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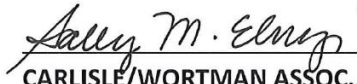
MEMORANDUM

TO: City of Northville Planning Commission
FROM: Sally M. Elmiger, AICP
DATE: November 28, 2018
RE: Residential Infill –Public Input Tool Summary Results

We have summarized the results of the Residential Infill Public Input Tool that was available to Northville’s residents in October-November. The summary is attached.

Also attached are the full results (with all individual comments) in case you would like to review them.

We look forward to discussing this topic at our upcoming meeting.



CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal

Cc: Pat Sullivan
Dianne Massa
Brent Strong

Public Input Results Summary

City of Northville Residential Infill Study

Introduction

The City of Northville’s Planning Commission is studying new home trends and their impact on Northville and its character. Northville is part of a national trend toward larger homes, and the purpose of the study is to determine if the City’s policies and regulations provide the desired standards for residents and potential residents regarding these trends in new home construction and home additions.

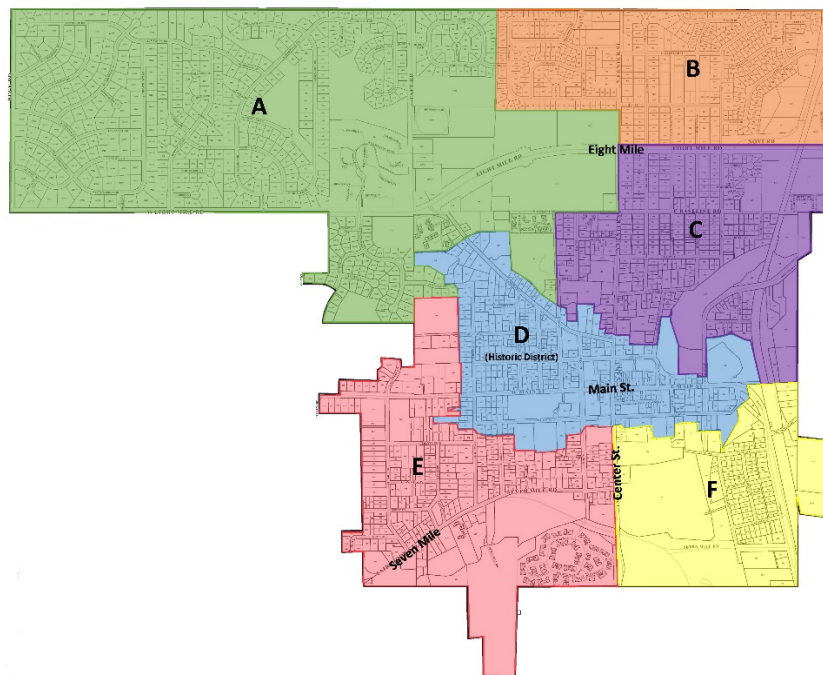
As part of this study, the Planning Commission solicited residents’ opinions through a questionnaire. The following summarizes the responses to the questionnaire, which was available on the City’s website from September 28 through November 13. Paper questionnaires were also available at the Northville Library and Building Department. The questionnaire and quantitative responses are provided at the end of this summary. (Note that given the large number of individual comments provided, it is impractical to include them all in this summary. However, this information can be obtained from the City’s Building Department upon request. This narrative summarizes common opinions on topics presented.)

BACKGROUND QUESTIONS:

The City received 341 responses to the questionnaire (312 on-line; 29 paper). Of those, 309 are city residents, which represents 5% of the city’s total population. This response rate also represents 12% of the city’s total number of households.

Almost ninety-eight percent of respondents own their home, with the remainder renting. Forty-six percent have lived in Northville for 20 years or more, with the remainder basically equally divided among the other three categories (10 to 19 years, 5 to 9 years, and less than 5 years).

The questionnaire also asked residents to indicate what section of the City they lived in, based on the map shown below:



Seventeen percent of respondents live in Section A, 12% in Section B, 18% in Section C (Cabbage Town), 20% in Section D (Historic District), 25% in Section E, and 8% in Section F (Beal Town).

Future Plans for Their Home (314 answered this question)

The next question asked respondents if they had plans for making changes to their home. Sixty-eight percent said they were going to leave their house as is, while 19% said they are going to build an addition in the future and 9% said they are going to tear the house down and build a new house.

In comparing where people are planning to tear their house down, none of the respondents who live in Sections A and B are planning to tear their houses down and build a new house. Fifteen percent of respondents in Sections C (or 8 respondents) and D (or 9 respondents) are planning to tear their houses down, as are 9% in Sections E (or 7 respondents) and F (or 2 respondents). These responses may reflect the fact that newer homes in Sections A and B better meet modern families' needs than other sections of Northville that have predominately older homes.

IN MY NEIGHBORHOOD

The next set of questions asked for opinions about new residential development occurring in their neighborhood, including both new single-family homes, and residential building additions.

New Homes Replacing Existing Homes (308 answered this question)

When asked about new homes *that have replaced existing homes in their neighborhoods*, just over half of respondents (56%) thought that the new homes were too large for the lot, with many expressing concerns about:

- The lack of green space,
- The home being oversized for the size of the lot (some think this is due to lack of enforcing current ordinances),
- Lack of space between homes, and
- The taller height of the new buildings compared to existing buildings.

Thirty-percent thought that the new homes were the right size for the neighborhood. People in this camp left significantly fewer comments, but those that did cited the increase in property values and tax base, and replacement of very small homes as benefits.

Thirteen percent of respondents stated that there has been no new construction replacing existing homes in their neighborhood.

New Homes on Vacant Lots (305 answered this question)

When asked about new homes *built on vacant lots in their neighborhoods*, the responses were similar to those described above. Fifty-seven percent of respondents thought new homes were too large for the lot, using all of the green space to accommodate the building. Other concerns expressed include builders/speculators maximizing the size of the home irrespective of the neighborhood character, lack of individuality in the new home architecture, lack of continuity with surrounding homes (size, height, architectural design), and removal of mature trees to accommodate the building. Twenty-six percent of respondents thought new homes on vacant lots in their neighborhood were the right size, and 14% stated that there were no vacant lots in their neighborhood.

Home Additions (307 answered this question)

Regarding *home additions built in their neighborhood*, 55% thought they were the right size, and 29% thought they were too big. Ten percent said there were no new additions to homes in their neighborhood. Many of the comments were mixed, saying that some additions are “right-sized” for the home, but others either overwhelm the home or are a virtual tear-down. A number of comments relayed disappointment in the changes made over the years in the Historic District, and how these changes have been contrary to preservation of the historic fabric of the District.

OUTSIDE OF MY NEIGHBORHOOD

This set of questions asked respondents if they had any concerns about *other parts of the city besides their own neighborhood*. They were asked about new homes replacing existing homes, new homes built on vacant lots, and home additions. The sections referenced below refer to the map on page 1 of this summary.

New Homes Replacing Existing Homes (214 answered this question)

Respondents answering this question had concerns over how new homes replacing existing homes are impacting the following areas of the City:

- Section D (Historic District): 76% had concerns
- Section C (Cabbage Town): 70% had concerns
- Section E: (SW Corner of City): 59% had concerns

Comments explaining these concerns included architecture that is insensitive to the Historic District, homes that are too large for the lot/street, lack of green space on the lot, taller height of new homes compared to existing homes, loss of small-town character, and loss of affordability for seniors and young families.

New Homes on Vacant Lots (185 answered this question)

Respondents answering this question had concerns over how new homes on vacant lots are impacting the following areas of the City:

- Section D (Historic District): 70% had concerns
- Section E: (SW Corner of City): 64% had concerns
- Section C (Cabbage Town): 60% had concerns
- Section F (Beal Town): 55% had concerns
- Section B (NE Corner of City): 30% had concerns
- Section A (NW Corner of City): 27% had concerns

This question yielded many comments about the redevelopment of Northville Downs. Residential density is the main concern, and how this will impact traffic and the “small town” character of Northville. Many comments preferred single-family homes to townhomes and apartments in this area. Comments were also made stating that homes looking like they belong in a subdivision (“cookie-cutter” design, front-facing garages) should not be allowed in this part of the city.

Home Additions (122 answered this question)

Respondents answering this question had concerns over how home additions are impacting the following areas of the City:

- Section D (Historic District): 78% had concerns
- Section C (Cabbage Town): 72% had concerns
- Section E: (SW Corner of City): 64% had concerns
- Section F (Beal Town): 44% had concerns
- Section B (NE Corner of City): 30% had concerns
- Section A (NW Corner of City): 26% had concerns

A number of respondents leaving comments stated that they have no concerns about home additions in any part of the city. Others reiterated comments that most additions make the home too large for the lot, eliminating the green space on the lot and distance between homes. Several stated that the historic integrity of the Historic District (Section D) has been diminished by home additions. One respondent voiced a concern that the Historic District Commission is too restrictive, and is more onerous than the federal standards.

GENERAL QUESTIONS

This last part of the questionnaire asked questions about a variety of topics including the effect new residential construction is having on property values and overall city character, and how respondents feel about the current ordinance and if it should be changed. This section also offers an opportunity for any other comments respondents would like to share.

Effect on Property Values (273 answered this question)

Most respondents (60%) thought that new home construction and home additions are having a positive overall effect on everyone's property values. Sixteen percent think residential building activity is having no effect on their property value, while 15% think this activity is actually reducing their property values.

Most of the comments admit that property values are increasing, but also state that values for older/smaller homes are not increasing at the same level as the new, larger homes. Owners of smaller homes are concerned that their property will be viewed as a tear down, and buyers will only be willing to pay for the lot. Also, several respondents question whether the increase in value is worth losing Northville's small town character, having to live next to a "McMansion," or pricing seniors and young families out of Northville's residential market?

A number of comments thought that the increase in property values is a positive thing for Northville, and it's a result of the new home construction.

Overall Effect on Character of Northville (278 answered this question)

Sixty-five percent of respondents think that new home construction/home additions are diminishing Northville's character. Twenty-six percent think that this activity is improving Northville's character, while the remaining respondents think it's having no effect or have no opinion.

The reasons most respondents think the residential construction is diminishing Northville's character include the following:

- Craftsmanship and architectural design of new buildings are inferior to older homes. Too many new homes look the same; variety in housing stock is being lost.
- Lack of consistency in massing (large homes next to small homes) creates a hodge-podge aesthetic that is not desirable. New homes don't fit into the fabric of the community.
- Changes made in the Historic District have diminished the historic integrity and charm of this part of Northville.
- Loss of green space/mature trees on individual lots.
- Taller height of new homes compared to existing homes.

A number of comments expressed the sentiment that some residential construction has been done well, while other projects have not. They thought that older homes should be renovated rather than torn down.

Respondents that think residential construction has improved Northville's overall character state that many new homes are replacing old homes that were not well maintained and obsolete.

Existing Residential Building Ordinances (281 answered this question)

When asked if existing city ordinances result in homes that are the right size, too big, or too small, 68% think that the ordinances result in homes that are too big for the neighborhood/street. Twenty-three percent think that the ordinances result in homes that are the right size for the neighborhood/street. The remaining respondents either think the ordinances result in homes that are too small (2%) or have no opinion (7%).

Many comments were made in relation to what the ordinances allow. A number of respondents don't think the ordinance requires enough green space (or, in other words, allows too much lot coverage). Comments also state that the ordinance does not require enough space between buildings (or side yard setbacks are too small). Other respondents think that the ordinance should address the context of the new building, and base regulations on other homes in the neighborhood. Many comments were made in regards to ordinance enforcement, and the lack of apparent consistency, or lack of enforcement all together. Others suggested that too many variances are issued, allowing larger homes than the ordinance intended. Lastly, some respondents admitted that they don't know what the ordinance requirements are.

Changing Residential Building Ordinances (270 answered this question)

A majority of respondents (78%) think that the ordinances should be changed to address the size of new homes and additions. The remaining respondents don't think any changes are necessary.

Of those that think the ordinances should be changed, 77% think the ordinance should limit the size of replacement homes to the same size as other houses on the street. One respondent thought a more appropriate standard would be "similar to" rather than "the same." Fifteen percent think the ordinance should only allow homes that are smaller than it currently allows, and 8% think the ordinance should allow homes that are larger than it currently allows.

Many respondents commented that the ordinance should require more green space, exclude circular driveways/pavement in front of the house, limit the height of the home (three stories too tall), and balance the size of the home to the size of the lot. Other ideas included regulating home size to be proportional to other homes in the neighborhood, but acknowledge that all of the new, larger homes may skew this standard. Several comments stated that the regulations should be “reasonable.” Other respondents referenced Plymouth’s effort to place garages at the rear of the house, and to encourage front porches.

Other Comments (137 answered this question)

The following summarizes the most common comments provided, organized by topic. The number in the parenthesis after each topic represents the number of times that idea was conveyed by respondents.

1. New Housing Style/Character

- Don’t want cookie-cutter homes that all look alike. Need residential design standards or architectural review to ensure style of new homes fits into the neighborhood. Ensure use of quality building materials. (18)
- Preserve detached garages (encourages neighborliness). Discourage attached garages (due to increase in mass of house), and attached garages in the front. (9)
- Housing design/character diversity being destroyed by removing older homes (including “historic” homes). Provide incentives to preserve existing homes (across the city). Expand the Historic District. (5)

2. Size/Siting of New Homes

- Increase green space requirements (i.e. reduce max. size of building on lot) for new residential development to avoid crowding of buildings along a street and overpowering neighboring homes. (17)
- Should have a variety of housing (large and small SF homes, condos, and apartments) available for different economic circumstances (downsizing seniors, young professionals & families). (12)
- Preserve space between homes. New homes too close to the property line and diminishing light to neighbor. Increase side setbacks. (8)
- New homes too tall. Basement foundations too far out of the ground. (5)
- Downs concerns:
 - Concerned about traffic (4)
 - Want custom homes and unique buildings (townhomes, apartments), not cookie-cutter subdivision houses (3)
 - Concerned about number of new homes proposed. (2)

3. Impacts of New Home Construction

- Current ordinances are working fine. Shouldn’t limit housing size if someone has the money to build a big house. New construction is improving Northville by removing poorly maintained, obsolete housing. Allow the market to drive evolution of the city’s neighborhoods. (14)
- Overbuilding leads to unhappy neighbors and poor relations between neighbors. (2)
- New construction has increased property values, which benefits the city.
- Concerns of existing residents disregarded in favor of new construction.

4. Environmental Concerns

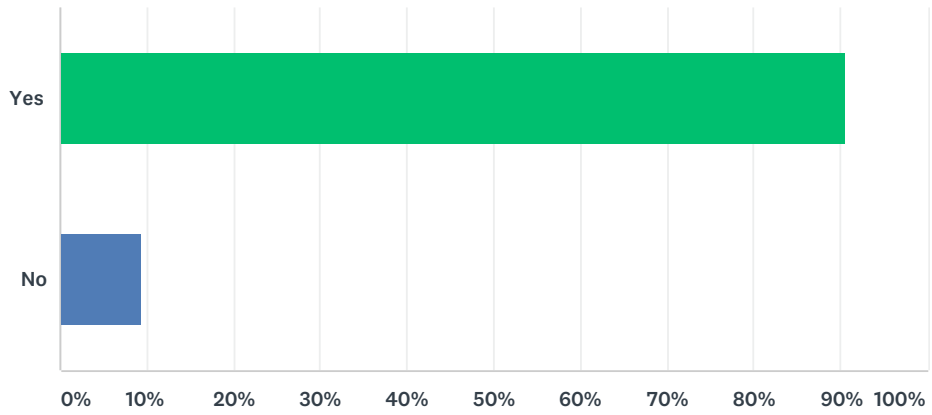
- Concerned about lack of environmentally-friendly stormwater management on residential home sites. New construction causing flooding on neighbor's properties. (5)
- Concerned about the loss of mature trees. (4)

5. Ordinance Enforcement/Construction Site Management

- Enforce the ordinances and apply them consistently across the board. (5)
- Contractors need to be held accountable. Aren't required to "fix" ordinance violations because it would be a "hardship." Need better policing of construction sites (garbage, port-a-johns facing residences, and hours of operation too early in morning and late into evening). (4)
- Too many variances are approved that increase the amount of building on residential lots. (2)

Q1 Do you live in the City of Northville as your primary residence?

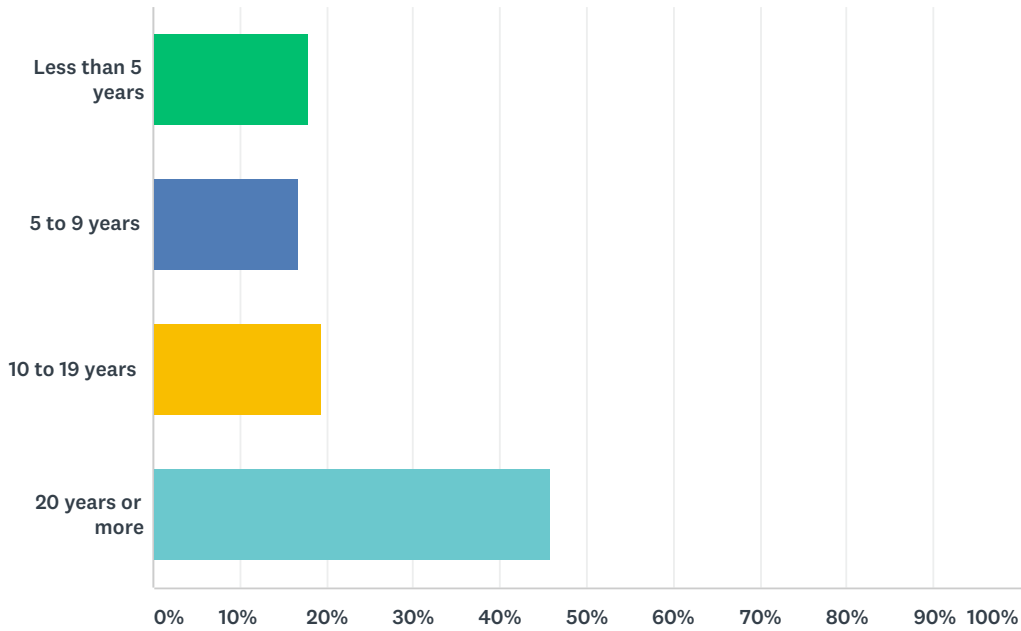
Answered: 341 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	90.62%	309
No	9.38%	32
TOTAL		341

Q2 If you live in the City of Northville as your primary residence, how long have you been a resident in Northville?

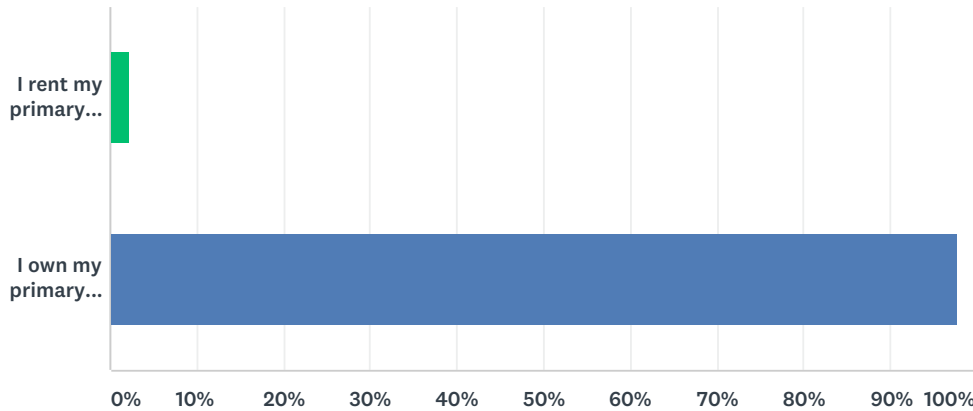
Answered: 310 Skipped: 31



ANSWER CHOICES	RESPONSES	
Less than 5 years	18.06%	56
5 to 9 years	16.77%	52
10 to 19 years	19.35%	60
20 years or more	45.81%	142
TOTAL		310

Q3 If you live in the City of Northville as your primary residence, do you rent or own your primary residence?

