Orchard Dr. – Our Lady of Victory School Playground Draft Motions

Approval – Combined Preliminary & Final Site Plan – Phase II

Based on the information received from the applicant, and reflected in the minutes of this meeting, the Planning Commission finds that Phase II of the proposed school playground project at 240 Orchard Dr., dated July 10, 2023, meets the required standards and findings for Combined Preliminary & Final Site Plan approval (Section 19.05) of the Zoning Ordinance and approves the Combined Preliminary & Final Site Plan, with the following conditions:

- A. Applicant revises plans per comments in Carlisle/Wortman review memo (dated September 26, 2023), and submits them to Building Official for administrative review before permits are issued.
- B. School property and playground property are combined before permits are issued.
- C. Applicant obtains a tree removal permit, and complies with the Tree Preservation Ordinance for mitigation.

-OR-

Refer Back to the Applicant – Combined Preliminary & Final Site Plan – Phase II

Move to refer the request for Combined Preliminary & Final Site Plan approval for the Phase II playground proposal at 240 Orchard Dr., dated July 10, 2023, back to the applicant to allow the applicant time to address the following items before returning to the Planning Commission:

- A. Setbacks/Height:**
 - 1) Pull artificial turf away from the front property line so that it is outside of the 25-foot front setback.
 - 2) Pull playground equipment area away from rear property line so that it is outside of the 25-foot rear setback.
 - 3) Provide the tallest height dimension of proposed play equipment.
- B. Site Access and Circulation:**
 - 1) Plans clarify if feature at the west end of play equipment area is a concrete sidewalk that will meet the requirements for a “barrier-free” access to the play equipment. If not, a barrier-free access way needs to be added to the plans.
- C. Landscaping and Screening:**
 - 1) Applicant to confirm that landscaping approved as part of Phase I of the project was installed before the playground use commenced.
 - 2) Move swale/grading outside of the root zone of existing vegetation along southerly property line to preserve screening of neighboring residential lot.

-OR-

Denial – Combined Preliminary & Final Site Plan – Phase II

Based on the information received from the applicant, and reflected in the minutes of this meeting, the Planning Commission finds that Phase II of the proposed school playground project at 240 Orchard Dr., dated July 10, 2023, does not meet the required standards and findings for Combined Preliminary & Final Site Plan approval (Section 19.05) of the Zoning Ordinance and denies the Combined Preliminary & Final Site Plan.

This action is also based on the fact that the request is not in compliance with...

A. _____

B. _____

C. _____



OFFICE OF STRATEGIC PLANNING

Celebrating our History, Planning for our Future: 1827-2027

MEMORANDUM

TO: Planning Commission
FROM: Wendy Wilmers Longpre, Dir. of Strategic Plan. & Special Projects
DATE: October 3, 2023
SUBJECT: Ford Field Park Accessible Gateway

City of Northville
OFFICE OF STRATEGIC
PLANNING & SPECIAL PROJ.
215 West Main Street
Northville, MI 48167

(248) 449-9905
www.ci.northville.mi.us

In 2022, the River Restoration Task Force prepared a request for Congressional Direct Spending (CDS) funds to construct a barrier free gateway into Ford Field Park and stabilize the bank along Hutton Street. The project had three primary goals:

