

## **NOTICE OF PUBLIC HEARING CITY OF NORTHVILLE**

The City of Northville Planning Commission will hold a public hearing on March 16, 2021 at 7:00p.m. to receive public input on draft text amendments to the Zoning Ordinance regarding the following topics:

1. Modify Section 10.06, Cady Street Overlay (CSO), Section 15.01, Schedule of Regulations, and Section 15.02, Footnotes to Schedule of Regulations, to eliminate remaining references to a building height overlay district that was replaced by the Cady Street Overlay District in 2015.
2. Add provisions addressing attached garages in basements of a dwelling to the maximum Floor Area Ratio (FAR) calculation for single-family and two-family residences in the R-1B, First Density Residential District, and R-2, Second Density Residential District.
3. Modify Article 19, Site Plan Procedural and Approval Process, to allow the Planning Commission to require a performance guarantee for implementation of site improvements in a Final Site Plan. Also, to add a description of acceptable performance guarantees, and the administration of such guarantees, to Article 24, Administration and Enforcement.

### **Meeting Location and Participation**

The meeting will be held via video conference due to the COVID-19 pandemic and in compliance with the Open Meetings Act. Members of the public body and members of the public participating electronically will be considered present at the meeting and may participate as if physically present at the meeting. The following is a link to attend the meeting: <https://us02web.zoom.us/j/86522541944>  
US: +1 312 626 6799 or +1 646 558 8656, Webinar ID: 865 2254 1944

Those needing assistance or accommodations should contact the City Manager's office at 248-449-9905. Log in instructions, information about electronic meetings, and a user guide can be found at: <https://www.ci.northville.mi.us/cms/One.aspx?portalId=11895963&pageId=13505469#pc>, OR from the main Home page, click on the Government tab, Agendas and Minutes, and scroll to the Planning Commission section of the webpage.

### **Draft Ordinance Review and Written Comments**

The complete text of the draft amendments is available for review on the City's website at [www.ci.northville.mi.us](http://www.ci.northville.mi.us). From the Home Page, go to Services, Building and Planning, Planning Commission, Proposed Zoning Ordinance Amendments.

Written comments to the pertaining to the proposed text amendments must be submitted by 4:30pm March 15, 2021 to City of Northville Municipal Building, City Clerk, 215 West Main Street, Northville, Michigan, 48167, or use the City Hall drop box, or emailed to [dmassa@ci.northville.mi.us](mailto:dmassa@ci.northville.mi.us).

DATED: February 25, 2021

DIANNE MASSA, CMC, CITY CLERK  
BRENT STRONG, BUILDING OFFICIAL