Answered: 309 Skipped: 32

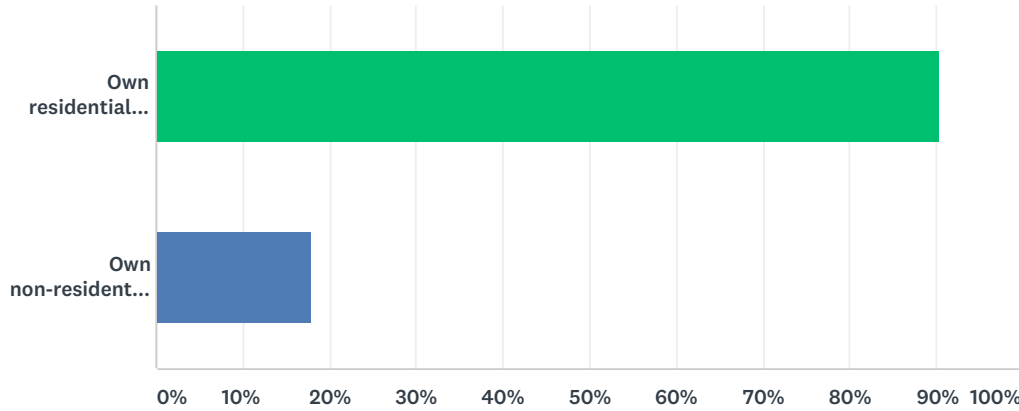


ANSWER CHOICES	RESPONSES
I rent my primary residence	2.27% 7
I own my primary residence	97.73% 302
TOTAL	309

#	OTHER (PLEASE SPECIFY)	DATE
1	I sign 3-year year leases.	11/2/2018 1:50 PM
2	n/a	11/2/2018 6:13 AM
3	We also own a small rental house in Northville.	10/26/2018 10:07 AM
4	Plus a business	10/1/2018 2:21 PM
5	In a home owned by my family since 1964	10/1/2018 12:33 PM
6	I love JUST outside city limits, in Northville Township. I did live in the City for the previous 9 years.	10/1/2018 11:33 AM
7	While my primary residence is not yet in the City of Northville, I am currently building what will become my primary residence in the city. I have lived a mile from downtown Northville for 15 years and my children attend Northville schools, so I have a vested interest in the success of the community.	10/1/2018 10:37 AM

Q4 Do you...(choose all that apply)

Answered: 134 Skipped: 207

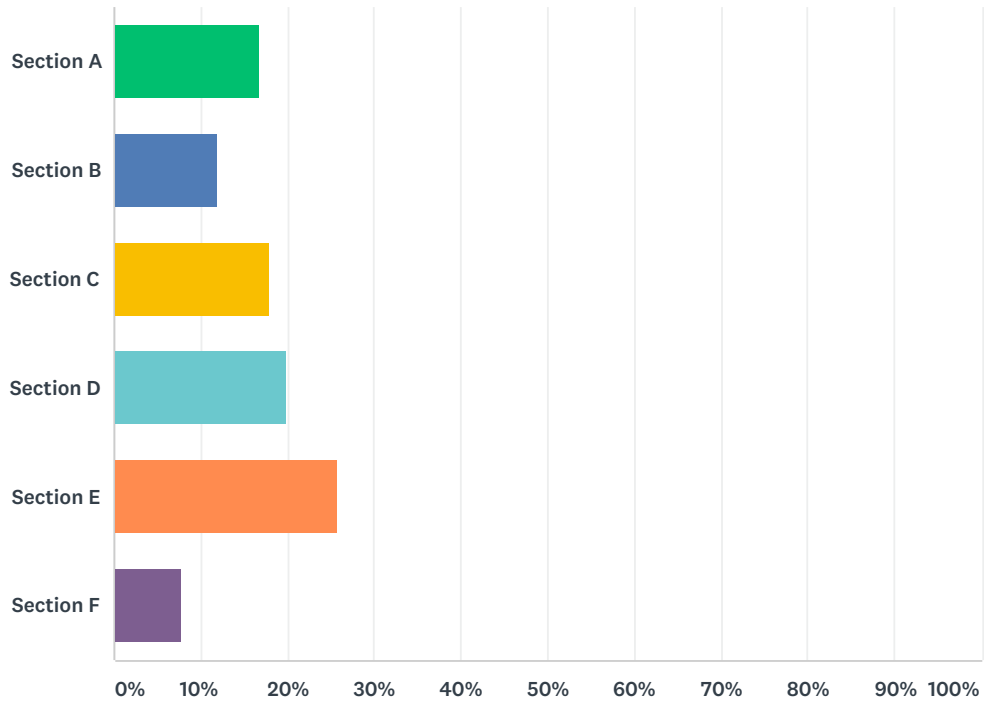


ANSWER CHOICES	RESPONSES
Own residential rental property in the City of Northville?	90.30% 121
Own non-residential property in the City of Northville?	17.91% 24
Total Respondents: 134	

#	OTHER (PLEASE SPECIFY)	DATE
1	Just my house	11/13/2018 10:06 AM
2	Work in Northville	11/13/2018 9:50 AM
3	Rent	11/13/2018 9:45 AM
4	Neither	11/2/2018 11:19 AM
5	n/a	11/2/2018 6:13 AM
6	We live in Northville Township and what happens in the city directly affects us.	10/26/2018 11:21 AM
7	I owned and lived in a single family home in area D for 15 yrs before moving to area A 15 yrs ago.	10/14/2018 8:32 AM
8	I own my home as my residence	10/11/2018 1:31 PM
9	Empty Parcel	10/1/2018 4:51 PM
10	live in Northville township	10/1/2018 1:20 PM
11	I own an additional house that I rent in the City of Northville.	10/1/2018 12:06 PM
12	I also own a residential property that I currently rent.	10/1/2018 10:37 AM
13	I own a residential and non-residential property in the city of Northville	9/30/2018 11:08 AM
14	Neither	9/29/2018 6:30 AM

Q5 What section of the City is your primary residence or residential property located in? (See map below)

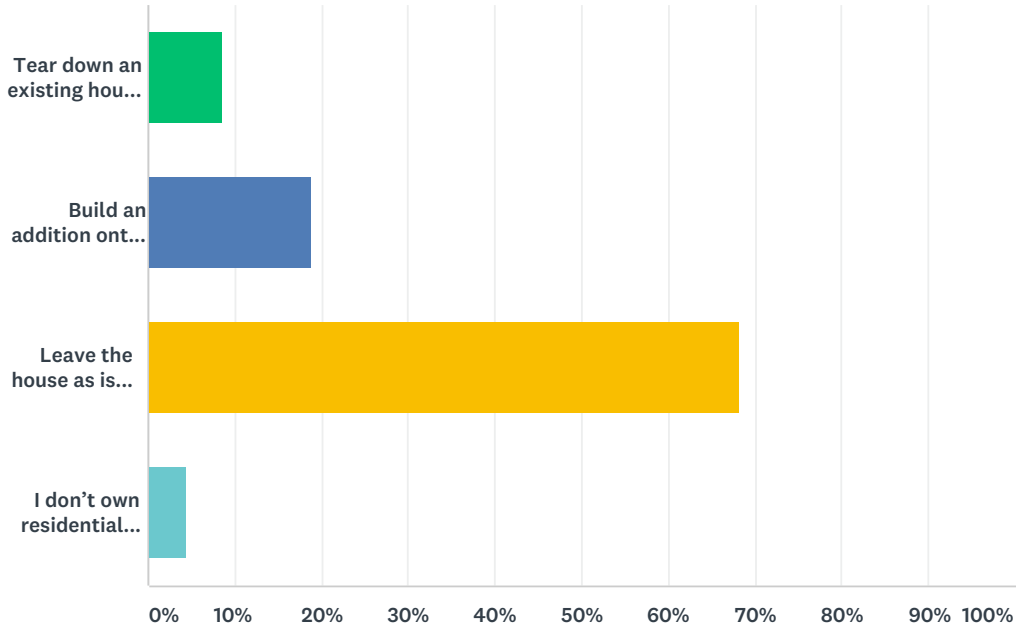
Answered: 311 Skipped: 30



ANSWER CHOICES	RESPONSES	
Section A	16.72%	52
Section B	11.90%	37
Section C	18.01%	56
Section D	19.94%	62
Section E	25.72%	80
Section F	7.72%	24
TOTAL		311

Q6 If you own residential property in Northville, did you or are you planning to...

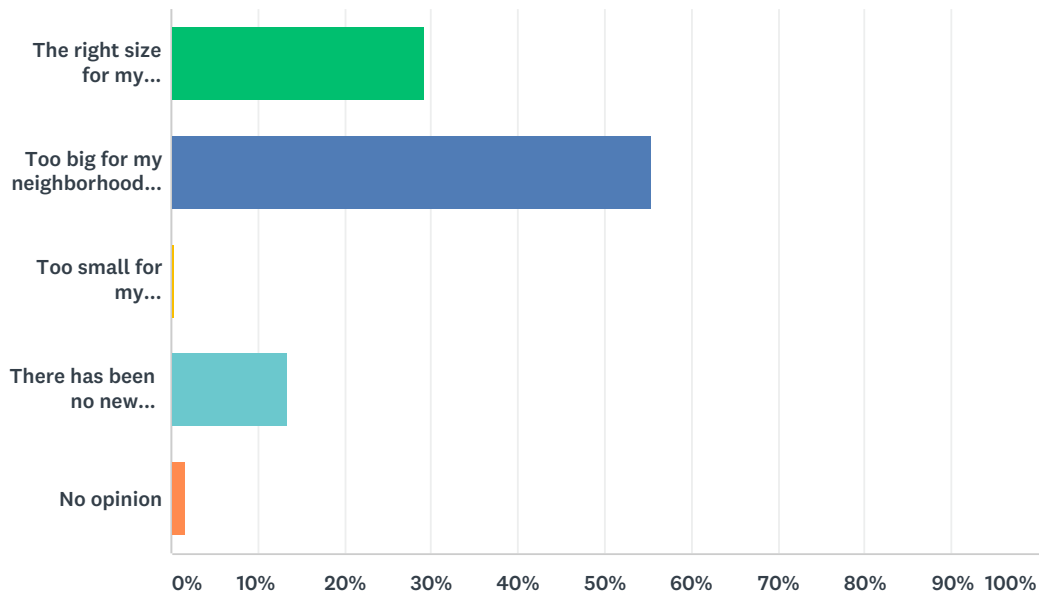
Answered: 314 Skipped: 27



ANSWER CHOICES	RESPONSES	
Tear down an existing house and build a new house?	8.60%	27
Build an addition onto an existing house?	18.79%	59
Leave the house as is (did not/don't plan to expand the house/garage size)?	68.15%	214
I don't own residential property in Northville	4.46%	14
TOTAL		314

Q7 In considering new homes that have replaced existing homes in my neighborhood, I think they are generally... (Choose one)

Answered: 308 Skipped: 33



ANSWER CHOICES	RESPONSES
The right size for my neighborhood/street	29.22% 90
Too big for my neighborhood/street	55.52% 171
Too small for my neighborhood/street	0.32% 1
There has been no new construction replacing existing homes in my neighborhood	13.31% 41
No opinion	1.62% 5
TOTAL	308

#	ADDITIONAL COMMENTS:	DATE
1	and take up too much space on their respective lots.	11/13/2018 11:15 AM
2	Also too close together and an eyesore.	11/13/2018 11:12 AM
3	Look terrible. Too big - fake stone looks like Canton	11/13/2018 11:07 AM
4	New houses all above Nat'l average - 3500 to 5,000 square feet. AND all cover more than 30% of lot.	11/13/2018 10:14 AM
5	I thought there was an ordinance about the size of new house going up. I don't think it is being followed.	11/13/2018 10:07 AM
6	Generally too large!!	11/13/2018 9:50 AM
7	Immediate neighborhood. Two recent constructions across from Amerman Elementary School on N. Center Street very well done, acceptable size.	11/13/2018 9:48 AM
8	Too big	11/13/2018 9:46 AM
9	Green space is NOT inforced	11/13/2018 9:39 AM
10	City needs to stick to existing variances & the 35% green space (NO EXCEPTIONS)	11/13/2018 9:36 AM

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11	N/A. I live in the St. Lawrence condos on SW corner of 7 Mile & Sheldon.	11/12/2018 4:33 PM
12	Some are horrendously big.	11/12/2018 4:25 PM
13	The homes in this area are similar sized (1 1/2 story) do not take up the entire lot with space between - not lot line to lot line.	11/12/2018 4:11 PM
14	The new homes look out of place. And a \$1M home in an area with \$250k home will artificially increase my taxes.	11/12/2018 4:06 PM
15	Homes too big for lots.	11/12/2018 4:03 PM
16	They are too large for the lots. They look disproportionate to the lot and surrounding homes.	11/2/2018 1:48 PM
17	the streets with smaller homes with reasonable green space have been altered to have little green space not a good thing for our environment	11/2/2018 11:51 AM
18	2 homes built where one used to be was unexpected; I don't care about size of house built as much as how much green space of lot being lost	11/2/2018 11:36 AM
19	The new homes seem to big for lots, often are very close to adjacent homes and have very small front & back yard.	11/2/2018 9:52 AM
20	I live in the section of Novi that attends Northville schools.	11/2/2018 9:19 AM
21	I live in a neighborhood build in the 1960's and 70's. We have a few new homes that were tear downs and rebuilt. Many homes have added on but most are original. Only one of the rebuilds is too large for our neighborhood.	11/2/2018 7:59 AM
22	Very nice remodels but large for the lot sizes	11/2/2018 6:36 AM
23	therefore they are very close to their neighbors with no land around the house	10/30/2018 6:46 AM
24	However, one house has just been torn down, and I understand that the builder wants to build up to three new homes on the lots purchased where this home was demolished. I am concerned that the new homes may be much larger than the existing homes in the neighborhood.	10/29/2018 12:08 AM
25	Said it was reconstruction but NOTHING remains of previous home. (Linden and Randolph)	10/26/2018 1:07 PM
26	The new homes that have replaced smaller homes are looming over the neighbors' homes. They are also moving away from the Victorian style that Northville is known for and are being replaced with the Modern Farmhouse-style....which would be more appropriate in a suburb (or on a farm...). It's also incredible that the new homes are taking up every square inch of the property too--not a single spot for a lawn/backyard/front yard.	10/26/2018 10:47 AM
27	We are losing variety; thwy are all big.	10/26/2018 10:10 AM
28	It's not clear to me that the City is enforcing their own ordinance as seems obvious by the sheer footprint of renovated homes in relation to their site size. I also would like to understand why people are able to build different final projects from what they originally had approved by the City! We have two examples in our neighborhood. Who is doing inspections and aren't they comparing what was approved to what is being constructed?	10/26/2018 7:11 AM
29	Builders maximize profits by squeezing the largest home onto the minimum property size. This will ONLY be controlled by appropriate zoning, which we currently do not have.	10/25/2018 2:51 PM
30	So long as the architecture minimizes the massing of the elevation, ie garage in back, many breakups of walls and roof lines and allows detail to design, they are ok	10/23/2018 12:23 PM
31	Total build outs. No room remains for decks etc. the. They want a variance. This must stop. We need to encourage green space /trees. Room between homes.	10/17/2018 5:36 PM
32	The new homes that are being built in my neighborhood are larger than the existing homes previously on those lots. I do not consider these homes too large. These new homes greatly enhance the neighborhood as they replace much smaller and usually poor constructed homes. The new homes are being built with craftsman or Victorian styles that conform to the neighborhood and greatly enhance the overall appeal.	10/14/2018 4:52 PM
33	When I lived in area D I had to sue the contractor and architect who renovated the home next to us as they violated ordinance laws; I won. The city inspector and city mgr were also unresponsive when we needed help. That was about 20 yrs ago when there was a lot of renovating original homes and turning them into massive ones. It can be done tastefully but dont cheat and be unresponsive.	10/14/2018 8:49 AM

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34	"Builder style " is rampant here. It has no charm or appropriate size for our neighborhoods.	10/12/2018 7:13 PM
35	Lot line to lot line homes squeezed in between homes is not acceptable because they have the frontage on the street but no back yards. Two houses put where one stood..after rezoning frontage..again no yards anymore. No consideration for people living on the street..how many building permits were allowed at one time...2 yrs of construction dirt and porta potty views...construction workers blocking ability to back out of your drive way..and the garbage blowing down the street was not acceptable.	10/11/2018 1:46 PM
36	I love the new construction. Making Northville a sought after place to visit. Increasing property values.	10/11/2018 12:43 PM
37	They really take away from the quaint town - the looks of the town. Many people I know are remarking how the new construction just doesn't fit the neighborhood. I live in the township and love to eat and shop in town. I love walking around looking at the store fronts from a time past. Please don't over do.	10/11/2018 11:18 AM
38	Wing Ct. is a prime example. It looks like there is an apartment building back there. The city should have considered the surrounding home sizes before permitting that. It has changed the street.	10/11/2018 8:38 AM
39	many "improvements" on HD homes have rendered them "non-conforming". they are too large, not in accordance with the period in which it was built. HDC and their bedfellows are responsible for this. Many projects have been approved inappropriately, without regard for the home's architectural history.	10/10/2018 10:11 AM
40	In GENERAL. There are definitely some that are too big in my opinion.	10/8/2018 12:23 PM
41	The footprint of these replacement homes are way too big. They look out of proportion and also diminish the amount of room for landscaping and trees. Increasing home sizes are also not good environmentally as they generally require more resources to heat and cool, unless the design and materials have an environmentally sustainable focus. My sense is, most of them do not.	10/8/2018 11:58 AM
42	Many of the houses have been both too big and unattractive. They don't fit the neighborhood in size and style. A couple of builders, their signs are everywhere, and one particular architect, seem especially problematic, especially Randolph Street, Linden Street, Randolph Creek Lane, East Street, High Street. The Historic District is being chipped away at a rapid clip because of all of the non-contributing properties being built by these builders and architects who seem to have been given a pass by the Planning and Historic Commissions.	10/6/2018 4:30 PM
43	Way too big - horrible disparity in size - I look out my window and see a massive wall of the big house next door. Houses are also being built much taller to accommodate finished basement.	10/5/2018 3:58 PM
44	On my block there has been 3 houses torn down with 4 houses built in there place	10/5/2018 6:56 AM
45	I am more concerned about character and context than size.	10/2/2018 11:38 PM
46	limited number of new builds in the historic district. it is probably a 50/50 split on reasonable size homes and those that seem to exceed the lot coverage %	10/2/2018 2:42 PM
47	While the new construction is harmonious with the neighborhood, several are too large and not in scale with the existing (or the newer).	10/2/2018 9:08 AM
48	Generally, the new homes lack character. They have bump outs and different colors, but older homes in Northville are unique in the fact that there are many different styles. This is not true now. Also, the newer homes are so large that yard space is limited at best.	10/2/2018 8:47 AM
49	When we did our addition in 2002 we were held to strict lot coverage parameters. No more than 30% lot coverage. We modified our plans accordingly. This portion of the code has not been enforced in years.	10/1/2018 7:17 PM
50	The charm of historical Northville is disappearing. Homes as large as the ones built after a tear down belong on a much larger lot. It takes up the entire leaving no space to your neighbor. The smaller neighbor has the sun blocked by these huge homes. It is causing water issues because there isn't any grass to soak up the rain. Limits on square footage and the height of new homes need to be in place.	10/1/2018 4:50 PM
51	I just recently built a new home. It is 2750 square feet and is much larger than the existing homes.	10/1/2018 4:32 PM