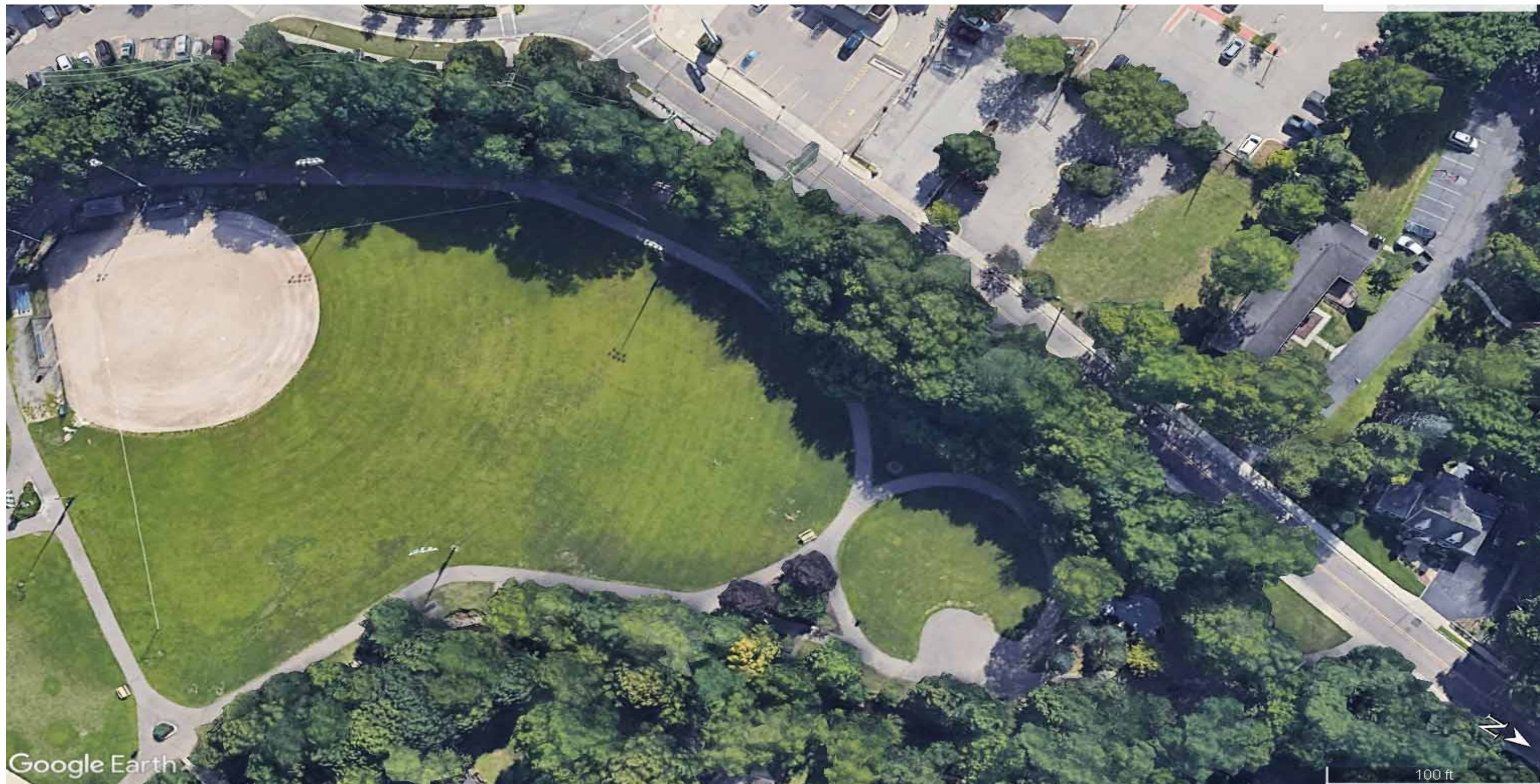
1. Improve access into the park for visitors of all abilities;
2. Improve the connection between the Park and downtown Northville to encourage pedestrian travel between the two locations; and,
3. Stabilize the steep slope along the western border of the park which drops over 30' from the streets above.

The City of Northville's request for CDS funds was accepted and in June 2023, the City entered into an agreement with the Michigan Economic Development Corporation (administrators of the funds) for \$910,000 for this project.

Northville City Council has contracted with OHM to develop design and construction plans for the project and OHM has produces three design options for review and feedback, see attached.

Earlier this month, input on the design options was received from the Park and Recreation Commission, the DDA, and the general public. In October, the Historic District Commission and City Council are scheduled to discuss the designs, and the Planning Commission also invited to provide input on the design options during the October 3 regular meeting. The feedback received will be used to develop a final design.

I will be present during your October 3 meeting to provide additional detail on the design options and answer any questions that the Commission has.