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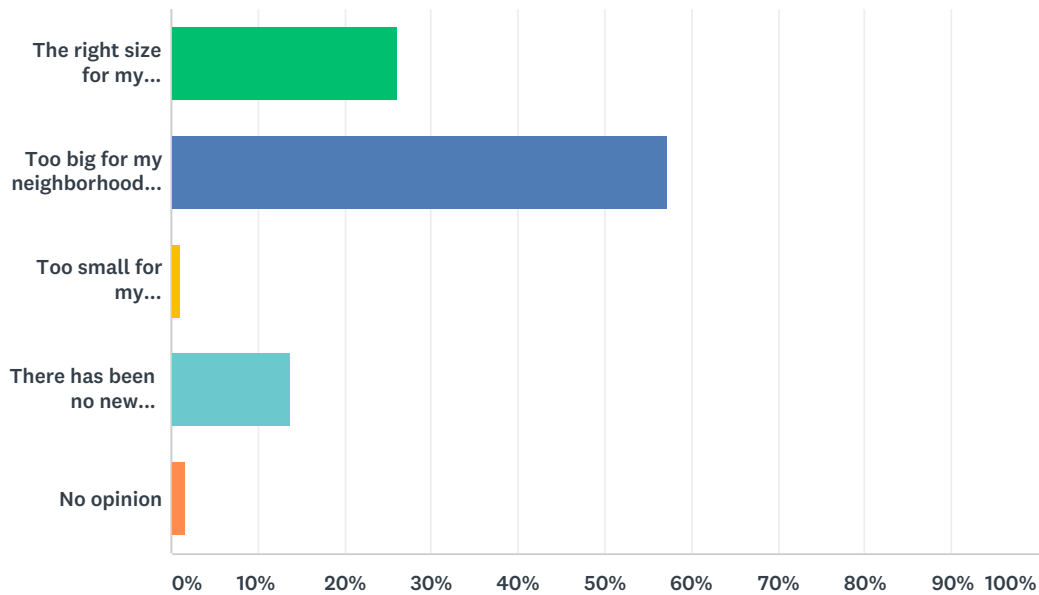
52	My neighborhood is a new one with only new construction. Our problem is the rapid pace of loosing green space and the new sub at 5 mile and Beck is way over developed and crowded and looks like Canton. What happened to the quaintness of Northville. Some kind of way Plymouth has maintained the quaintness	10/1/2018 4:03 PM
53	They look out of proportion, there is not lot left home start to look like row homes, and the formerly tree lined streets now look like they came out of a new subdivision	10/1/2018 1:59 PM
54	Three stories, no back yards, massive footprints, minimal grassy areas, little diversity	10/1/2018 12:35 PM
55	The tendency seems to construct buildings to the maximum allowable lot size limits.	10/1/2018 12:08 PM
56	there is no too big or too small. That's what makes this neighborhood beautiful. Variety of home designs and sizes. Not cookie cutter.	10/1/2018 10:23 AM
57	Bigfoot new builds that occupy 70% of the lot are inappropriate in Cabbagetown.	10/1/2018 10:05 AM
58	We need to accommodate larger houses in the downtown area or people will just go to other places. Make restrictions on the type of houses so they fit the theme of Northville. This will keep the Northville feel while still allowing us to compete for tax dollars that are so precious. The taxes from these new homes is a 10x increase of what the previous house was generating.	10/1/2018 9:47 AM
59	New home on Hillside street is too large for surrounding homes. Also too costly for current neighborhood demographic.	10/1/2018 6:57 AM
60	Homes are changing to accommodate the new family dynamic. The lot prices greatly dictate the size of the home. You don't pay \$350,000 for a lot, and build a 1500 sf home.	9/30/2018 5:15 PM
61	Generally the right size, with a few notable exceptions.	9/30/2018 7:12 AM
62	As long as the homes are quality built homes, (IE: custom built like the one that was recently constructed on Hill St, which is beautiful) people should be able to construct the home they desire. However, I am not a fan of cheaply built McMansions such as the ones built by Pulte in the new development on 7 mile west of Northville Rd.	9/29/2018 6:44 AM
63	New homes have very little space between houses and appear to lack a backyard. This also seems to result in the removal of some mature trees to accommodate the new homes' large footprints.	9/29/2018 6:00 AM
64	I have no problem with additions on old houses, but tearing them down to build these monstrosities is terrible. "Please don't Birmingham my Northville". You can quote me on that.	9/29/2018 12:24 AM
65	Through benign neglect too many original homes that were perfectly fine were allowed to be demolished and a big foot put up instead.	9/28/2018 9:34 PM
66	The new homes are ruining the character of our neighborhood.	9/28/2018 7:25 PM
67	I find that the replacement homes are too large for the lots they're built on and too tall. They overpower the older homes and each new one seems to be an attempt to be the biggest and tallest. There's little regard for the other homes on the block. The new houses block views and place air conditioners as close to the neighboring houses as possible. They also don't seem to regard drainage issues so water gushes into their neighbor's yards, killing existing vegetation and making a mess of the yard.	9/28/2018 6:03 PM
68	Many existing homes have been demolished and replaced with new homes that take up the entire lot in my neighborhood. This creates a crowded and out of proportion looking street with no yards to buffer between houses	9/28/2018 4:26 PM
69	They are too big to lot size. They've added daylight basements raising their houses higher then neighbors. I live in Historic District...it's being ruined!!!	9/28/2018 10:06 AM
70	As compared to surrounding homes and for the lots upon which they sit.	9/28/2018 9:43 AM
71	We have lots many unique homes in Northville to the wrecker's ball which continues to change the appearance and character of our neighborhoods. That was one of the big draws abt Northville. Now we have oversized, subdivision style homes and we are losing the charm that drew people out here.	9/27/2018 9:25 PM
72	Historic Northville has two many houses being torn down that make northville so historic and it needs to stop.	9/27/2018 9:21 PM
73	These enormous places have strained infrastructure in neighborhoods not designed to deal with the much greater runoff. This leads to flooding of existing homes and yards.	9/27/2018 9:06 PM

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74	Cabbagetown new houses are huge for the lot size and look nothing like existing houses.	9/27/2018 5:45 PM
75	The foundation of aesthetics is scale. Throughout the Historic District, even more destructively than insensitive style, harmonious scale has been increasingly violated, harming the essential feel of the neighborhood.	9/27/2018 11:52 AM
76	But I see them going in downtown. While I think it is fine to tear down and rebuild, I would be concerned about future upkeep. I don't know the current fine for unkempt properties, but I recommend increasing them so bigger upkeep houses don't look terrible in years to come. Bigger homes are harder to upkeep. No matter the income of the resident	9/27/2018 11:28 AM
77	Our street is now gentrified. There are no longer any homes suitable for seniors or for young people starting out. If you don't have 450K to spend, you can't move into my neighborhood. This is wrong.	9/26/2018 9:18 AM

Q8 In considering new homes built on vacant lots in my neighborhood, I think they are generally... (Choose one)

Answered: 305 Skipped: 36



ANSWER CHOICES	RESPONSES
The right size for my neighborhood/street	26.23% 80
Too big for my neighborhood/street	57.38% 175
Too small for my neighborhood/street	0.98% 3
There has been no new construction on vacant lots in my neighborhood	13.77% 42
No opinion	1.64% 5
TOTAL	305

#	ADDITIONAL COMMENTS:	DATE
1	Too large	11/13/2018 9:50 AM
2	Hill Street, enormous house looks very odd amidst the 1970's colonials & ranch homes.	11/13/2018 9:48 AM
3	Too big	11/13/2018 9:46 AM
4	N/A	11/12/2018 4:33 PM
5	Only 1 home on my street that is new built on vacant lot - its size is fine.	11/12/2018 4:09 PM
6	Ditto	11/12/2018 4:06 PM
7	They are too large for the lots. They look disproportionate to the lot and surrounding homes.	11/2/2018 1:48 PM
8	too many houses being built within small area of land , roads cant handle the traffic.beck rd and sheldon is already a mess during peak hours. unpaved roads west of beck needs to be paved and 9 mile unpaved need to be paved to handle more traffic.	11/2/2018 12:30 PM
9	the last lot was filled about 10 years ago with a larger home	11/2/2018 11:51 AM
10	I believe that we have too much construction occurring in our area and it is impacting the attractiveness of the area. We are tearing down every green space that exists. :(11/2/2018 9:19 AM

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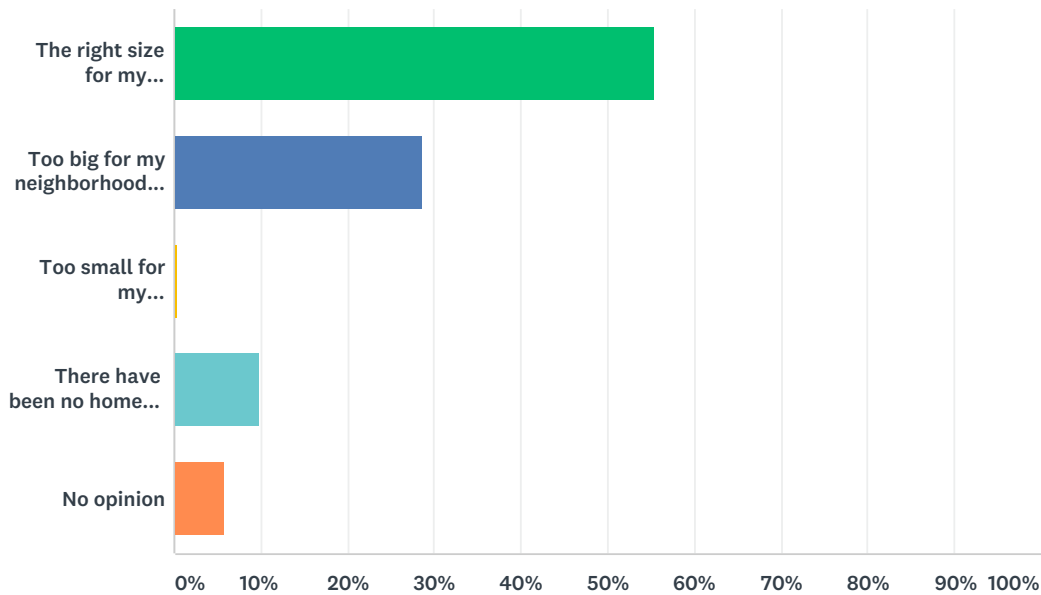
11	This house was built on land purchased from a home owner on a large parcel of land. This house was built in the 80's. It is too large for our neighborhood and has very little backyard.	11/2/2018 7:59 AM
12	Cookie cutters unattractive large homes too close to each other	11/2/2018 3:08 AM
13	The size is right but they all are built by the same builder and look alike, have no character in keeping with the historical features of the area. (West St and Randolph St-Miller buildings)	10/26/2018 1:07 PM
14	Same comments as above.	10/26/2018 10:47 AM
15	Again, not sure the City is following lot coverage requirement by looking at how tiny yards are and how huge homes are	10/26/2018 7:11 AM
16	Built to max. Overshadow neighboring homes	10/17/2018 5:36 PM
17	Too many houses shoved in a small lot.	10/15/2018 4:58 PM
18	I have no issue with the size of the new constructed homes in my neighborhood. The current zoning restrictions are working fine and I believe these homes blend in to the neighborhood. I do not feel any jealousy or envy towards these new homes. They enhance my neighborhood, increase our values and increase our tax base.	10/14/2018 4:52 PM
19	Some areas are a hodge podge of cluttered homes without regard to natural history.	10/14/2018 8:49 AM
20	See above. They are building lot line to lot line if street frontage is legal per zoning. But there are no requirements for the lot to have a specific depth which is out of character in this subdivision	10/11/2018 1:46 PM
21	It just doesn't fit the neighborhood.	10/11/2018 11:18 AM
22	A prime example is the new home with the front facing garage on Wing St. Look at it as compared with its neighbors.	10/11/2018 8:38 AM
23	see above	10/8/2018 12:23 PM
24	Houses built on Randolph Street between Linden and West, plus houses built on Randolph Creek Lane, are outsized and architecturally inappropriate. They are abominations and the architects and builders should be ashamed of themselves. Existing neighbors have been dismayed by the city's negligence in allowing these houses to be built. Even these new homes' owners have expressed dismay with the quality of the homes they have purchased. In effect, we have replaced historic homes with large, low-quality, generic houses. Many of us are OK with the rules that govern housing in our historic neighborhood, but resent the idea that home owners seem to be held to a higher standard than speculators and teams of builders/architects who have been allowed to rebuild our neighborhoods with impunity and without regard to rules. Given what has happened in the Historic District, we have heard many of our neighbors wonder whether members of the Planning and Historic Commissions are incompetent and/or corrupted by conflicts of interest.	10/6/2018 4:30 PM
25	House across street fills empty lot.	10/5/2018 3:58 PM
26	Three story homes that make the other homes look like shacks have no place in our neighborhood.	10/5/2018 8:43 AM
27	There was one empty lot on my block that had variances turned down to make a larger garage for 5 cars.	10/5/2018 6:56 AM
28	Please do not develop some many townhouses in the Racetrack proposed development. These units do not foster a quality neighborhood and will result in increased crime.	10/3/2018 4:51 PM
29	limited number of new builds in the historic district and very limited vacant lots. it is probably a 50/50 split on reasonable size homes and those that seem to exceed the lot coverage %	10/2/2018 2:42 PM
30	We need to accommodate larger houses in the downtown area or people will just go to other places. Make restrictions on the type of houses so they fit the theme of Northville. This will keep the Northville feel while still allowing us to compete for tax dollars that are so precious. The taxes from these new homes is a 10x increase of what the previous house was generating.	10/1/2018 9:47 AM
31	We have no vacant lots	9/30/2018 5:01 PM
32	See the comments above. They apply to both this and the last question.	9/29/2018 6:44 AM
33	New homes have very little space between houses and appear to lack a backyard. This also seems to result in the removal of some mature trees to accommodate the new homes' large footprints.	9/29/2018 6:00 AM

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34	There is no space for a garden or any outdoor space. Does this sound like the type of neighbor anyone wants?	9/29/2018 12:24 AM
35	Same as above	9/28/2018 6:03 PM
36	Builders were bragging that they know all the tricks to maximize lot size. You see the same architect/builders on almost every project. They've got their process down on how to maximize lot coverage, even beyond code.	9/28/2018 10:06 AM
37	They are ALWAYS as large as can possibly fit on any given lot (often with a variance). There is no longer any thought to making them "fit" with the neighboring homes.	9/28/2018 9:43 AM
38	Developers seem focused on maximizing house square footage at the expense of neighborhood character. Big square-ish boxes with minimal character.	9/27/2018 5:45 PM
39	As above.	9/27/2018 11:52 AM
40	Too Big meaning larger than nearby homes, but not excessively large.	9/27/2018 11:21 AM
41	New large homes complete with circular driveways, permitted IN the historic district no less. Shame on the HDC for permitting this.	9/26/2018 9:18 AM

Q9 In considering home additions built in my neighborhood, I think they are generally... (Choose one)

Answered: 307 Skipped: 34



ANSWER CHOICES	RESPONSES	
The right size for my neighborhood/street	55.37%	170
Too big for my neighborhood/street	28.66%	88
Too small for my neighborhood/street	0.33%	1
There have been no home additions built in my neighborhood	9.77%	30
No opinion	5.86%	18
TOTAL		307

#	ADDITIONAL COMMENTS:	DATE
1	Ridiculously big	11/13/2018 11:07 AM
2	In recent years. In previous years (5 years+), there have been some very appropriately-sized & architecturally sensitive additions.	11/13/2018 10:14 AM
3	Too big	11/13/2018 9:46 AM
4	N/A	11/12/2018 4:33 PM
5	Some additions are architecturely well integrated into the existing homes, but others aren't.	11/2/2018 4:33 PM
6	So far, the right size. I hope this does not change. I see other neighborhoods where I can't say the same thing. For example, downtown.	11/2/2018 7:59 AM
7	Most additions have been appropriate for the home but not all are good looking! Particularly seen when the home owner lives on non conforming mini lots like West street and want to add on. Odd angles and addition overhangs result.	10/26/2018 1:07 PM

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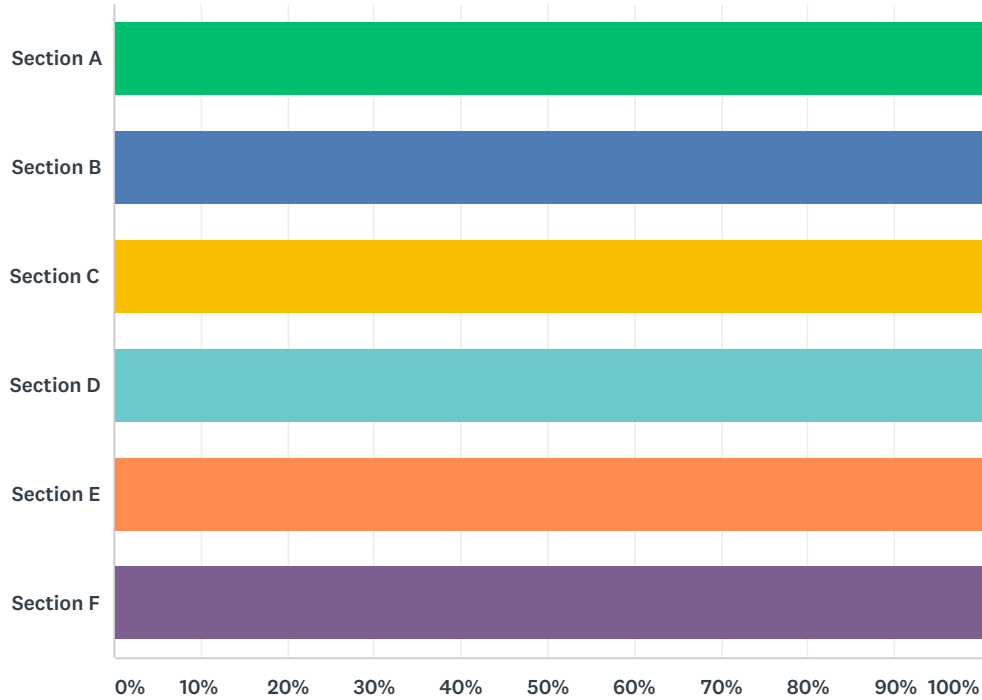
8	I lived on Fairbrook St. last year and our neighbor sold their house to a flipper. The flipper took the 725 sq. ft. home on a tiny lot and added an additional 2500 sq ft...it looks ridiculous. We now live on W. Main and I can only imagine the size of the home that Mike Miller were build on the empty lot across the street (they just tore down the 1970s tri-level). It's a tiny lot but I would imagine the home will be massize.	10/26/2018 10:47 AM
9	The blue house on Rayson next to Mill Pond is an eyesore. Those additions should never have been approved.	10/26/2018 10:10 AM
10	Every single major renovation has big-footed an existing home. Not against some larger footprints but these are mammoth compared to the scale of homes around them	10/26/2018 7:11 AM
11	Character of homes is often lost. Big and boxy. Towering	10/17/2018 5:36 PM
12	I have no problem with the numerous additions and upgrades I see to the homes in my neighborhood. I believe everyone should be able to enhance their property and the ones I see being done are working with existing architectural styles and enable many of my neighbors to remain in my neighborhood instead of moving out of the area to find a larger home.	10/14/2018 4:52 PM
13	Please see comments above. I appreciate the administrations concern on this topic as it has been ignored for too long. Its unfortunate I had to take legal action to have my concerns addressed by the city. Others may not have the guts or patience to do this. Residents look to you to protect us. You still have an architect that was shady in the past doing work in the city. What will your legacy be? Thank you.	10/14/2018 8:49 AM
14	Additions thst enhance the homes to todays needs are important to keep our neighborhood cutrent. Improvements need to be within lot lines and allow for some deph/yard to keep the neighborhood looking right	10/11/2018 1:46 PM
15	The additions themselves appear to be fine. It is the carriage houses over the garages that concern me these days because they're not allowed by Northville ordinance/code, but are everywhere. Certain residents are "allowed" to have them, while others are litterally required to nail their garage attics shut. Why? Why do we have ordinances if not everyone has to follow them? Do away with this requirement if it's being ingored by the city. It seems as if you use a particular builder or architect, the code is overlooked. That is a problem.	10/11/2018 8:38 AM
16	and wrong architecturally. again, HDC approval and bedfellows (Presley and Miller to name the greatest offenders to date. I'm sure there are many more based on what I see but I don't know the company names)	10/10/2018 10:11 AM
17	Additions have not generally been as awful as the infill houses, although this has not been universally true. Part of the reason for the better scale of the local house additions is because they are generally built by existing residents who are held to a higher standard than new purchasers or speculators building new homes.	10/6/2018 4:30 PM
18	We intentionally kept our addition reasonable to preserve our back yard. Many of the new houses do not even have a yard - fill the lot street to alley within inches of setback.	10/5/2018 3:58 PM
19	6 house on my block have had additions and they have blended into the existing homes well and not overly large.	10/5/2018 6:56 AM
20	there was only one and it went over the existing garage	10/5/2018 4:53 AM
21	Northville Estates has very large lot sizes as historically they were all well and septic.	10/4/2018 4:27 PM
22	And often too ugly.	10/4/2018 12:09 PM
23	directed by historic district commissions	10/2/2018 2:42 PM
24	They become non conforming. A few homes have very large lots, where an addition fits, however others add additions on small lots and it's over built.	10/2/2018 8:47 AM
25	We need to accommodate larger houses in the downtown area or people will just go to other places. Make restrictions on the type of houses so they fit the theme of Northville. This will keep the Northville feel while still allowing us to compete for tax dollars that are so precious. The taxes from these new homes is a 10x increase of what the previous house was generating.	10/1/2018 9:47 AM
26	As long as the additions look like they belong and don't give an "out of place" look to the current home, I don't see an issue with any addition to an existing home.	9/29/2018 6:44 AM

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27	Some of the additions approved are too big, but mostly they make sense and are well done. The design on the W. Cady Craftsman addition, second house off Rogers, is stupid looking, and too big. The addition on the former architect's house on the corner of W. Cady and First street looks great. There should be someone (HDC, oh how I wish someone had the guts to say NO on that committee).	9/29/2018 12:24 AM
28	The huge additions put on homes again change the neighborhood, make the properties look over crowded, and gentrify the city for younger families trying to move in.	9/28/2018 9:34 PM
29	The additions aren't really additions. Usually one wall is left of the old house and the "addition" is built onto that. The results are the same as those described above.	9/28/2018 6:03 PM
30	Additions are controlled in the historic district. It is the tear downs that are over sized.	9/28/2018 10:06 AM
31	I think, overall, the additions to homes are done in good taste size with respect to what the home/neighborhood originally was.	9/28/2018 9:43 AM
32	I hate what is happening to this town. I will be looking to move soon. It has lost its soul thanks to the Mike and Cynthia Millers, and the Board that allows this to happen.	9/28/2018 9:37 AM
33	As above...plus the fact that 'additions' are permitted to morph into virtual teardowns, generally subsuming the unfortunate original.	9/27/2018 11:52 AM
34	To be fair a few home additions have been modest and done correctly, additions to the rear of the home that do not overwhelm the original structure (my small addition included.) Most dwarf the original structure, in fact, according to the recent historic district survey study, when we moved into our home 24 years ago, 10 of the 11 homes on my street were considered contributing. Now just 5 of those homes are still contributing. 3 have lost their significance in the last 4 years. One of those in the last year, all due to an uneducated HDC who have no idea how to follow both the historic district published standards and guidelines or the Secretary of Interior standards. The City Council recently passed up an opportunity to put an experienced individual (one who served 10 years on the HDC in the past and who submitted an application for the recent available position) to add an individual who, on their application to the HDC, admitted to have never attended a single meeting of the HDC. This makes no sense. What is the intention? Do we really value our district and seek to guide the individuals who purchase homes and businesses in the district to help them make informed choices regarding additions and renovations? I have no confidence in the HDC guiding appropriate new builds in the district. All you have to do is look at the history of what has been permitted to be built.	9/26/2018 9:18 AM

Q10 Do you have concerns about new homes that have replaced existing homes in other areas of Northville? If yes, please use the map below and choose the corresponding letter to indicate which sections of Northville you have concerns about: (Choose all that apply)

Answered: 214 Skipped: 127



I'm concerned about Section:

	I'M CONCERNED ABOUT SECTION:	TOTAL
Section A	100.00% 45	45
Section B	100.00% 49	49
Section C	100.00% 150	150
Section D	100.00% 162	162
Section E	100.00% 126	126
Section F	100.00% 94	94

#	ADDITIONAL COMMENTS:	DATE
1	Some new homes have replaced non-historical construction, which is an improvement. Some new homes seem to replace historic homes with historic looking homes that aren't historically sensitive.	11/13/2018 11:02 AM
2	houses too big for lot size	11/13/2018 10:08 AM

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3	Too big. Look like they belong in Canton. Jam and Shove.	11/13/2018 9:41 AM
4	Concerns with all home not conforming to city codes	11/13/2018 9:37 AM
5	See comments section re: the Downs	11/12/2018 4:34 PM
6	New house homes totally destroy the character of the neighborhood	11/12/2018 4:23 PM
7	The house to be torn down on Maplewood + replaced with 3 houses.	11/12/2018 4:10 PM
8	In general it appears to be going on in all sections of the city.	11/2/2018 3:18 PM
9	The larger homes are changing the character of these neighborhoods	11/2/2018 11:54 AM
10	I'm concerned that too much square footage of lots are being built upon, affecting neighboring views and green space.	11/2/2018 11:36 AM
11	enormous and who will desire them after original owner leaves?	11/2/2018 10:14 AM
12	A lot of the new homes seem to big for lots, very little space between home and property line. They also seem very tall compared to existing homes. The amount of grown trees that are cut down is disturbing.	11/2/2018 10:09 AM
13	I rank the new condos/apt., etc as 'homes'.	11/2/2018 9:16 AM
14	All sections. If you want a large home it should be built in an appropriate neighborhood where it fits in with already built homes. Older Northville neighborhoods should retain their original character. We need to preserve Northville's charm.	11/2/2018 8:05 AM
15	Several of the new homes build in areas C and D take up a much larger footprint of the property, and a few of my friends who live near them have told me about drainage issues including increased ice on streets due to sump pump runoff into the street. Perhaps some have too large of a footprint for the lot size.	10/29/2018 12:17 AM
16	It's upsetting to see the trend of houses too large compared to the neighboring houses. This is true of downtown as well as my neighborhood. Myself and many neighbors are upset about the house built on Hill St. This house is too big and doesn't match/fit our neighborhood. More so, there is much concern about the plans for the lot(s) on Maplewood that just sold and is rumored to be adding three large houses and a road? I am very upset that building large houses on these lots not only doesn't fit our neighborhood, but these homes and adding a road will ruin the unique nature setting of that area.	10/27/2018 4:41 PM
17	Your map made it difficult to identify areas of town. I think the worst 2 areas are near and around OLV.	10/26/2018 1:09 PM
18	Homes in C that are new homes that replaced existing are massive--way too big for their lots. Again, there is no yard and they just tower over their neighbors' homes.	10/26/2018 10:50 AM
19	For all of the reasons previously stated I think the scale is out of control. I'm not specifically against demolishing homes (many are not worth saving) but I am against the lot coverage and relative scale being used to replace them	10/26/2018 7:13 AM
20	I chose all because the standards and expectations would apply to all.	10/14/2018 8:52 AM
21	The large over size homes being built among the existing smaller leave that neighborhood completely foreign from any resemblance to the city's original structures which made the city into what it is today.	10/11/2018 5:19 PM
22	I consider all of "downtown" northville to be my "neighborhood."	10/11/2018 8:42 AM
23	Cabbage Town is quickly losing its character, and areas between 7 Mile and the Orchard/OLV neighborhood include some outsized monstrosities. We are also very concerned about the upper part of Randolph Street in "A" and "D," which has been cleared of trees for additional houses. We are not optimistic about what will be built there and are saddened by this, especially since we now have several cleared lots on Randolph Street that give the neighborhood a gap-toothed feel. At the very least, we hope the City insists that the developers build and pay for the infrastructure that these new houses will require, such as sidewalks and street lights.	10/6/2018 4:33 PM
24	All homes being built or added onto are too big for the character of Northville. I am disgusted at what is being allowed to be built in Northville. We are losing our historic character in the small town character of it.	10/4/2018 12:19 PM

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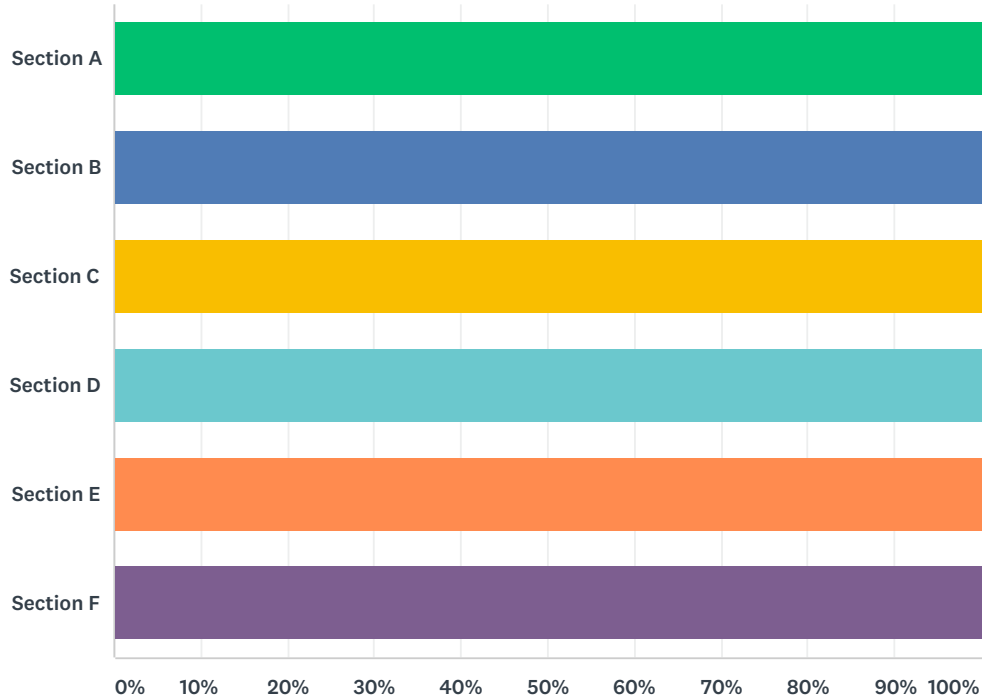
25	Part of Northville's character (Tree City for example) is the variety of homes in all sizes AND the yard spaces around them. Oversized homes with no yard project isolation. The large homes are also short-sighted and selfish regarding energy usage and climate change.	10/4/2018 11:50 AM
26	No concerns	10/4/2018 7:15 AM
27	The racetrack development being proposed is too dense. This represents a significant percentage of the city. Please make it single family housing consistent with other street grids. Save the farmers market at its current location.	10/3/2018 4:53 PM
28	Not concerned	10/3/2018 6:15 AM
29	a couple of new builds in section E are pretty large	10/2/2018 2:51 PM
30	We have no concerns.	10/1/2018 10:06 PM
31	I am mostly concerned amour the lack of green space that is proposed for section F. I live in C but the roads can't handle the current traffic. The mass density that has been proposed is a recipe for problems.	10/1/2018 7:22 PM
32	Cabbagetown has been destroyed with the allowance of Bigfoot homes that were allowed to be built from lot line to lot line!!	10/1/2018 6:53 PM
33	The density of homes in the proposal of the site if the Downstairs is way too high for the quaint town Northville was built to be.	10/1/2018 4:35 PM
34	Just look at the ridiculous sub going up at 5 mile and Beck. Absolutely no green space. You can touch your neighbor's house. And what about the modern condos being built on Center across from Kroger - doesn't have anything to do with the historic district	10/1/2018 4:06 PM
35	we don't need any more homes in this area, will be too congested. All my neighbors agree .	10/1/2018 3:54 PM
36	No concern.	10/1/2018 2:35 PM
37	The excessive size of new homes / additions destroys the character of these downtown neighborhoods.	10/1/2018 2:08 PM
38	The city is allowing too big of a foot print.	10/1/2018 1:32 PM
39	A builder built two horribly out of place homes on Orchard and the builders on Clement should be ashamed of their use of fake stone	10/1/2018 1:11 PM
40	I think the Historic District is VERY restrictive. It is a challenge to bring these homes up to current standards.	10/1/2018 11:35 AM
41	No, but I have issues with people being forced to preserve homes that don't meet the intent of the historic district when they are poor eyesores to the community. If a new house is built with the intent of the street (such as historic design elements) then they only make the entire community better. I also have a huge issue of the inconsistency in material selections that are forced on us. I spent considerable money to put real wood shake on my house when hardy shake would have been fine, look good and be longer lasting, but was not allowed by the historic district commission. After I was forced to put real wood shake on my house, others with new projects were not. To many individual opinions not in the direction to benefit the community.	10/1/2018 9:52 AM
42	My concern is that not enough homes in the Historic district are being cared for in a manner that does the history of Northville justice. These homes are rotting in place while the owners sit on them instead of maintaining and updating them. You can update a home and still keep the architectural value of the home. When I see vinyl siding on homes in the historic district it really sets off a red flag. Also just because a home is in the historic district does not mean it's historical. There are a few houses that are basically boxes and have been neutered of all historical value. These homes should have strict requirements on any sale or update to restore them to a historic look as part of the terms of the transaction.	10/1/2018 9:51 AM
43	No, I'm not concerned.	9/30/2018 6:22 AM
44	From the homes that I've seen replacing old, ugly existing homes, I think they're beautiful for the most part. Yes they're larger and sit on small lots relative to their size, which is a concern for some, but many historic homes that are large were built on small lots as well. I like most of the new homes that have replaced existing homes as long as they're custom built and not cookie cutter, cheaply constructed Pulte type homes. I don't have concerns, but I'm specifically speaking of the new homes that have been constructed in section C.	9/29/2018 7:01 AM

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45	Pretty soon no one will be able to afford a house in this town. I guess that's what the city fathers want since they seem to encourage this building of McMansions.	9/29/2018 12:27 AM
46	My concerns as described on the previous page are the same for all of Northville. Northville was a quaint town when I first moved here. Now it's full of McMansions that don't fit in.	9/28/2018 6:03 PM
47	section c has been destroyed. It has lost all feeling of a friendly neighborhood. Looks like a "competition" to have the biggest house on the street. Historic District is being destroyed by tear down approvals too. New built homes do not fit in. This survey should have been issued in 2010. Majority of damage is already done.	9/28/2018 10:12 AM
48	The concerns lie with homes that are actually "downtown." Those in surrounding subdivisions, within the city limits, have larger lots and can generally support whatever goes up or whatever re-construction occurs.	9/28/2018 9:48 AM
49	I'm general homes new homes are too big. Miller in particular builds out to the Max. Then homeowners want to add decks raised patios. Plans should be stamped full buildout and have the owner sign off so no surprises. Also don't be so quick to split lots and please stop variances!!!!	9/27/2018 10:07 PM
50	And we are very concerned abt the race track property. There is no way to fit that many people and their cars into that dedicated area. Why do they think that many people are going to come here and does our small town need that kind of development? Again, the draw for Northville was its small town atmosphere and charm. Sheldon and 7 are already backed up on a daily basis.	9/27/2018 9:33 PM
51	because they are thinking about taking northville downs away and building apartments/ homes that will cause to much traffic and you are taking away the historic northville downs	9/27/2018 9:22 PM
52	Historic district gets more scrutiny than other neighborhoods so monster houses seem less rampant outside the cluster of Miller houses on Randolph. In other areas including mine (C), you might as well call it Millertown	9/27/2018 5:51 PM
53	The older, more modest and diverse neighborhoods within C (especially) and E (to a lesser degree) are throwing away their inherent charm for soul-less bulk.	9/27/2018 12:03 PM
54	Need to enforce upkeep of homes. High fines for unkempt homes. Bigger homes = more upkeep.	9/27/2018 11:30 AM
55	North of 8 mile, outside of the "downtown" is not a concern to me. All of the downtown is a concern. This is what the City markets as "Historic Northville". The very thing that draws people to our community is disappearing at a rapid pace.	9/26/2018 9:20 AM

Q11 Do you have concerns about new homes built on vacant lots in other areas of Northville? If yes, please use the map below and choose the corresponding letter to indicate which sections of Northville you have concerns about: (Choose all that apply)

Answered: 185 Skipped: 156



I'm concerned about Section:

	I'M CONCERNED ABOUT SECTION:	TOTAL
Section A	100.00% 50	50
Section B	100.00% 55	55
Section C	100.00% 111	111
Section D	100.00% 129	129
Section E	100.00% 118	118
Section F	100.00% 102	102

#	ADDITIONAL COMMENTS:	DATE
1	N. Township is okay	11/13/2018 11:07 AM
2	Many are too big for the lot and don't leave enough green space. Also, the loss of trees is a concern.	11/13/2018 11:02 AM

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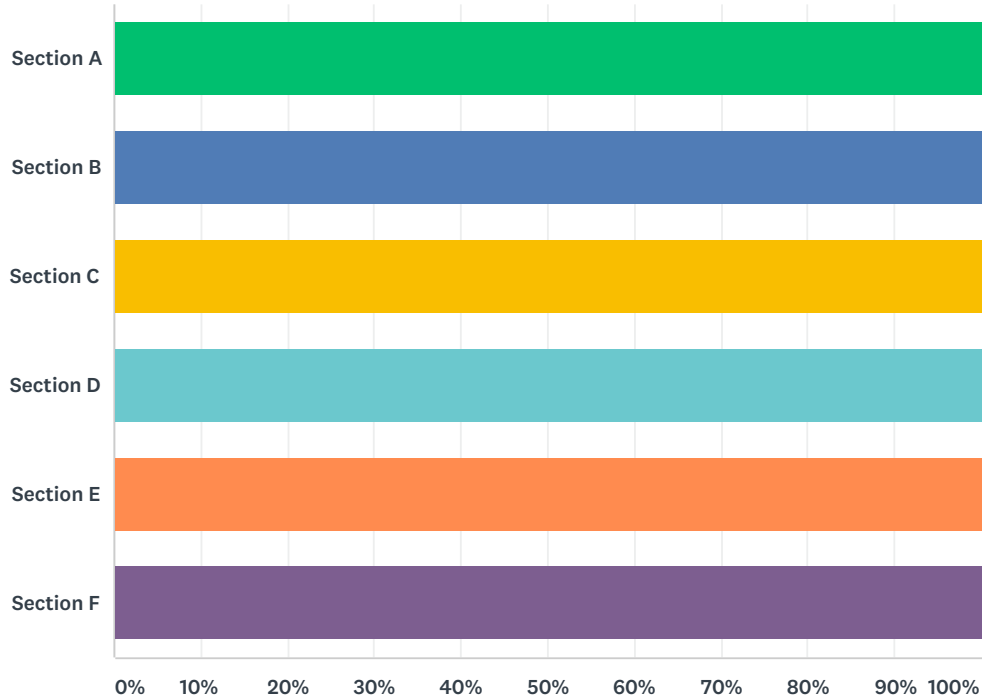
3	All sections	11/13/2018 9:51 AM
4	Mike Miller Homes are ruining our City. Very worried about racetrack. It will increase City of Northville pop by 1/3 also sick about newer house that don't fit into our beautiful town.	11/13/2018 9:41 AM
5	Same as above	11/13/2018 9:37 AM
6	The Miller Mansions are hideous	11/12/2018 4:37 PM
7	My home is totally not the same since all trees on existing lots were torn down to built on 60 ft lot. Again, huge homes on lots have totally ruined Northville.	11/12/2018 4:23 PM
8	overbuilding/crowding with small lots or multiple dwellings will degrade the quality of life in our neighborhoods	11/2/2018 11:54 AM
9	Too much square footage of lots being used.	11/2/2018 11:36 AM
10	There are not many vacant lots. Most new homes are built after an existing home is torn down.	11/2/2018 10:09 AM
11	Definite concerns about the housing being built at the race tracks, at 5 and Beck, and at 10 mile and Beck.	11/2/2018 9:21 AM
12	Why must all vacant land in Northville be developed? It seems like this is happening to frequently in the last few years. Thank heavens Maybury can't be touched.	11/2/2018 8:05 AM
13	Not many vacant lots	10/31/2018 8:08 AM
14	Some of the new homes built have a footprint that seems too large for the lot. I do not object to additions or new homes, but I think a complete assessment of the lot size, house/addition size, and neighborhood green space, drainage and runoff space needs to be seriously considered, in addition to increased traffic.	10/29/2018 12:17 AM
15	Myself and many neighbors are upset about the house built on Hill St. This house is too big and doesn't match/fit our neighborhood. More so, there is much concern about the plans for the lot(s) on Maplewood that just sold and is rumored to be adding three large houses and a road? I am very upset that building large houses on these lots not only doesn't fit our neighborhood, but these Hines and adding a road will ruin the unique nature setting of that area.	10/27/2018 4:41 PM
16	Too big. Boxy. No character. Homes often out of character with surrounding neighborhoods. Need zoning by area. Not by lot size	10/17/2018 5:39 PM
17	I'm concerned about section D where the Northville historic district is. It is becoming apparent to many in the neighborhood and outside of town that the Northville Historic society has become way too onerous and is deterring many people from moving into that district. The historic society has lost its mission and appears to only be interested in stopping any new building or growth. I am concerned that they are abusing the district and values are being affected negatively.	10/14/2018 5:27 PM
18	see above	10/14/2018 8:52 AM
19	Same comments as for replacing existing homes	10/11/2018 5:19 PM
20	Cabbage Town is beginning to look funny. Case in point; the massive home on Lake St. that is being built in place of the quiet, unassuming ranch home that was previously there. In no way does this enhance this street.	10/11/2018 8:42 AM
21	Although technically not yet a vacant lot, we are very concerned about what might replace Northville Downs. We want ample and accessible public space and we want to make sure developers shoulder their share of improved infrastructure. We would like to see a large public park, including more space for the Farmer's Market and something like a public green, such as what is found in Plymouth.	10/6/2018 4:33 PM
22	All new homes are too big!	10/4/2018 12:19 PM
23	I am especially concerned about the Northville Downs property. Traffic is already a problem on Center Street and a density of residential homes on that sight will only compound the problem and remove the interesting character one sees when entering Northville from the south. The river should be opened up and the river portion of the property should be a city park (and NOT another athletic field)	10/4/2018 11:50 AM
24	No concerns	10/4/2018 7:15 AM