► FORD FIELD AERIAL

NORTHVILLE FORD FIELD | GATEWAY CONCEPTS

9/21/2023



- 1 Existing Vegetation to Remain
- 2 Existing Baseball Field
- 3 Existing Pathway
- 4 Existing Street Light to Remain, typ
- 5 Existing Parking Lot
- 6 Existing Utility Pole
- 7 New Crosswalk
- 8 Lawn, typ
- 9 New Island Extension
- 10 New Flowering Shrubs to Match Existing
- 11 Proposed Bench, typ
- 12 Proposed Litter Receptacle
- 13 Proposed Flowering Perennials, typ
- 14 Proposed Plaza Pavers (To Match Downtown)
- 15 Proposed Obelisk with Signage and Lighting (Refer to Gateway Options)
- 16 Existing Ramp 1:12 (8.33% Slope) with Handrails on Both Sides
- 17 Proposed Seating Opportunities
- 18 Proposed Retaining Walls (Ranging 6'-14' HT)
- 19 Proposed Stairs
- 20 Required Ramp Landings
- 21 Proposed New Concrete Sidewalk
- 22 Proposed Gateway Piers with Signage and Lighting (Refer to Concept Sketch)
- 23 Proposed Planters (To Match Downtown)
- 24 Proposed Ramp 1:20 (5% Slope) with Handrail (1-Side)
- 25 Proposed Additional Seatings
- 26 Proposed Deciduous Trees, typ
- 27 Existing Vegetation Remained and Slope Stabilized with Grid and Plantings
- 28 Proposed Handrail Along Walk
- 29 Proposed Retaining Wall
- 30 Robert's Rock Area to Remain
- 31 New 10' Wide ADA Concrete Ramp(1:20 Slope)



► **CONCEPT A**

NORTHVILLE FORD FIELD | GATEWAY CONCEPTS

9/21/2023

N.T.S



- 1 Existing Vegetation to Remain
- 2 Existing Baseball Field
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CONCEPT B