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25	I am extremely concerned about the Northville Downs Development. Concerns include: additional traffic, city resources (schools, library, dining, etc), and effects on current property values (new supply could mean lower prices for older homes).	10/3/2018 7:59 AM
26	Not concerned	10/3/2018 6:15 AM
27	The amount of homes/ apartments on tiny lots that are being proposed on this site is concerning for many reasons. The construction will not attract younger people as is being reported. Younger people are moving to Detroit. Traffic will be more of a problem and not to mention the overcrowding of the middle schools and high school.	10/1/2018 4:35 PM
28	please, no more homes in this area. keep the Northville Downs as it has been a big part of Northville's history since the 1940's. All my neighbors agree, no one wants any more traffic , homes in that area.	10/1/2018 3:54 PM
29	No concern	10/1/2018 2:35 PM
30	All areas need to be considered. Flooding, trees removed, side garages all remove what makes Northville charming and friendly.	10/1/2018 12:37 PM
31	No absolutely not, please build them and with the design intent of the community in mind.	10/1/2018 9:52 AM
32	Race track development should have affordable HOMES not townhomes and apartments.	10/1/2018 6:59 AM
33	No.	9/30/2018 6:22 AM
34	I'm concerned that the proposed Northville Downs project will create congestion and overcrowding. I'm also concerned that the proposal will create a "cookie cutter" type look to the city. I believe that the lots on the Northville Downs site should be divided and perhaps sold as 1/2 or 1 acre lots for single family homes. That way, people who desire to build a new, custom built home would be able to do so. The lots would could be sold at a premium price due to the desirability of the location. This would eliminate the cookie cutter development look and not cause overcrowding.	9/29/2018 7:01 AM
35	They are all vacant lots once the old house is torn down.	9/29/2018 12:27 AM
36	My concerns are described above, whether replacing an existing house or building on a vacant lot.	9/28/2018 6:03 PM
37	Horrible what is happening Randolph Street in the historic district, enormous houses jammed on lots with more to come near 8 mile.	9/28/2018 10:12 AM
38	New builds in "subdivisions," can generally support larger homes than builds in the "downtown" which come with much smaller lots and neighboring homes which get swallowed up.	9/28/2018 9:48 AM
39	As mr gazkay used to say you can't regulate taste. But zoning and planning can ask new builds and remodels to adhere to standards and zoning. And stop letting Presley blow past zoning	9/27/2018 10:07 PM
40	There are so few lots left I'm not sure this is a real concern anymore.	9/27/2018 9:33 PM
41	Tearing down tree lots to put homes up	9/27/2018 4:35 PM
42	Similar to D (which ought to have been controlled), the preponderance of size outweighs charm and all sensitivity to existing neighbors.	9/27/2018 12:03 PM

Q12 Do you have concerns about home additions built in other areas of Northville? If yes, please use the map below and choose the corresponding letter to indicate which sections of Northville you have concerns about: (Choose all that apply)

Answered: 122 Skipped: 219



I'm concerned about Section:

	I'M CONCERNED ABOUT SECTION:	TOTAL
Section A	100.00% 32	32
Section B	100.00% 36	36
Section C	100.00% 88	88
Section D	100.00% 95	95
Section E	100.00% 78	78
Section F	100.00% 54	54

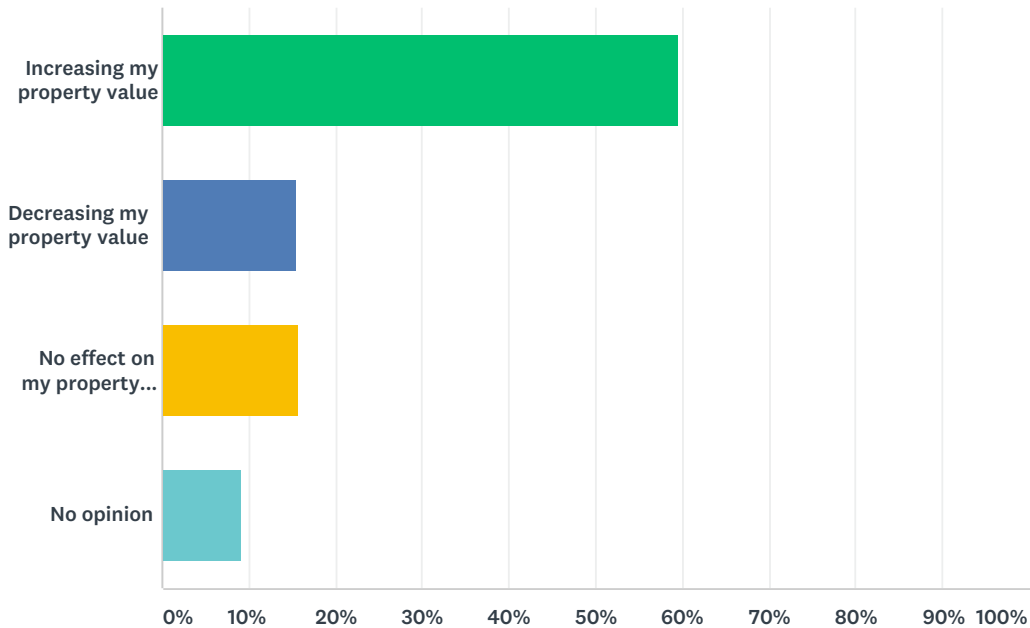
#	ADDITIONAL COMMENTS:	DATE
1	some additions seem too big for the property and don't maintain the historic integrity of the existing structure.	11/13/2018 11:02 AM

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2	Historic Districts - Some recent additions approved - but not appropriate - rendering structure as "non-contributing" to our historic district.	11/13/2018 10:16 AM
3	I have concerns about the HDC dictating restrictions which are more onerous than the National Register, especially since a precedent has been set that such additions are acceptable. So my neighbors get additions because they went in the past, and now it won't be allowed?! Unfair. Violation of my civil rights.	11/13/2018 10:00 AM
4	No comment	11/13/2018 9:51 AM
5	Too big	11/13/2018 9:46 AM
6	Most are too large, no green space.	11/13/2018 9:41 AM
7	Same as above	11/13/2018 9:37 AM
8	I don't have concerns about home additions so far.	11/12/2018 4:03 PM
9	Most additions are tasteful. It's the homes that are saving a small part and basically rebuilding the home which are objectionable.	11/2/2018 1:50 PM
10	maintain a little space for historical homes and the quality of historical homes	11/2/2018 11:54 AM
11	Too much square footage of lots being utilized.	11/2/2018 11:36 AM
12	I do not object to additions, but I think a complete assessment of the lot size, addition size, and neighborhood green space, drainage and runoff space needs to be seriously considered, in addition to increased traffic.	10/29/2018 12:17 AM
13	Some of the additions look disjointed for the extremely old historical homes.	10/26/2018 10:50 AM
14	See above	10/17/2018 5:39 PM
15	see above ...this is redundant.	10/14/2018 8:52 AM
16	If the additions are not consistent with existing size of homes they should not be recommended.	10/11/2018 5:19 PM
17	Too many homes in this area have "carriage houses" that do not follow code.	10/11/2018 8:42 AM
18	All editions are too big and out of character for the neighborhoods.	10/4/2018 12:19 PM
19	Home additions should not obliterate yards.	10/4/2018 11:50 AM
20	No concerns	10/4/2018 7:15 AM
21	Not concerned	10/3/2018 6:15 AM
22	No concern.	10/1/2018 2:35 PM
23	None	10/1/2018 2:22 PM
24	Same concerns stated above	10/1/2018 12:37 PM
25	No, they enhance the community.	10/1/2018 9:52 AM
26	The guidelines are at a point that it will not make it possible to do these in the years to come, this "could" result in a decline in properties, and values in this section of town.	9/30/2018 5:18 PM
27	No.	9/30/2018 6:22 AM
28	I'm not concerned about this.	9/29/2018 7:01 AM
29	See above	9/28/2018 6:03 PM
30	No concern	9/28/2018 1:17 PM
31	no issues with additions or remodels.	9/28/2018 10:12 AM
32	Not in particular.	9/28/2018 9:48 AM
33	I are about the integrity of the entire town. Cabbage town is under assault. Worry about Main Street.	9/27/2018 10:07 PM
34	Similar to D (which ought to have been controlled), the preponderance of size outweighs charm and all sensitivity to existing neighbors.	9/27/2018 12:03 PM

Q13 Regarding property values, what overall effect do you think the new home construction and/or home additions are having on Northville? (Choose one)

Answered: 273 Skipped: 68



ANSWER CHOICES	RESPONSES
Increasing my property value	59.71% 163
Decreasing my property value	15.38% 42
No effect on my property value	15.75% 43
No opinion	9.16% 25
TOTAL	273

#	ADDITIONAL COMMENTS:	DATE
1	Decreasing - this looks like another town. We may have to move.	11/13/2018 11:10 AM
2	But not sure I would get the increased price if actually sold. When old houses are only looked at as tear-downs, buyers are only willing to pay for lot.	11/13/2018 10:30 AM
3	This discourages younger couples coming into the area - Cheaper houses not available.	11/13/2018 10:10 AM
4	Overall I think it will decrease value especially in historical district.	11/13/2018 9:45 AM
5	Property values are only important if your selling your home and I am not. Otherwise they only raise your taxes.	11/12/2018 4:21 PM
6	Except for the poorly designed additions.	11/2/2018 4:41 PM
7	home is in the historic district. most of the property value is based on where our location is, the improvements we make to the property and the development of downtown northville	11/2/2018 2:48 PM
8	It can be both opinions. Having people see the building activity can be a positive but when they are designed or redesigned poorly it can lower the value.	11/2/2018 1:58 PM

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9	specifically referring to the utterly foolish housing planning for the old racetrack land. Density increase is one reason I'm now considering selling. Taxes and poor road conditions are two others,.	11/2/2018 1:54 PM
10	too many new hones and unsold homes decreases property value	11/2/2018 12:35 PM
11	Value may be increasing but we own a older home so an older home the same size as a new home will not sell at same price.	11/2/2018 10:38 AM
12	Property values alone are not as important to most residents as 'Living Quality Conditions'. Overbuilding by size or volume hurts more people than it helps.	11/2/2018 9:31 AM
13	I'd rather just see my property value stay the same to retain Northville's charm.	11/2/2018 8:09 AM
14	If I sold my home, someone would tear it down and build a huge house on the lot.	11/2/2018 1:23 AM
15	probably increasing value, but do we want homes that are packed together	10/30/2018 6:51 AM
16	While on paper, there may be an increase in monetary value, the true value for neighborhood character, aesthetics, traffic, and appearance may decrease.	10/29/2018 12:29 AM
17	Property values are going up despite the changes by new construction and additions.	10/26/2018 1:11 PM
18	Plus for increasing property value but hard because the assessments are also increasing property tax and leading to people leaving the area.	10/26/2018 7:27 AM
19	Increasing property value is NOT a major concern for those who are interested in living in a home, when compared to "flippers".	10/25/2018 2:55 PM
20	New homes, by definition, pay significantly higher property tax to enable city services relative to long residents	10/23/2018 12:30 PM
21	When the neighbors wall blocks my view. Or creates a tunnel effect it greatly diminishes my home value. Check out Eaton st. Awful	10/17/2018 5:45 PM
22	It is indisputable that the new construction in town is helping to increase overall values for the neighborhood. All property owners are experiencing the benefits of the very high demand and high-end new construction taking place.	10/14/2018 5:59 PM
23	No effect or decreasing dependent on location	10/11/2018 5:33 PM
24	I am hoping it will have a positive affect on values. But since mine is not been built up and added on and is not brand new...it may have a rebetse affect. My hopes are it will not do that.	10/11/2018 1:55 PM
25	Can't say it would decrease some but I don't think It will help. I wouldn't like to live near one of the new large constructions.	10/11/2018 1:33 PM
26	It only helps the homeowners of other "new homes." Few want to buy a small, older historic home these days unless it includes the opportunity to knock it down and build something bigger and flashier on the property. That's becoming noticable and is not fair to those who have maintained these older homes for years.	10/11/2018 10:22 AM
27	...but destroying northville. I live in the historic district and feel that I'M BEING GENTRIFIED OUT OF MY OWN NEIGHBORHOOD BASED ON THE GREED OF PRESLEY AND HIS "PALS" (HDC members who should at the least recuse themselves when discussing his designs and ANY BUILDER WORKING WITH PRESLEY.	10/10/2018 10:27 AM
28	Northville is a very desirable area at this time. Generally property values are increasing. I do have a big concern that the current PUD proposal for the Downs will have a negative effect on property values as the density and congestion that will be an outcome of that development will make Northville less attractive .	10/8/2018 12:08 PM
29	While these homes diminish the historic character of the neighborhood, I believe that appraisers view recent construction more favorably.	10/7/2018 7:01 AM
30	Our property taxes increased by 25% when we added 400 net square feet to our existing home. The more our housing looks like Novi's or Northville Township's, we believe we are less likely to attract people to the historic district neighborhood.	10/6/2018 4:46 PM
31	My house will very likely be torn down and I doubt I will recieve it's true value if I ever sell.	10/5/2018 4:05 PM
32	The new home may be increasing my value but it also makes my old home more likely to be torn down because it doesn't have all the desired large new home features.	10/5/2018 7:03 AM

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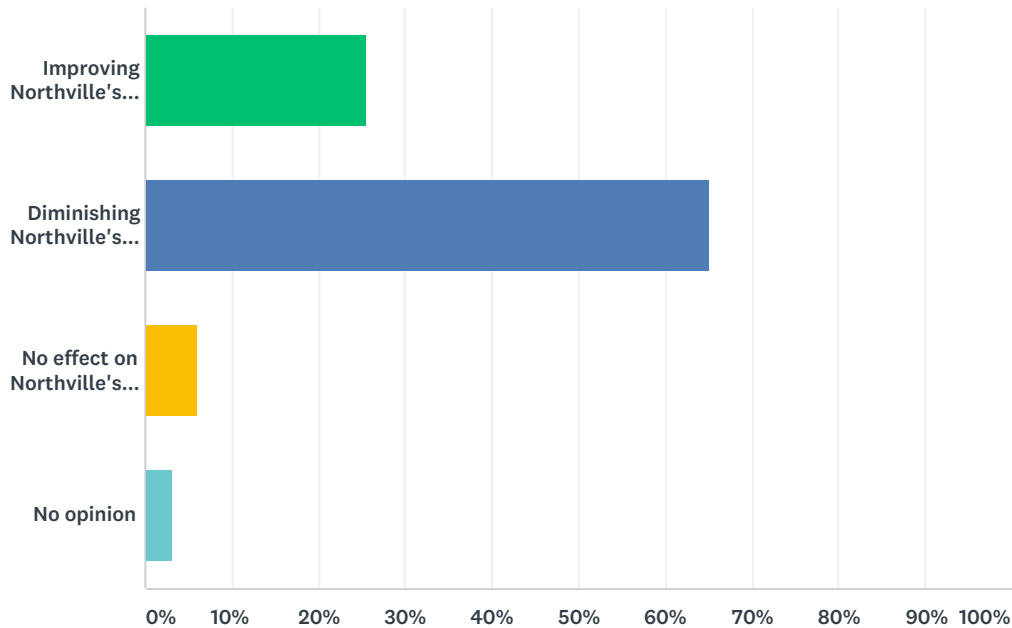
33	But I don't think the trade off is a good thing!	10/4/2018 12:27 PM
34	Increasing my property but also my taxes and I'm not getting any additional benefit from the taxes.	10/4/2018 12:21 PM
35	The area is becoming to congested...the infrastructure does not support the population....	10/1/2018 8:46 PM
36	It is not that I think people should not add on to make the house more usable for the modern family needs but property line to property line builds are out of control. We have a basement that was just dug one block north of us. Although I did not measure anything, it very obvious that current code side yard setbacks have not been inforced.	10/1/2018 7:39 PM
37	Though if we are not careful about what is approved it could start having adverse effects. The two new houses on Orchard and the two new houses on Fairbrook east of Orchard are identical in frame style. You talk about McMansions. This to bad and should have never been allowed. Requirement to make sure they are not too similar should have been implemented.	10/1/2018 7:06 PM
38	Limited increase at best	10/1/2018 6:57 PM
39	I never thought I would leave Northville but we are selling as soon as we can. We did not choose to live in Northville just to have it because Canton	10/1/2018 4:17 PM
40	Northville residential real estate, according to Brandon Kekich, who is called upon to do third-party testimony for businesses and court cases, has increased by 20% in the past year alone. He also said that percentage off of list price has doubled in the past time frame as well. There is no way we can have all of the residential houses built, as proposed, and maintain our property values. This is simple supply and deman	10/1/2018 2:24 PM
41	These homes are so different from the surrounding homes that they are not comparable	10/1/2018 2:02 PM
42	However, money is not paramount to my home value. Socioeconomic diversity should be welcomed. How does a young person even imagine they could possibly afford to live here?	10/1/2018 12:45 PM
43	There is no question that updating existing homes with additions/tear down and rebuild only help the surrounding homes values.	10/1/2018 12:13 PM
44	all of the recent construction is a good positive thing for Northville.	10/1/2018 11:57 AM
45	Bringing modern, larger, upscale homes into the City seems to elevate all property values.	10/1/2018 11:37 AM
46	There can be no doubt new home construction is increasing property values.	10/1/2018 10:44 AM
47	The most beneficial thing would be to lower the overall millage rate in the city for homesteaders. As it stands, the second my kids aren't going to Hillside I'll move as my property taxes are onerous.	10/1/2018 10:09 AM
48	If the race track develops into what's planned, I'm certain historic district property values will decrease	10/1/2018 10:07 AM
49	As they change the character of Northville, they will make it a less desirable place to live, thereby ultimately decreasing property values.	9/30/2018 8:38 AM
50	It may increase the likliehood of my home and other smaller homes being purchased and torn down, and that is an unwelcomed development.	9/30/2018 7:19 AM
51	Although the sale price is supposedly increasing according to my tax bill, because of the new construction my home is only valuable now as a tear-down. The character of our town is being destroyed by these McMansions which (from what I have observed) typically house short-term residents. This is not why I moved to Northville, but it may be why I leave sooner than anticipated.	9/29/2018 3:07 PM
52	As long as new home construction is limited to custom built homes and not cookie cutter McMansions, I believe values increase.	9/29/2018 7:09 AM
53	I'm sure my value would go up but what good does it do me? You gotta live somewhere! This comes under the category of "so what", or "my children will be grateful".	9/29/2018 12:45 AM
54	The overly large new home construction completely changes the quaint flavor of the town and gentrifies the city so younger families are not able to afford housing.	9/28/2018 9:44 PM
55	Living next to a monstrosity decreases your home value	9/28/2018 7:28 PM

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56	While I am not a real estate expert, I initially believed that new homes would increase the value of surrounding homes. After living here a while, however, and talking to those who reside in historic homes, I've come to learn that that is not the case. As they've pointed out, who would want to buy and live in an "old historic home" when you can buy one, knock it down and build a bigger, "fake" one on the same lot? So while it may not be hurting me, (because, regretfully, I have a newer home), these big new builds are hurting others.	9/28/2018 11:13 AM
57	Allowing the new builds is reducing the value of my house No daylight basement, no en suite bathroom or walk-in closet. Before, houses were similar with minor differences so I would not have been penalized. Now a buyer will pass over my historic house for a new build across the street.	9/28/2018 10:20 AM
58	Property values are up all over so I'm not sure new home construction/additions are part of this trend.	9/27/2018 9:36 PM
59	not sure	9/27/2018 1:38 PM
60	Short term superficial increase, long term destruction of true historic and aesthetic value.	9/27/2018 12:09 PM
61	Too big of homes have less market. Keep it reasonable. Check out average length of time on market. Example - house on Randolph. Expensive home, hasn't sold in a very long time.	9/27/2018 11:34 AM
62	If you are in the historic district and follow the rules you are screwed. No one will want your Michigan basement. They all want daylight basement. It used to be a choice. You could live in town and enjoy the walkability and proximity to all that downtown offers OR you could have a bigfoot in a sub. Now we have the sub housing coming to downtown. As a friend put it to me recently, downtown Northville is becoming Disney's "Celebration". A fabricated and false history. Some people believe that a house that looks "pseudo victorian" is the same as a historic home.	9/26/2018 9:52 AM

Q14 Regarding neighborhood character, what overall effect do you think the new home construction and/or home additions are having on Northville? (Choose one)

Answered: 278 Skipped: 63



ANSWER CHOICES	RESPONSES
Improving Northville's character	25.54% 71
Diminishing Northville's character	65.11% 181
No effect on Northville's character	6.12% 17
No opinion	3.24% 9
TOTAL	278

#	ADDITIONAL COMMENTS:	DATE
1	Mike Miller homes look ugly and CHEAP. Fake stone - ugly - typical boxes	11/13/2018 11:10 AM
2	The craftsmanship and detail of historical homes isn't evident in the new homes. I feel that builders use "stock" materials to unsuccessfully replicate older home styles. I have yet to see a new home with eyebrow windows. Additions need to preserve significant historic materials and features and preserve the historic character of the home.	11/13/2018 11:05 AM
3	greatly	11/13/2018 9:51 AM
4	Some streets appear hodge podge with giant houses next to small existing homes, weird aesthetic.	11/13/2018 9:49 AM
5	Just drive around and look.	11/13/2018 9:45 AM
6	Handsome homes a little over large.	11/12/2018 4:28 PM
7	The new, large homes do not look like they belong next to the existing homes	11/12/2018 4:17 PM
8	It's changing the character. Looks more like Birmingham.	11/12/2018 4:04 PM

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9	Several of the houses that are torn down are in bad shape. There is big difference between a nice historic old home and just a crappy old home.	11/2/2018 4:41 PM
10	In general (not always) newer homes have residents that maintain their green space, which looks nicer than some older, run down homes. Also, the newer homes have varied enough that they do not look the same. The owners of new construction, in general, have wanted to maintain the look & charm of what came before them.	11/2/2018 3:28 PM
11	Development and progress is usually a good thing in a town and even additions to existing homes. some of the new home construction is too large for the lots and there seems to be very little policing of this issue	11/2/2018 2:48 PM
12	It strictly lies with the quality of the addition or new home. For example, allowing an old Victorian on Dunlap to add a completely inappropriate modern French door on the front porch of the home, diminished the quaintness of Dunlap. This door and porch now make the home look out of place in this area.	11/2/2018 1:58 PM
13	quite northville downtown charm will be gone. parking and traffic will be nightmare there.	11/2/2018 12:35 PM
14	Not sure	11/2/2018 12:03 PM
15	crowding side lots, diminishing green space impacts us all	11/2/2018 11:56 AM
16	I am worried that downtown Northville is losing it's quaintness. We can still have new homes mixed with older homes. But we should be encouraging renovation and preservation over tearing down. Plymouth has done a great job with preserving their older neighborhoods and building new homes that suit lot size and style.	11/2/2018 10:38 AM
17	First the 'characgter' of the community is diminished. Followed eventually by property values diminishing.	11/2/2018 9:31 AM
18	I think the new nomes are improving Northville's character as long as the home that was demolished was not of historical significance.	11/2/2018 8:25 AM
19	varies case by case	10/31/2018 2:00 PM
20	Many of the homes in Northville that have had changes made to them were in dire need of improvement. Rotting front porches, poor landscaping, unkept yards and peeling paint. I would like this addressed as I can handle a new construction or renovation if its maintained but not handle all kinds of "stuff" in. backyards with no regard for the neighbors. (e.g. 404 Main St.)	10/26/2018 1:11 PM
21	Again, not against improvements and renovations but we need to follow through and not allow those that don't meet the ordinance.	10/26/2018 7:27 AM
22	"Historic" Northville has become a bad joke.	10/25/2018 2:55 PM
23	New homes should be required to be more ornamental in the Historic District	10/23/2018 12:30 PM
24	It's beginnning to look cookie cutter. It's easy to tell who built the house. I do t want northville to look like a Florida PUD. I.e. celebration fl	10/17/2018 5:45 PM
25	New houses aren't held to same historic specifications as everyone else. It is ruining the integrity of Historic Downtown Northville.	10/15/2018 5:10 PM
26	The new construction taking place is improving our town and character. I do not see any oddball, contemporary homes going up. The homes being built are fitting in architectural style and character for our neighborhoods.	10/14/2018 5:59 PM
27	I suppose the times determine the effect on a cities character. Too many factors influence what becomes of the cities appearance. Structures built of materials that are not forever will have to be replaced at some time.	10/11/2018 5:33 PM
28	I have mixed emotions...some homes are not to character of our area...some have been done in good taste. Some have bern buikt to tall.	10/11/2018 1:55 PM
29	Probably not helping	10/11/2018 1:33 PM
30	Cabbage Town is a prime example; you have a new home on Lake St. that looks like an "Italian Castle," while you have one on Hutton with massive wood trim that looks like a ski chalet. The home on Grace and Lake is massive. It looks like a multi-unit building. Completely dominates its neighbors and it's all you see when you drive down the street. Drive down Dunlap St. THAT is what these new homes should look like. They should look like they've been here forever and should all have the character of homes that look like "downtown" and fit the lots.	10/11/2018 10:22 AM

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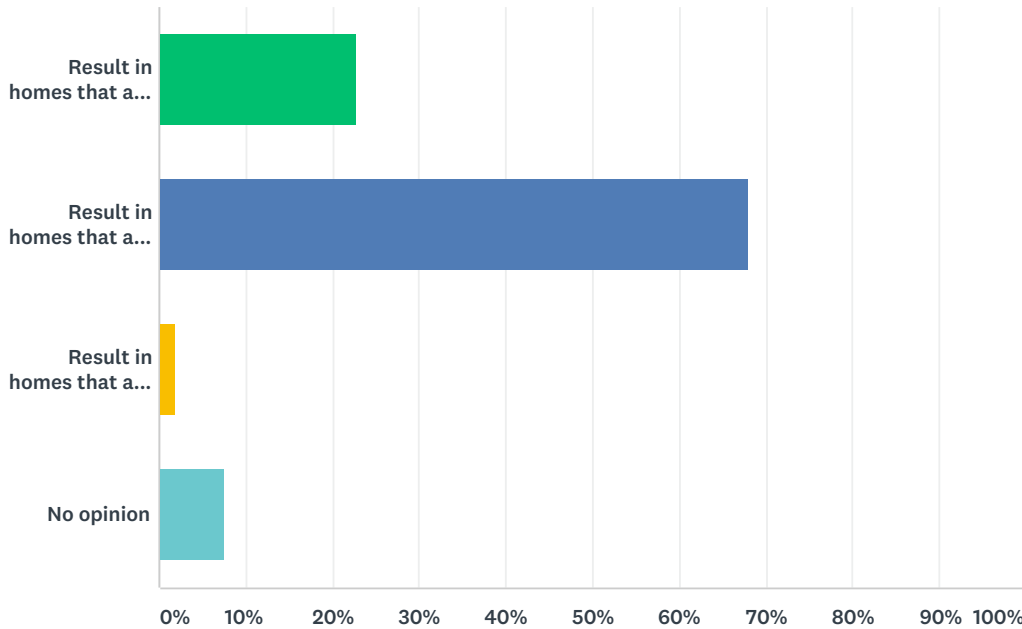
31	DIMINISHED CHARACTER cannot be emphasized enough. Again, Presley and the HDC can be held directly responsible. Throw in Miller for good measure. I'm sure other contractors can be held responsible as well. They will always do whatever they can get away with based on who they know on (fill in the blank) committee.	10/10/2018 10:27 AM
32	Just depends. Some are well done, some are not....	10/8/2018 12:25 PM
33	Many of the new home designs are generally generic, uninteresting and often not in character with the City's history (Edwardian, Victorian, Craftsman, Mid-Century). There are exceptions but many look they could just as easily fit in to a sub-division.	10/8/2018 12:08 PM
34	Too much faux-craftsman style. No variety. Homes fill up too much of footprint. Big, visible attached garages are not in keeping with historic character. That being said, restrictions on additions must be reasonable so that homes can adapt with the times and needs of modern families.	10/7/2018 7:01 AM
35	We think that the more Northville replaces existing housing stock with large, out-of-scale, faux homes, we are losing the character that attracted so many of us to this community in the first place. It is becoming increasingly less idiosyncratic and more homogenized. It also seems to be having a negative effect on economic and age diversity. Increasingly, the historic area is being filled with very affluent people without children.	10/6/2018 4:46 PM
36	Miller houses are the worst. Do not fit the neighborhood and made with cheap materials (rough wood trim, etc). They *try* to fit in but only makes it more obvious that they don't - hire an architect that knows the style.	10/5/2018 4:05 PM
37	streets have gotten very busy, some schools are crowded, concerned about the City infrastructure to sustain such increased growth	10/4/2018 4:31 PM
38	Cookie cutter homes that are fake Victorian and all look alike (thanks, Mike Miller) are replacing real homes that have character. Bigger set backs would make our city more attractive. Saying that houses have to be "the same size" would still cause growth creep, because everyone will want 200-300 sq ft "more".	10/4/2018 12:27 PM
39	Totally changing the character. Only the wealthy can afford to live in Northville now a days.	10/4/2018 12:21 PM
40	The oversized homes run the risk of completely gentrifying Northville to the extent of excluding less affluent residents in the remaining smaller homes	10/4/2018 11:55 AM
41	I believe character, context, and quality are much more important factors than size.	10/2/2018 11:45 PM
42	Again, it is all about lot coverage. As I recall the universal building code states something like not to exceed 30 or 33% lot coverage. Just enforce it.	10/1/2018 7:39 PM
43	Just like all change there is some that has improved the character and some that have diminished the character. We must be very careful to make sure that any future new construction does not diminish our character. That does not always mean not tearing this down or moving them it means making sure the integrity is kept in tact.	10/1/2018 7:06 PM
44	Taken away the character and feel of Northville and what it once was	10/1/2018 6:57 PM
45	Depends on style of homes. The sub on 5 mile and Beck is hurting the property value just as the modern condos on Center but homes maintaining the historic charm increase the value	10/1/2018 4:17 PM
46	Too many cookie cutter homes, the small town character has been diminished.	10/1/2018 2:45 PM
47	This is the most disturbing aspect of this "McMansion" issue. The integrity and history of neighborhoods is diminished or entirely lost. Lot sizes were not meant to accommodate these large homes. The issue of runoff also is a concern as there is so little green space on lots with large houses. There is nowhere for rainwater to go resulting in flooded streets (causing more pavement damage) and flooded basements. We all pay the price for this!	10/1/2018 2:25 PM
48	For the most part, the new homes built seem to blend in. However, unless they are in the historical district, many of the builders are using inferior products which diminishes the longevity of the house.	10/1/2018 1:35 PM
49	NOT ALL, BUT SOME	10/1/2018 12:45 PM
50	No requirements (that I can see) to promote front porches, limit height to second floors with NO possible non livable 3rd floor storage which almost always becomes exactly that.	10/1/2018 12:45 PM

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51	I don't care for the replacement large (big foot) homes in Cabbagetown, but they have improved the property values and overall appearance of the neighborhood. Perhaps there could be more limits on height as the size of the house increases?	10/1/2018 12:17 PM
52	I love the new construction, updating the look of the City. Especially when old and not updated homes go down to make way for the new fantastic designs that are being built.	10/1/2018 11:37 AM
53	I believe new home construction is making the city more desirable.	10/1/2018 10:44 AM
54	is this really a question?	10/1/2018 10:25 AM
55	The houses that these larger homes are replacing are often complete dumps. It's not like the homes that are getting torn down are some gems here. Put restrictions on the style of architecture that you allow to keep the character. If Northville character is the guy on my street with 10 busted lawn mowers and a 1980's car in the weeds, then I am mistaken about what Northville character is at this point.	10/1/2018 9:57 AM
56	We are creating a "veneer" of historic northville that is actually big houses that look older.	10/1/2018 9:52 AM
57	Miller homes are like clones in Northville. They all look alike. Not fitting in with the Northville look I prefer. Yuk.	9/30/2018 11:14 AM
58	The Victorian/historic aspect of Northville is lost already. The people who only want the newest trends are not the people who will stay and create a stable community over time. Someday, when these types of new houses are no longer trendy, our property values will drop. The rule about "keeping one wall" being a renovation versus new construction is a total joke. Loss of mature trees is another concern--the current fee is just too low to discourage removal of those trees.	9/29/2018 3:07 PM
59	Starting to look like Plymouth, Birmingham, etc. where the downtown has lost some of the charm with the very large footprint houses coming in.	9/29/2018 2:42 PM
60	Mike Miller Homes are cookie cutter designs and provide no charm to the existing neighborhood. Other builders are similar.	9/29/2018 8:45 AM
61	Again, custom built homes that aren't cheaply built by a development company add character. Cookie cutter McMansion type homes that are built by companies such as Pulte diminish the character of the city.	9/29/2018 7:09 AM
62	There is a certain unity in us all having old houses in this "d" neighborhood. But there is inevitably someone that wants that toilet that no one sat on before. They want to live in our neighborhood but not have an old house, that is abhorrent to them. So they aren't "old house people", and really? They don't fit in too well to be honest about it.	9/29/2018 12:45 AM
63	It is making the neighborhood more like a high end suburban subdivision instead of the quaint, varied and desirable town we have (and have had).	9/28/2018 9:44 PM
64	Northville is losing its character as a town of diverse housing and turning into a boring suburb of large ugly homes	9/28/2018 4:38 PM
65	While many are "nice," they don't look like existing homes and these days, it seems like they no longer even try to. When you allow a home with a "turret" to replace what was formerly a small neighborhood home, it changes the neighborhood. It has to. When a big box is built next to a small, historic home, the character of that street is forever changed.	9/28/2018 11:13 AM
66	Friends and family who have visited me for years view the changes to be detrimental. Co-workers who visit from other countries say wow...your street has really changed and not for the good.	9/28/2018 10:20 AM
67	Unique homes have always been the draw. Miller homes are immediately recognizable and are too big for the lots. No green space !!!!	9/27/2018 10:12 PM
68	Economic diversity is being lost. Transient family are replacing those who make a long term commitment to living in the neighborhoods. This is negatively impacting the quality of life / connectedness of neighborhoods.	9/27/2018 9:28 PM
69	In addition to losing character, we're losing any reasonably priced houses for young or lower income buyers. Northville grows more snobby with every bigfoot.	9/27/2018 5:58 PM
70	most of the time they improve --- unless they are "bigfoot" houses that are too large for their neighborhoods.	9/27/2018 12:37 PM
71	Insensitive, Selfish, Shallow...Horribly so.	9/27/2018 12:09 PM
72	Build more brick homes.	9/27/2018 11:34 AM

Q15 Regarding current City ordinances that address the size of homes, I think they generally... (Choose one)

Answered: 281 Skipped: 60



ANSWER CHOICES	RESPONSES	
Result in homes that are the right size for the neighborhood/street	22.78%	64
Result in homes that are too big for the neighborhood/street	67.97%	191
Result in homes that are too small for the neighborhood/street	1.78%	5
No opinion	7.47%	21
TOTAL		281

#	ADDITIONAL COMMENTS:	DATE
1	Leading this way	11/13/2018 11:10 AM
2	Sometimes! Don't like homes going from lot line to lot line.	11/13/2018 10:03 AM
3	Because they are given to many variances & not complying with 35% green space.	11/13/2018 9:38 AM
4	I don't know current ordinances.	11/12/2018 4:46 PM
5	Loss of large trees.	11/12/2018 4:04 PM
6	Appears to allow close to full lot size footprints with only nominal set backs and the potential to have overhangs crossing or infringing on property lines.	11/2/2018 3:32 PM
7	It isn't the size of the home that concerns me, it is the inconsistent rules regarding what is allowed on the property - storage over garages, car parks, etc. What makes it not look nice is the abuse of these additional features in neighborhoods where it is overlooked.	11/2/2018 3:28 PM
8	ordinance gives lot coverage, but it doesn't seem like it is always followed up on. an addition of a porch, etc seems to extend beyond. Height, on new homes, seems to also exceed standards. I dont think the ordinances need to be changed, but I do think that someone needs to address the variances	11/2/2018 2:48 PM

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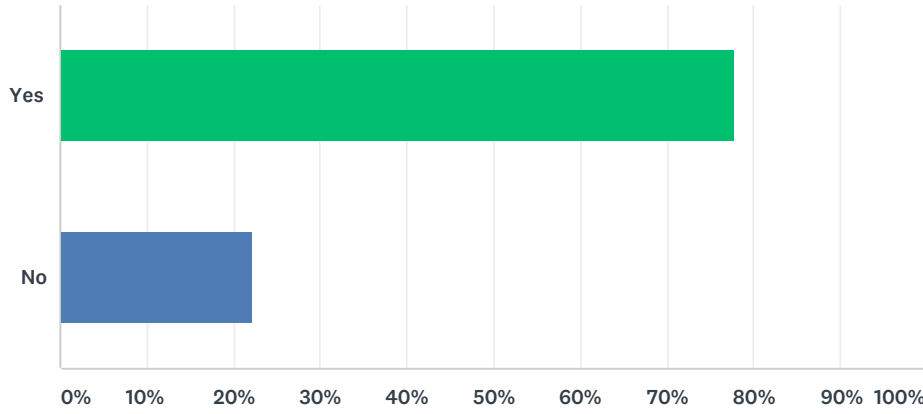
9	I am not familiar with specific ordinances, but am surprised at some of the instances that pass code.	11/2/2018 11:39 AM
10	It is noticed that attorneys seem to get variances	11/2/2018 9:31 AM
11	Not sure. It depends on the neighborhood and if it's rebuilds or totally new construction.	11/2/2018 8:09 AM
12	The issue is the committee that approves new construction. Members are friends or even partners of Miller	11/2/2018 5:00 AM
13	Having the restrictions about % of increase based on property size is important. I would like additional restrictions about size and additions however especially height and garage size.	10/26/2018 1:11 PM
14	see previous comment. I am not against large homes. The plans, construction need to be monitored carefully. Be responsive.	10/14/2018 8:58 AM
15	Should be no intervention	10/13/2018 7:09 PM
16	Apparently, the current ordinances do not address the size issue.	10/11/2018 5:33 PM
17	You have ordinances that should be protecting the downtown from this, but they're not being followed. The ZBA gives variances, willy-nilly - to one builder, in particular, every single time he requests one. And it's to the detriment of the surrounding homes, no doubt. Read the notes. They "bat around" the request for a while, but almost 100% of the time, this builder gets his way. He's bringing tax dollars into the till, so there is no doubt that that plays into the decisions, but in the long run, these people are not helping this little city of ours.	10/11/2018 10:22 AM
18	I am not versed in the ordinances	10/8/2018 12:25 PM
19	People blame the builders/architects, but I think the ordinances and homeowners are the source of the problem.	10/7/2018 7:01 AM
20	This should have been addressed long before now. Very disappointing to just now be considering this.	10/5/2018 4:05 PM
21	the ordinances may be ok-its the variances given	10/5/2018 4:57 AM
22	I confess to not being familiar with the home size ordinances, but in general they should prevent houses so large that there is only enough yard left for a driveway.	10/4/2018 11:55 AM
23	I do not think the ordinance adequately addresses character and context.	10/2/2018 11:45 PM
24	No all are too big though there are some...	10/1/2018 7:06 PM
25	New neighborhoods are way to crowded	10/1/2018 4:17 PM
26	I don't know enough about this to comment intelligently	10/1/2018 2:24 PM
27	Most homes are designed in good taste and try to fit in, but their large size makes them look out of place	10/1/2018 2:02 PM
28	If you set home size restrictions in these areas that are smaller than 3000 sqft you will start losing out to other areas. These houses generate 20K in tax revenue each year easily. If you knock it down to 2000 sqft you will be losing at least 5K of tax revenue per house.	10/1/2018 9:57 AM
29	The city does a poor job of enforcing standards and ordinances.	10/1/2018 9:52 AM
30	More strict than most other communities, they keep things in check.	9/30/2018 5:24 PM
31	Just look at that ugly thing on Dubuar street. I *think* it's supposed to be a craftsman style house? But it looks like it was Supersized at McDonald's. Ridiculous.	9/29/2018 12:45 AM
32	Some of these big feet homes can't possible adhere to the city ordinance of lot coverage percentage - they are practically lot line to lot line.	9/28/2018 9:44 PM
33	What city ordinances?! Does any builder follow them? Who checks up on the buildings as they're being constructed. The city ordinances in existence don't seem to take into regard the character of the neighborhood. They seem to be in place to increase property taxes by letting any size home be built - the bigger the better.	9/28/2018 6:05 PM
34	Ordinances are disregarded, for one. And, are not specific enough to protect the small neighborhood lots, for two. Look what they've allowed, to date! I reviewed the notes on zoning appeals recently, and almost 100% of the time, the builders are permitted to disregard existing ordinances. It's a rare instance, in residential builds, where the builder's request is denied. The result is homes that are too large for the lots and for the neighborhoods.	9/28/2018 11:13 AM

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35	Hopefully the city is watching this more closely with the new building official. Many houses have already been built beyond code (bathrooms in detached garages etc.) balconies over lot coverage specifications.	9/28/2018 10:20 AM
36	If u fillowedzo ing this would not be a big problem. When I first moved to Northville my realtor told me hire Greg. He can get a variance anywhere!! Anytime!!!	9/27/2018 10:12 PM
37	Lots are completely overbuilt.	9/27/2018 9:36 PM
38	The size of homes has become outrageous. Parking lots in the front yard are an eyesore and result in overloaded drainage systems and street and property flooding.	9/27/2018 9:28 PM
39	Unless you are just ignoring ordinances, which I suspect is part of the issue	9/27/2018 5:58 PM
40	Templated generalized zoning has no essential basis in aesthetics and 'feel'. D, at least, should have been controlled more rigorously.	9/27/2018 12:09 PM
41	It should restriction size of home compared to lot size. A backyard is important to families.	9/27/2018 11:34 AM
42	I don't know what the ordinances are.	9/26/2018 12:19 PM
43	Enough with homes sitting on their own little perches in our historic neighborhoods. (Whether they are in or out of the actual historic district.)	9/26/2018 9:52 AM

Q16 In general, would you favor changing the City ordinances that address the size of new homes and additions?