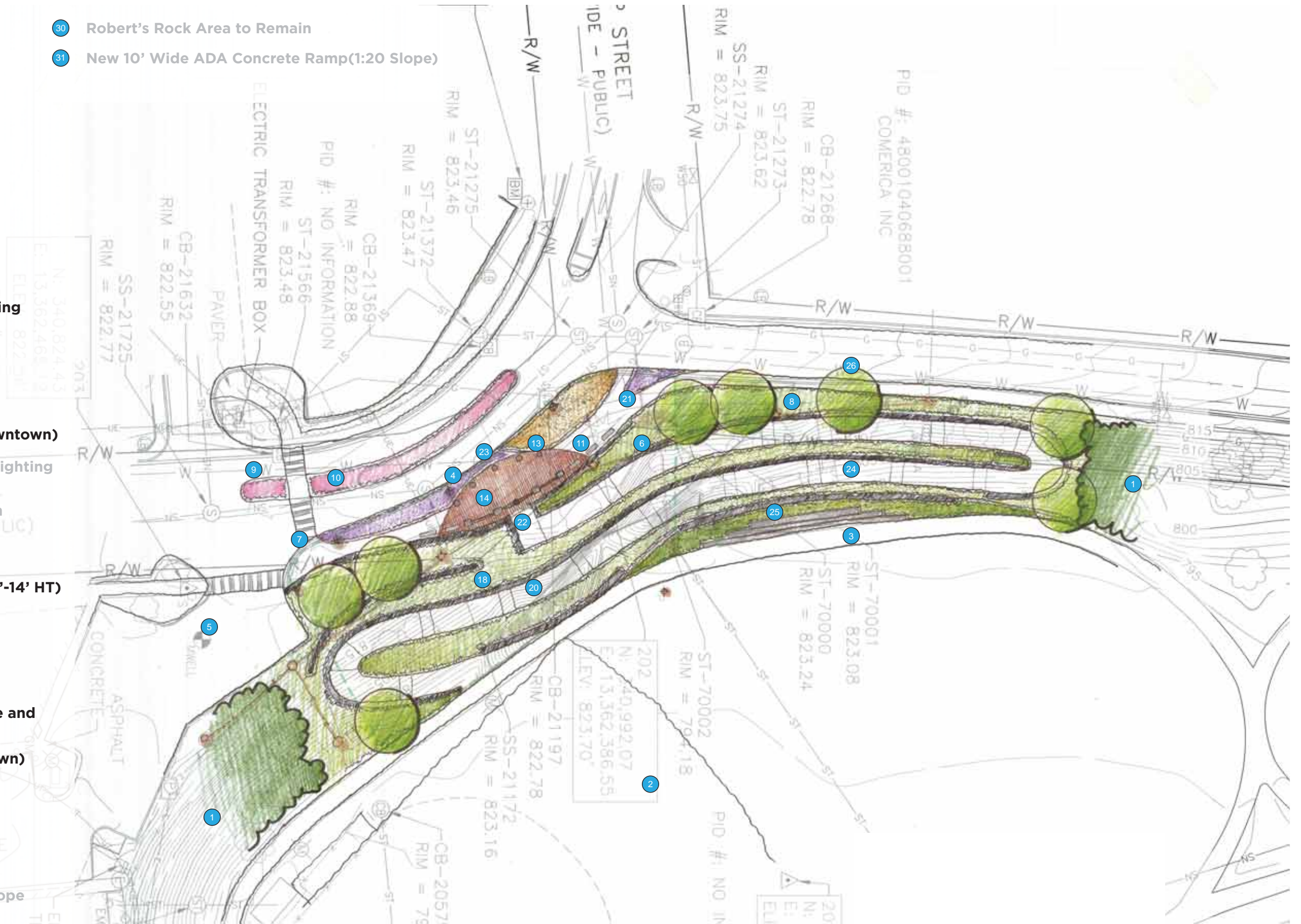
NORTHVILLE FORD FIELD | GATEWAY CONCEPTS

9/21/2023

0 20 40



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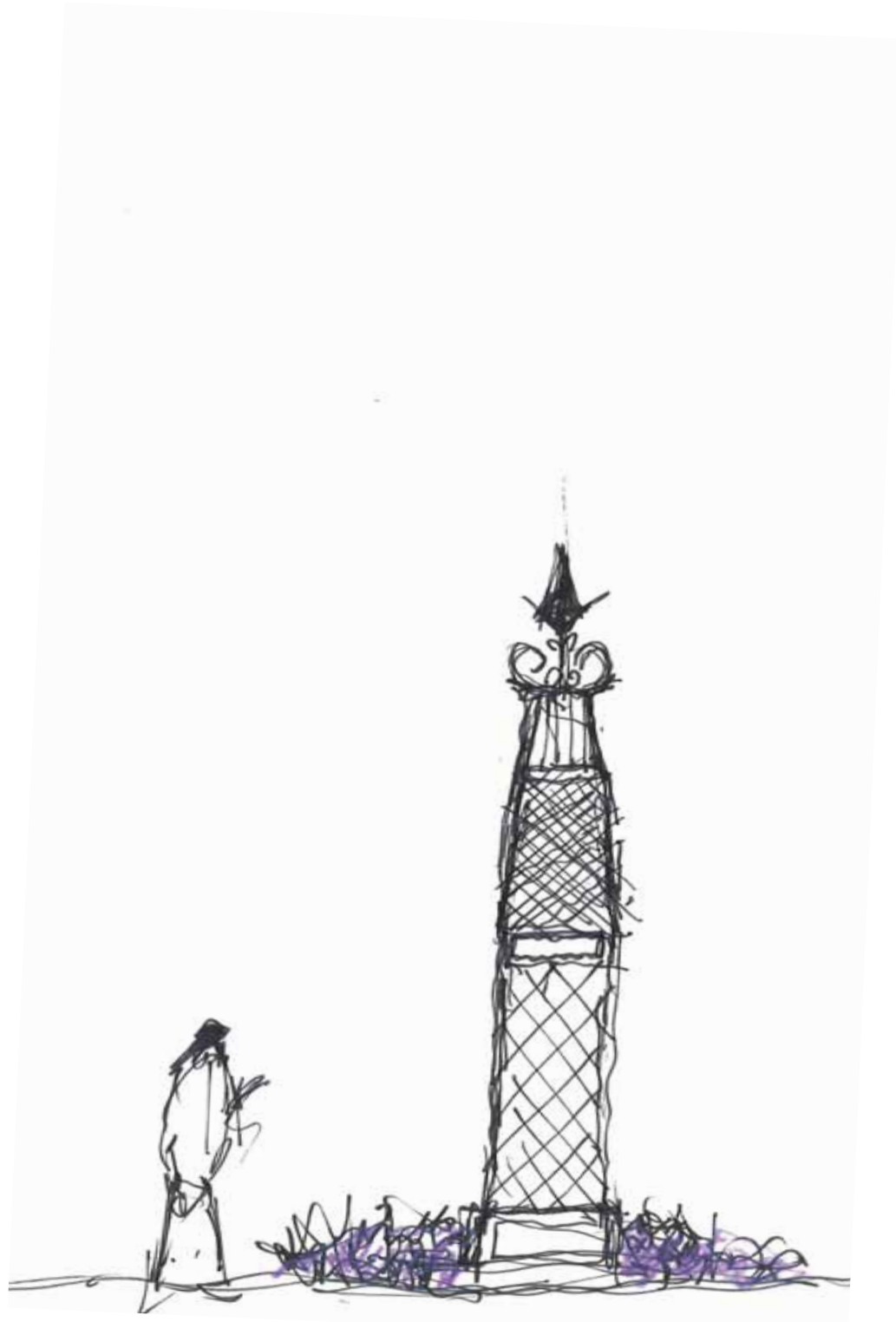
► **CONCEPT C**