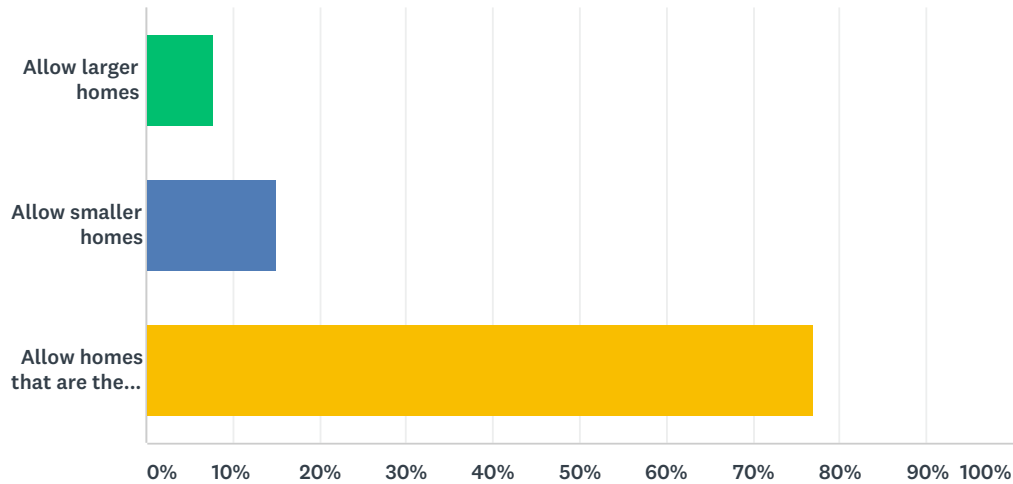
Answered: 270 Skipped: 71



ANSWER CHOICES	RESPONSES	
Yes	77.78%	210
No	22.22%	60
TOTAL		270

Q17 If yes, what would you want the ordinance change to do?

Answered: 218 Skipped: 123



ANSWER CHOICES	RESPONSES
Allow larger homes	7.80% 17
Allow smaller homes	15.14% 33
Allow homes that are the same size as other houses on the street	77.06% 168
TOTAL	218

#	ADDITIONAL COMMENTS:	DATE
1	Prevent the replacement of existing homes with new homes.	11/13/2018 11:17 AM
2	Prevent the replacement of existing homes with new homes.	11/13/2018 11:14 AM
3	Allow smaller homes. I also support ordinances that would require architecture that would reflect character of existing homes. Height restrictions.	11/13/2018 10:30 AM
4	Don't allow builders to violate % coverage of lots...	11/13/2018 10:05 AM
5	Or, within reasonable size.	11/13/2018 9:49 AM
6	N/A	11/12/2018 4:36 PM
7	or slightly smaller than currently allowed, more green space, not 3+ stories	11/12/2018 4:28 PM
8	Maybe change size of footprint for the lot.	11/12/2018 4:04 PM
9	achieve a balance of appearance and updated functionality with set backs and front porches that create a warm neighborhood feeling.	11/2/2018 3:32 PM
10	I would cap the size of the homes to no more than a certain square footage per the size of a lot (this allows for variance in neighborhoods with larger lots) & have consistent rules about what can go on the property throughout Northville, not just in the historic district.	11/2/2018 3:28 PM
11	within a % of excess	11/2/2018 2:48 PM
12	Depending on lot size	11/2/2018 1:20 PM
13	maintain the character of the neighborhood...please	11/2/2018 11:56 AM
14	Dont have the new homes overpower the lot or existing homes adjacent to it.	11/2/2018 11:37 AM
15	Proportional to lot size similar size to other homes in neighborhood	11/2/2018 9:52 AM

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16	Allow for modest increase in footprint relative to the neighborhood and lot size.	11/2/2018 6:17 AM
17	preserve and enhance neighborhood character	10/31/2018 2:00 PM
18	While on paper, there may be an increase in monetary home value, the true value for neighborhood character, aesthetics, traffic, and appearance may decrease. People moved into a neighborhood with one expectation, which does not match multiple changes with construction.	10/29/2018 12:29 AM
19	I don't think they should all look alike but have a range of acceptable size to balance the neighborhood. Many streets in Northville have a range of sizes and I think that's what makes our community unique.	10/26/2018 1:11 PM
20	It's not that simple - we need diversity of type, style and scale. It isn't about placing unrealistic limitations on what can be built (only allowing homes of same size) but enforcing the reasonable lot coverage % and height maximums. Also enforcing consistently the requirements for accessory buildings (garages) and not allowing some to build habitable space above and in their garages and not allowing others to do so! We have an enforcement/inspection issue more than anything else	10/26/2018 7:27 AM
21	MANDATE smaller homes than those currently allowed.	10/25/2018 2:55 PM
22	Allow homes to be larger but require breakup massing so they fit in. Make homes less like fortresses, and more welcoming to pedestrians and homeowner interactions	10/23/2018 12:30 PM
23	Check out what Plymouth is doing. They are getting a neighborhood feel back. Stopping builders who stretch zoning ordinCes and building code	10/17/2018 5:45 PM
24	i am not experienced enough to wordsmith this.	10/14/2018 8:58 AM
25	Allow property owners to decide	10/13/2018 7:09 PM
26	A no brainer	10/11/2018 5:33 PM
27	Portionally to homes on the street. But now we have all the giant houses...so..not sure how this will weigh out. We need to meet todays families standards..which always seem to be larger.	10/11/2018 1:55 PM
28	Keep the homes original or have to be torn down must be no larger. Make them look like the homes on the street. Our town is disappearing.	10/11/2018 1:33 PM
29	Not homes that are the same as houses on the street now because we're too late for that. There are too many large ones for that to work. How about houses that fit the lots properly and appear as though they've always been there instead of being an homage to one particular builder? Cabbage Town should be renamed "Millerville." And that is not a compliment to him. It's a shame that dollars have taken precedence over character. We are hopeful that someone is taking notice now and may be able to rein things in before the town is changed forever.	10/11/2018 10:22 AM
30	Be sure that the house doesn't overpower the lot. House size should be tied to lot size.	10/8/2018 12:25 PM
31	I agree with point #3 (same size as other homes on the street), but this may not be reasonable given some of the small, older homes. Factors like lot size, green space, proximity to adjacent homes should be more closely evaluated to avoid large footprint homes.	10/8/2018 12:08 PM
32	The word same should really be similar. (i.e. +/- 15-20% for example).	10/7/2018 7:01 AM
33	But not larger than.	10/4/2018 12:27 PM
34	It's a little late. The horses already out of the barn!	10/4/2018 12:21 PM
35	Allow same size or smaller	10/4/2018 11:55 AM
36	Compared to small older homes.	10/4/2018 7:18 AM
37	Encourage building garages to the rear, thus the front garage doesn't appear to be the main section of the dwelling. Also it would help to stop cars from parking in the front yard area	10/2/2018 9:04 AM
38	This is the wrong question. The code should stick to the 30% lot coverage ordinance.	10/1/2018 7:39 PM
39	It should limit the size of house based on the size of the lot and distance to the surrounding homes. Perfect example is the house on Eaton at Thayer as well as many other homes in the Orchard Heights neighborhood.	10/1/2018 7:06 PM
40	To late for most homes in Millerville!!!	10/1/2018 6:57 PM
41	No townhomes or apartments on Northville Downs site. Townhomes lead to a higher rate of rentals. Lowers home values.	10/1/2018 4:35 PM

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42	Allow less homes. What happened to charm and green space	10/1/2018 4:17 PM
43	This is difficult to answer. I think homes the same size as other houses on the street would be applicable if new homes / additions were reasonably sized. They are not. They are too large for the lots, therefore smaller houses should be considered.	10/1/2018 2:25 PM
44	More concerned about limiting large home size	10/1/2018 2:02 PM
45	I believe that a new house should blend into the surrounding homes and not overpower. 663 Thayer and 340 Eaton are prime examples of overpowering the neighboring homes	10/1/2018 1:35 PM
46	I love Plymouth's plan to make garages in the back. I also believe e tens l've use of hardscape landscaping should be addressed.	10/1/2018 12:45 PM
47	I think it is possible to build an appropriately sized house given the current ordinances (lot coverage, etc) however you do have to max things out. Property values have increased to the point where it is becoming difficult to justify sq/ft costs. I think additional leeway should be considered for smaller/odd sized lots.	10/1/2018 10:44 AM
48	I don't want to see any restriction, I want to see a restriction on type of architecture.	10/1/2018 9:57 AM
49	Need stronger construction worker regulations on noise..radio and parking	9/30/2018 5:11 PM
50	A Home footprint to lot size ratio needed. We do not want to look like Birmingham!!	9/30/2018 7:19 AM
51	I would prefer ordinances that allow diversity of housing, so that I could down size and stay in Northville.	9/30/2018 6:25 AM
52	They need better set backs off of the street and more green space. Do not consider paved driveways as green space	9/29/2018 8:45 AM
53	It would be nice not to see all these idiots play that "mine's bigger than your's" game all the time. So sick of it. Plus, all the whiny people "wanting" unnecessary features in an old house. Not needing. Wanting. If I were benevolent dictator, they would be sent packing. I am referring to the idiots on Randolph that were begging at zoning to allow part of what they were doing to extend into another home's space. Zoning appeals should very very rarely be granted, not a rubber stamp like the moron real estate guy does. Ridiculous. Why have zoning in that case? Same thing on West Street. Some HDC guy's daughter owns the house and needs another bedroom because her kids can't share a bedroom. I get it, but her lot was too small. Look at that mess they are creating right now. The people next door might not ever be able to sell that house. Poor decision making at it's worst.	9/29/2018 12:45 AM
54	The ordinances currently do "allow" homes the same size - they need to limit the size of new or replacement homes to the same size.	9/28/2018 9:44 PM
55	Make ordinances that require green space and yards and don't allow for houses to be built up to property lines	9/28/2018 4:38 PM
56	New homes in town are fine, but they should fit the character of the neighborhood and blend in with surrounding homes; not diminish both.	9/28/2018 11:13 AM
57	with limitations on height and footprint, and fit into the neighborhood and don't dwarf the neighborhood	9/28/2018 10:25 AM
58	New homes should be based upon the historical home Square footage. Not based on the new tear down models which has increased SF dramatically.	9/28/2018 10:20 AM
59	Stop with the daylight basements and 3rd floors. Protect all neighborhoods not just the historic district. Consider expanding the historic district. Eaton Thayer Main have many lovely homes that should be preserved!!!!	9/27/2018 10:12 PM
60	Require and ENFORCE a reasonable percentage of green space on property. Do NOT allow paved portions like driveways to count as green space.	9/27/2018 9:28 PM
61	*original* houses on the street, not new construction Bigfoot homes	9/27/2018 5:58 PM
62	Within some reasonable variation.	9/27/2018 12:09 PM
63	Reasonable	9/27/2018 11:34 AM
64	I do feel some of the homes are too large.	9/26/2018 12:19 PM
65	New homes should be no larger than other homes on the street. They should not detract from existing neighborhoods.	9/26/2018 9:52 AM

Q18 Do you have any other comments that are not addressed in the study questions regarding residential construction in the City of Northville?

Answered: 137 Skipped: 204

#	RESPONSES	DATE
1	Northville's diversity, which is part of its charm, is being destroyed. By tearing down cozy 1920's bungalows or comfortable 1950's ranches - not to mention historical gems of the 19th century - in favor of tree-toppling behemoths, the city of Northville is beginning to look like a huge, boring subdivision. It is almost already too late for streets like Orchard, East, and much of Cabbagetown. It must stop!	11/13/2018 11:17 AM
2	There seems to be a lot of new construction and subdivision development in the township and surrounding communities enough for anyone who has the money. So why would we allow our little city to become another subdivision? Tract homes belong in tract developments. Enough already!	11/13/2018 11:14 AM
3	What (politicians & Board members) people are allowing to happen with all these condos, apartments, new builds, etc. is a shame. People who stand to make \$ serve on these boards. One hand washes the other to make money including Patti Mullens and others. Please keep our town the way it is! Don't allow this egregious overbuilding and over populating to continue!	11/13/2018 11:10 AM
4	I feel that there should be a more open forum for info on local construction projects. While I'm sure the city has followed the law regarding notices to neighbors when a zoning change has been proposed, some projects (eg. the 320 North condos) have broken ground without input or notice to neighbors. I feel the city should set some design standards so that modern or contemporary buildings aren't erected near historical buildings. I also feel we need to expand the historic district. Too many homes are being lost in the out-lying areas.	11/13/2018 11:05 AM
5	It is nice of you to send this, however, money talks and people will end up building whatever they choose for the almighty dollar. Sad!	11/13/2018 10:55 AM
6	Trees: We are losing our mature trees in our established neighborhoods. The 2 infill building sites which immediately border my property - completely stripped all the trees from the 2 properties. The majority of these trees were old growth - more than 2 feet in diameter. Not only does this change the esthetics of our neighborhood, it negatively impacts the environment. My tree close to lot line will likely die due to excavation impacting root system. Who will pay for taking this tree down when dead - developer?? Infrastructure: Our old, established neighborhoods do not currently have the infrastructure to support these huge houses that are going in. The roads and side walks are broken up; the water main in front of our house was breached due to the heavy truck traffic. If this development is to continue, then the individual developers should be held responsible to pay for updating the infrastructure - not by taxing the homeowners. Environment: Unprotected building sites produce added silt (run off) to our Mill Pond. Re-grading the banks of the Mill Pond and adding more hardscape [sea walls, driveways, pavement allowed in front of houses (i.e. circular drives, paved parking areas) all negatively impact our Rouge Watershed and contribute to pollution/runoff into our waterways. Larger buildings - more roof runoff. Why isn't our building department encouraging environmental-friendly building & landscaping to reduce the impact of the new building: require each site to handle their runoff on site: not going directly into our water system - rain gardens, bioswales, native plants, vegetation buffer (30 ft) from water's edge, permeable concrete. All we are getting is more concrete and fertilized lawns. Lot Coverage: These "big foots" (3,500 to 5,000 sq. ft.) are covering too much of the lot. Any building and hardscape should be required to demonstrate how they will handle runoff on their lot - to be contained on their lot - not impacting neighboring lots and the watershed. Health Concerns: I am aware of demolitions occurring in the neighborhood that did not address asbestos abatement. New construction immediately downwind from our house caused us breathing difficulties - requiring wearing a medical mask in our own house!!	11/13/2018 10:30 AM
7	More public hearings!	11/13/2018 10:12 AM
8	I get letters wanting to know if I want to sell my house. The letter acts like it is an individual wanting to buy it but I am sure it is a real estate wanting to tear it down.	11/13/2018 10:10 AM

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9	Make contractors/developers play by the same rules as everyone else. Apply ordinances fairly.	11/13/2018 10:05 AM
10	Yes. I am concerned that the HDC has as much power as they do. In effect, there is "de facto" deed restriction on homes in the HD. If homeowners want to preserve their own homes, fine. Let them put a Conservation Easement on their homes title. Homes could be able to be modified to accommodate changes such as main floor baths, elder suites, hinge siding and modern products.	11/13/2018 10:03 AM
11	I think large tracts of land that become available should not be used for residential purposes. Parks, trails, woods, animal sanctuary.	11/13/2018 9:54 AM
12	Absolute shame how the character of Northville is being degraded one lot at a time.	11/13/2018 9:51 AM
13	Because it is a small town most of the people on HDC, Planning and Zoning pass things for their friends! Example - Dave Fields, Patty Mullins. Need more women on boards! No realtors, tired of the good old boys club. Mike Miller is ruining this town! Greg Presley also, they pass everything he puts in front of them. Why can't anyone see this.	11/13/2018 9:45 AM
14	It is important to preserve space between homes. Some new construction appears to go almost to the lot line.	11/12/2018 4:46 PM
15	What the heck is going on? I will move out if these developments are allowed. The only people for these changes, are the ones making money. Patti Mullens, The Millers and other builders.	11/12/2018 4:43 PM
16	Concerning "The Downs" project. I would love to see it removed and the rivers daylighted. the proposal on 10/2 seems about 50% too large. The farmers market would not survive. I like the apartments & parking at the northend. I would like to see only 1/2 as many townhomes and single family w/more lots, green space, streets, etc.	11/12/2018 4:36 PM
17	Architecture that maintains the character and matches the existing homes is important. Giant houses that have no soul are decreasing the value of this town.	11/12/2018 4:30 PM
18	I think Main Street should be repurposed as condo/apartments, not torn down.	11/12/2018 4:28 PM
19	Since the City only has a 1 time building inspector, many houses have used short cuts that are not always according to zoning ordinance. Thanks for this opportunity, but why wasn't it done 10 years ago!!	11/12/2018 4:25 PM
20	Building ordinances that allow new construction to be built 5' away from existing lot lines because they are garages or outbuildings, also situating new construction on an angle on the site to make it fit and be "legal", and property owners who have lived there for 40+ years now have to put up with a massive monstrosity to look at and live with.	11/12/2018 4:21 PM
21	Does anyone think about the diminished light flowing into an existing home when a larger, taller home is built next door - or where the rain will soak in when most of the lot is filled with house and garage or how many trees are killed? Does anyone care what the existing neighbors have to look at? These homes may adhere to the rules but perhaps the rules need to be looked at. I have to laugh when I read the caption under the photo on page 22 of September 'ville' where it says "An artist's rendering of what the homes may look like at the Main Street School site" 'May' is the operative word. (P.S. I love the 'ville' magazine). It would be a pleasant surprise to see smaller homes with space between if it comes to tearing down the historic school building.	11/12/2018 4:17 PM
22	They should stop building ... its getting way too crowded and adds no value	11/2/2018 9:59 PM
23	New homes and additions are too close to the property line. They are also too tall. They should be no taller than the average home.	11/2/2018 7:30 PM
24	We need to be sure the neighborhoods retain room for "downsizing" and for young families!	11/2/2018 5:44 PM
25	What are the rules on rental properties? What is the future plan for rentals in primarily residential neighborhoods because some rental houses are well kept but many are not. Why doesn't the survey ask about the Downs as that is the number one issue facing Northville development. The development of the downs should be consistent with the other neighborhoods and incorporate park space. In other words, it should look like custom built homes, not a South Lyon subdivision. Also, condos need to be consistent with the character of Northville & minimized. What's the plan with N Center St & 7 mile because it could be developed very nicely as Northville grows.	11/2/2018 4:41 PM