NORTHVILLE FORD FIELD | GATEWAY CONCEPTS

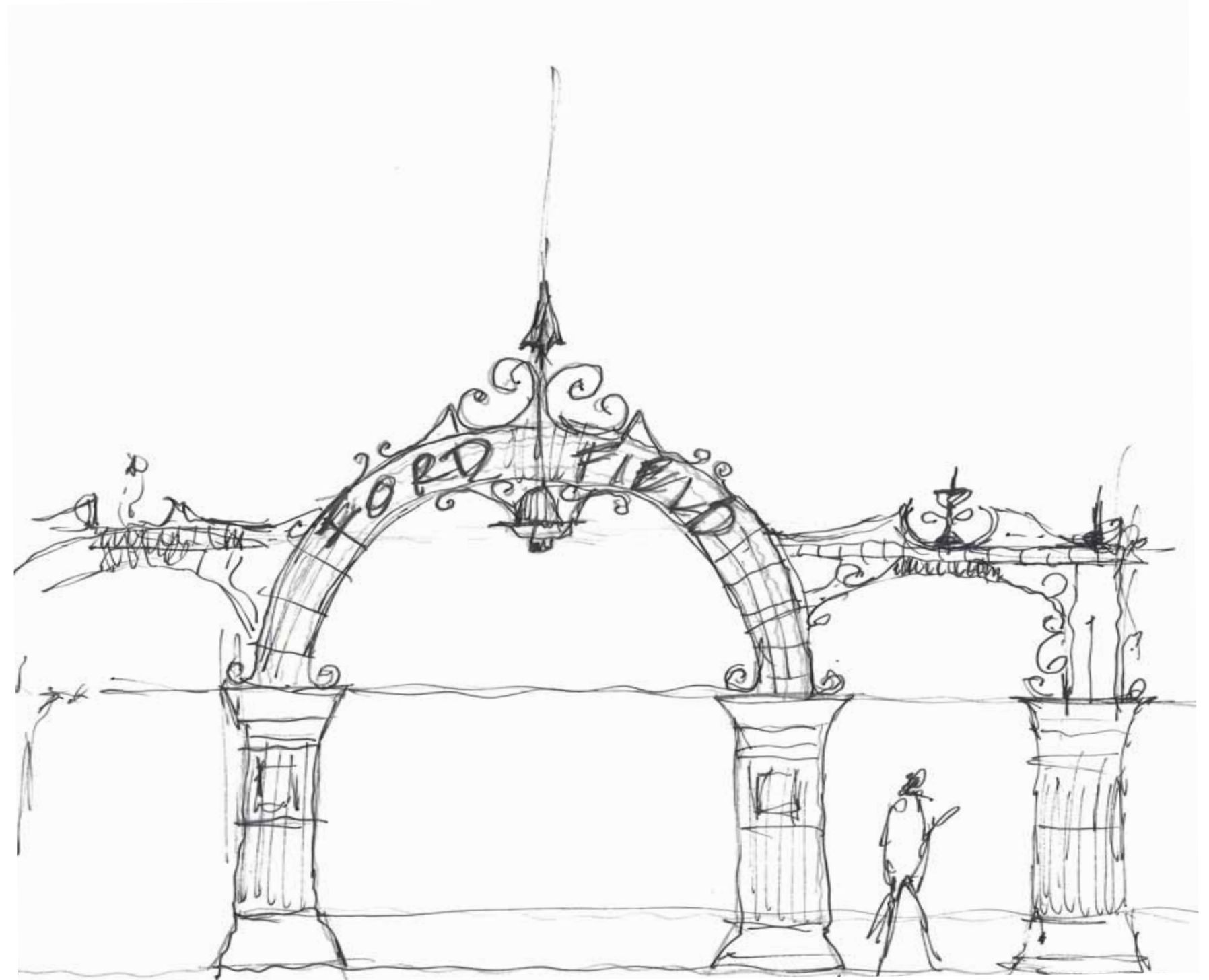
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OBELISK OPTION



GATEWAY PIERS WITH SIGNAGE OPTION

► GATEWAY FEATURE OPTIONS

NORTHVILLE FORD FIELD | GATEWAY CONCEPTS

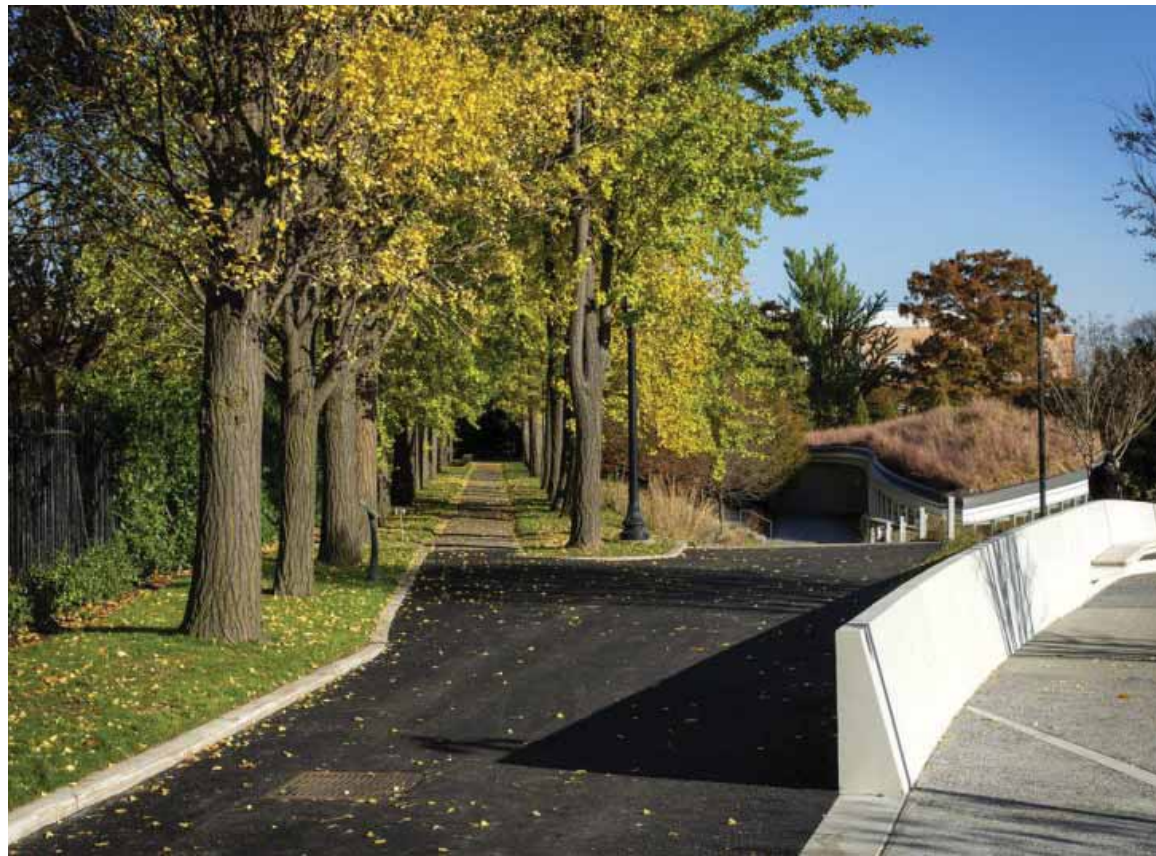
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► PRECEDENT IMAGES - MATERIALS

NORTHVILLE FORD FIELD | GATEWAY CONCEPTS

9/21/2023



► PRECEDENT IMAGES - WALLS

NORTHVILLE FORD FIELD | GATEWAY CONCEPTS

9/21/2023