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26	I personally believe the owner of the e. main street address was abused by the processes for the historic district and I again personally thing the portion of the main street school being sold is not a contributing structure. Demolition and replacement was appropriate as long as the new structures architecture are reflective of the historical intent. Especially considering the rather hodge podge nature of the overall main street architectures from east to west which are also all in the same historic district.	11/2/2018 3:32 PM
27	As there hasn't been any construction on the Downs, this is not addressed in this survey. That is my #1 concern. Also not addressed are condos or multi-unit residences. They also should have to meet certain standards regardless of neighborhood. The condos going up on Center north of Dunlap will have absolutely none of the Northville charm. I am confused as to why this was allowed. I'm not against condos, but these could have easily looked WAY nicer. It often feels that the desire to maintain the look and charm of Northville doesn't extend beyond the historic district, but as Northville grows the other neighborhoods become just as important. I think this is ingrained in residents who have lived here for a long time & I appreciate that, but since I have not lived here as long I see Northville as one city, not as a group of neighborhoods.	11/2/2018 3:28 PM
28	I'm not sure if the questions in this survey will accurately capture the true concerns that I've experienced many residents have about new construction. It may capture concerns about size of new homes, but not other concerns such as style, historical preservation, open space, green space, etc.	11/2/2018 1:57 PM
29	Current board is not following the rule or at least the spirit of housing planning. Northville is being ruined. I look to Plymouth as doing it "right" in their downtown area	11/2/2018 1:54 PM
30	I don't have an issue with people building/adding on as long as it doesn't use the entire lot. It makes the neighborhoods looked crowded and unsightly.	11/2/2018 1:20 PM
31	unpaved roads need to be paved to divert traffic.existing roads need to be widened- especially beck and sheldon.9 mile needs to be paved west of beck.	11/2/2018 12:35 PM
32	I live in a condominium which impacted my answers	11/2/2018 12:03 PM
33	Traffic problems & losing character- Don't want to become another cluttered city.	11/2/2018 11:53 AM
34	There are a lot of homes in Northville that need renovation and TLC and to get up to date in what people want in a home, however, the tear downs and rebuilds are too big for the lots they are going on. Set back requirements seem non existent and the new homes are overpowering the smaller ones next to it.	11/2/2018 11:37 AM
35	Northville	11/2/2018 10:55 AM
36	City has allowed building to easements causing homes to have minimal distance between.	11/2/2018 9:52 AM
37	Reasonable profits from a property sale are acceptable. Excessive profits by overbuilding, functional 'price gouging' and subsequent life style changes for existing residents is looting and should not be allowed.	11/2/2018 9:31 AM
38	It is clear from the size of houses currently allowed which dwarf surrounding structures (and the building material which clashes with the rest of the neighborhood, such as brick in a wooded or sided neighborhood) that the primary interest of the City of Northville is the collection of property tax dollars which is used to enrich the historic district and downtown. The size of houses being allowed is pricing out many people from moving to Northville. As one of my neighbors said at least 15 years ago, "If we didn't already live in Northville, we wouldn't be able to afford to move here." How prophetic! And sad.	11/2/2018 8:52 AM
39	My primary concern is not with the size of the new homes. I just wish that the builders continue to construct homes that blend well with the historical homes we already have in place.	11/2/2018 8:25 AM
40	Traffic is already horrible near downtown Northville. I am concerned about how all the new homes is going to impact this.	11/2/2018 6:40 AM
41	Roads and traffic. With all these houses being planned to be built how will people get around	11/2/2018 1:39 AM
42	I do not think a viable home should be allowed to be torn down. Improved, yes. Reasonable addition, yes. Not torn down and replaced with something way too large for the lot or neighborhood.	11/2/2018 1:23 AM

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43	They are building way to many homes in Northville!!! The city is getting over populated. There is no vacant land anymore and they are driving the animals out of the the vacant land areas and into our neighborhoods. We are planning on moving in a few years because Northville is getting to busy and crime is on the rise !!!!	11/2/2018 12:15 AM
44	There should be more of a mixture of home sizes for a more cohesive hometown feeling. And we should have some Victorian style affordable one and two story condos for the less "affluent" or downsizing residents. Not tenement style or million dollar high rises. Upper middle income homes for young professionals and aging citizens most ready for "the home".	11/1/2018 10:34 PM
45	Some houses are so large, there is barely any green space left on their lot! What happened with the percentages of lot/building? It seems that there are no longer rules. I also think that contractors need to be held accountable when they choose to ignore the rules and go by the theory that it is better to ask forgiveness than to ask permission, because it always works for them. They always get away with whatever they want, because to fix it, it would be a "hardship".	11/1/2018 10:29 PM
46	Racetrack. Plan is ludicrous. Traffic alone, schools parking all impacted in a negative way.	11/1/2018 9:56 PM
47	The city has a once in a lifetime opportunity to get the racetrack development right. There are a number of principles of good planning that should be followed that will not harm the existing downtown, will provide a range of housing types suitable for singles, young families, empty nesters and others. Development with character and integrity should be the guide. Natural resources, especially the river should be taken into consideration and become an important publicly available amenity.	10/31/2018 2:00 PM
48	I often see Miller Homes signs on lots where oversized additions or replacement structures are built. Since you are asking. please examine the neighborhoods where many Miller Homes and additions have been constructed. Many take up a substantial portion of the lot, and appear too big for the lot. The majority of new homes and additions are of a complimentary architectural style, which is good. The problem is the size for many is too big for the character of the neighborhood.	10/29/2018 12:29 AM
49	I know that you cannot restrict ugly but let's face it! Some of the new homes have some gaudy features or have too many different types and shapes of windows--"I want one of each" mentality. I really dislike the new Miller homes that all look alike. Trim boards same width and color. I would rather like to see quality addressed. Half bricks are unacceptable for instance, some hardy board etc... If the character of a street has a certain style home or two-I would like to see that character continued on that street.	10/26/2018 1:11 PM
50	We need more of a variety of sizes: small homes for seniors and first home buyers as well as larger family homes. Also condos and apartments for those who don't want yard maintenance.	10/26/2018 10:17 AM
51	House and garage should not take up more than 50% of the lot.	10/26/2018 8:27 AM
52	See previous comment. Enforce the ordinance. Don't allow overages to lot coverage % and don't allow partial builds, don't allow departures from approved plans, make sure we are inspecting for more than just electrical and plumbing. People will "get away with" whatever the City allows and have been for a long time.	10/26/2018 7:27 AM
53	My concern is to ensure homes continue with the Victorian /Craftman character. The homes must be unique and not the typical subdivision housing	10/23/2018 1:11 PM
54	Would love too see building guidelines that address quality of building materials. If type of siding' foundation req. I. Seeing some shoddy building in town	10/17/2018 5:45 PM
55	Builders build to the Max! Little green space after decks and patios added	10/16/2018 9:33 PM
56	Miller and Presley need to do a better job following the historic guidelines. When they "make them better" they ruin the integrity of the house and ruin historic downtown northville.	10/15/2018 5:10 PM
57	Please do not change the city ordinances to lessen the allowed size of homes being built in our town. The current zoning ordinances are working fine. We do not need to put new limitations on housing size. It will not benefit our town to demand smaller home construction. This will only limit values and investment in our town. Which will then lead to a decline in demand and desirability for Northville. If we do not have growth and progress we will surely begin stagnation and eventual decline.	10/14/2018 5:59 PM
58	see previous comments. Call if you are interested in more details. Ph# below.	10/14/2018 8:58 AM
59	Out of control	10/11/2018 5:33 PM

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60	Please consider our great town. People from Birmingham and Troy come here because of our shops and restaurants. Our town has been kept quaint and great. Don't let new construction take it over. Our homes will lose value because you are allowing these homes that just don't fit! Don't look like they belong. If one has to be torn down for whatever reason the new home should look like the one that went down and others on the street.	10/11/2018 1:33 PM
61	I think that by building big foot homes on lots and taking up all of the yard spaces, takes away the charm and character of Northville and the historical areas. I think that an ordinance needs to be in place to keep the charm alive so we don't become another Birmingham.	10/11/2018 11:44 AM
62	Creating new ordinances is only as good as those who follow them. While naming one builder could somewhat diminish the value of this survey; it's hard not to note that one man is almost single-handedly responsible for so much of the excessive building. It also must be noted that he is not seeming to do so in a respectful or responsible way, resulting in so much of the neighboring unhappiness in town. His homes are too large and are affecting neighboring homes and garages; e.g. we've heard drainage stories galore that have come from his over-building, among other issues. The homes are too big. It's so obvious. The homes are too tall. Since when did basement foundations start to stand four or five feet above ground? It does not fit what is "downtown." These are "subdivision" houses. Ironically, it has come to our attention, that he is already taking deposits on the school property over on Main St. and he doesn't own it yet. Presumptuous and greedy and very determined to get in there and "build big" before the rules change. He knows about this survey and he knows that the ZBA will help him overbuild. There are several ZBA members who have profited financially from him and they will give him variances to over-build until we enact and ENFORCE new ordinances that no longer allow them to. Where are the checks and balances here? People profiting from a builder cannot be objective and they have not been. Review the meeting notes and you'll see that he consistently gets permission to overbuild while other builders do not. It is starting to generate neighborhood conversation and some suspicion, as well; a restlessness of sorts. Overbuilding in small towns leads to unhappy neighbors. Birmingham and Plymouth have figured that out and they have continued prosper by now building what fits. Yes, builders should be allowed to build. We cannot stop progress. What we can do, however, is to force them to build what has always been here. Stop the greed and think about the integrity of this town for once. The monopoly is so obvious. You're collecting tax dollars at the expense of those who matter. Stop overbuilding. Take back Northville.	10/11/2018 10:22 AM
63	Historic District processes are dysfunctional. HDC lacks expertise and training to guide homeowners. Recent survey of historical properties will result in further disfunction. I would prefer to protect my historic home with a conservation easement than deal with the dysfunctional politics that have been allowed to brew in the city.	10/7/2018 7:01 AM

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64	<p>Where the City's Master Plan calls for Mixed Use development, the City should insist on Mixed Use and not be bullied into replacing these areas with high end single family residential housing alone. Of immediate concern is the 7 Mile and South Main/Northville Road area. We like the possibility of increasing the density of housing on Center Street north of Dunlap with the new condominiums that are under construction. We would also like to see more density and commercial space on the site of Northville Downs. It would be nice to have unique commercial space that includes specialty food markets like the downtown market in Grand Rapids, the Phoenix Plant in Plymouth, the redevelopment of the old Plymouth Post Office into Westborn Market, Kerrytown in Ann Arbor, etc. These are terrific, attractive examples of creative placemaking that make a community desirable and livable. The City should also anticipate the possibility that Detroit will eventually have regional public transit (like the streetcars that used to serve Northville in the last century) and how we might connect downtown Northville to the rest of the metro area. Ultimately, we would like to see a mix of dense housing options, retail, offices, arts venues, and parks and public spaces in the downtown/Northville Downs area. More people downtown makes our neighborhood more interesting and vibrant. It encourages more restaurants and more retail since we would have more foot traffic. We are concerned, though, that the new housing may not be sufficiently economically diverse. We need housing for older people who might like to stay in Northville, but don't want to care for a house, and for younger singles and couples who may not be quite as affluent, and perhaps can't yet buy a house, but for whom Northville could be a lifetime home. There are increasing numbers of resources that could help the city make these decisions. We would encourage the City to look to New Urbanist theories as a guide and to seek out support from the University of Michigan, Wayne State and others for advice on how we could keep our City unique and distinctive. In particular, we would discourage the City from relying on the architects and builders who we believe have destroyed the character of the historic district over the past several decades. They lack the long-term vision and sophistication to be relied on during this critical period in the City's development and history. Indeed, their frequent and disingenuous pleas for exceptions for themselves and their clients have proven, time after time, that they do not have the City's best interests at heart.</p>	10/6/2018 4:46 PM
65	<p>Come look at our neighborhood and the houses on our block - you will see some of the most egregious examples.</p>	10/5/2018 4:05 PM
66	<p>Three story homes have no place in our neighborhoods. It appears that you can pretty much build what you want in Northville.</p>	10/5/2018 8:47 AM
67	<p>I would like to see incentives applied for not tearing down a home. Houses not in the historical district are still important. The 2 houses on Fairbrook (Seven Mile) that were torn down were beautiful homes. One house on Cady (495) has an addition that looks like it was always part of the house--another (511) has an addition that looks big and ugly (both in the historical district). Smaller houses in Section C (near the water) are pretty much gone. This city is getting to be homogeneous--big fat houses filled with rich white people. Diversity is what makes this city interesting, in houses, style and businesses.</p>	10/4/2018 12:27 PM
68	<p>Why are you only doing the survey now instead of when these huge houses began being built some years ago?!</p>	10/4/2018 12:21 PM
69	<p>Please see the comments in other sections</p>	10/4/2018 11:55 AM
70	<p>Detached garages are part of what gives an historic village its special feel, and encourages neighborliness.</p>	10/4/2018 11:24 AM
71	<p>Comparison of size, home placement, and other ordinances should be relative to new homes, not small older homes that should/will be torn down some day.</p>	10/4/2018 7:18 AM
72	<p>I've had 3 new homes go up on my block alone in the last 5 years. Are they bigger than the ones there before? yes. They are also much more beautiful to look at than the decrepit ones that used to be there. I went from being one of the biggest to one of the smallest homes on my street and my property value has more than doubled since I purchased my home almost 10 years ago. No complaints here.</p>	10/3/2018 9:17 PM
73	<p>The population of the City of Northville is approximately 6,000 people today. If the Northville Downs Development goes through as described it will add 600 homes. If the average occupancy of those homes is 2, the population of Northville will increase by 20%! Is the city prepared to handle this massive influx of residents? Where will these additional residents drive, eat, shop, park, and go to school? I believe the city residents deserve to see a detailed plan highlighting the cities preparations to properly accomodate this massive influx of residents.</p>	10/3/2018 8:04 AM

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74	Many of the infill housing projects are not compatible with the surrounding neighborhood homes, as the builders often refuse to take into account the historical and distinct style of homes in Northville.	10/2/2018 11:45 PM
75	The key issue is set back sizing NOT house size	10/2/2018 6:12 PM
76	Attached garages are acceptable with front facing garage doors	10/2/2018 1:32 PM
77	Northville	10/2/2018 10:05 AM
78	More green space, less building and pavement areas; maintain traditional character	10/2/2018 9:13 AM
79	Concerns with increase in traffic to a point where long time residence move, creating a downward trend in value and appeal and cultural. Northville has been built on volunteers and individuals who are concern with other residence and the well being of others. This sense of concern for others is based on knowing your neighbor. With an increase of apartments, townhouses, and dwellings that are built with the design of temporary ownership, I question how long the character of Northville that has drawn so many people to this area will remain.	10/2/2018 9:04 AM
80	What about schools with all of the new developments? And roads? And infrastructure?	10/1/2018 9:24 PM
81	As a general rule current ordinances are not enforced. Peeling paint and out buildings with missing siding.	10/1/2018 7:39 PM
82	I think the current ordinances are fine. As a resident who resides in the historic district in an 100+ year old house I understand the push and pull of different people's agendas... I haven't seen Northville zoning or HDC rule in a way that I have disagreed with yet. The ordinances are fine as is. They are just tough enough to keep the riff raff at bay. Those with pitchforks should focus on improving their own generally decaying residences (seriously - the loudest mouths have the homes in the highest state of disrepair). Change is hard, but its not all bad. If we want to keep the neighborhood up that includes investing and renovating the existing structures to meet the needs of today. The HDC and the ZBB are doing a good job as is - balancing the needs of a modern community while keeping an emphasis on the past.	10/1/2018 7:10 PM
83	We MUST consider the quality of the construction. Especially when it comes to building at the track property. We cannot risk allowing poor quality construction to be the gateway to the entrance of our city. We MUST keep in mind the needs of the community such as additional senior housing, high end condos and single story single family housing. There is not shortage of rental apartments in the area why would we want more? We MUST be concerned with the infrastructure, streets, traffic, services, schools... Before becoming over crowded and under serviced. These could cause irreparable damage to the city, it's desirability and property values. I have lived in Northville for 59 years and witnessed a lot of growth and change much of which has been positive. It's not a fear of growth or change; but a fear of growth and change that is not well planned and managed.	10/1/2018 7:06 PM
84	Yes, the condominium project on Center Street that has just started up again is going to be a major detractor to Northville's vintage character! Let these types of developments stay in Birmingham where they belong!!!	10/1/2018 6:57 PM
85	Would much rather see homes and other buildings fixed up and/or repurposed rather than knocked down and condo buildings or houses that take up the entire lot built.	10/1/2018 5:07 PM
86	Northville	10/1/2018 5:02 PM
87	I do feel that Northville needs to improve the quality of the streets as they are horrible. Additionally, the Ally ways need to be graded and new gravel needs to be laid down.	10/1/2018 4:35 PM
88	Don't build so many residences on Northville Downs site. Looks really bad. Have more greenspace. The city has changed too much over the years.	10/1/2018 4:35 PM
89	Too crowded. Completely loosing the charm	10/1/2018 4:17 PM
90	please keep the Northville Downs Race Track where it stands today. It's such a big part of Northville's history. Many residents and patrons want to see it stay open.	10/1/2018 3:57 PM
91	New homes mean more traffic and we already have enough. One home per 50 foot lot is more than enough.	10/1/2018 2:45 PM
92	Again, that I made and will not keep up with the proposed new units in the city. Despite what everyone thinks, other than the teardown opportunities, and those will diminish in value if new homes are built, we do not have a ready supply of buyers that everybody thinks we do	10/1/2018 2:24 PM

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93	We should look at Birmingham and take warning of huge homes being built with no limits and ruining the character and charm of a city that is what initially brought people into the town.	10/1/2018 2:02 PM
94	Fix the streets in neighborhoods and quit putting all efforts into downtown	10/1/2018 1:25 PM
95	I am concerned about the development of Northville Downs and the number of homes that are planned for that space. I think there are entirely too many homes planned for that location and am concerned about maintaining the character of Northville as well as traffic problems that will inevitably come with that many new residents.	10/1/2018 1:08 PM
96	Why has Northville not been proactive in addressing the existing zoning ordinances to ensure these massive homes are not the new normal? Why is the city so quick to approve variances? Northville is on its way to becoming a community that resembles all of the other cookie-cutter subdivisions that surround us. We have to determine our requirements to allow and welcome new housing but retain our historical focus and charm.	10/1/2018 12:45 PM
97	The guidance set forth by the zoning board	10/1/2018 12:13 PM
98	I think the City of Northville is heading down a slippery slope if they put limitations on the sizes of homes in the area. This will put limits on the sizes of families that can comfortably be located in the city.	10/1/2018 11:57 AM
99	The current Ordinances seem to allow home sizes to increase over the older and smaller homes. I think this is an appropriate reflection of the value and desirability of the City of Northville. This brings additional tax dollars, and citizens who shop and dine and recreate in Northville. This is a fantastic City that, in my view, should not diminish its' appeal by unfairly restricting new construction or additions. I think the current state of restrictions seem appropriate.	10/1/2018 11:37 AM
100	In general I feel allowing market driven evolution of the city's neighborhoods, particularly in areas that are composed of smaller, older homes that do not provide modern amenities and risk falling into disrepair if reconstruction is not allowed - is in the best interest of all city residents. It enhances the tax base, encourages business growth downtown, and creates a walkable and enjoyable environment. The only caveat here is that we need to ensure infrastructure capacity keeps pace with development.	10/1/2018 10:44 AM
101	All of these new, rather expensive homes should help the decision to cut the millage rate.	10/1/2018 10:09 AM
102	Please consider making northville style homes that are allowed in any of the downtown areas, not just the historic district.	10/1/2018 9:57 AM
103	New construction only makes the town better, provided it is in the design spirit of the neighborhood. There are also too many ego driven people on boards that are over their head and don't understand progress. New construction is a positive thing.	10/1/2018 9:55 AM
104	Must be also incorporated into HDC and Historic Design Standards as well.	10/1/2018 9:52 AM
105	Downtown Northville land and homes are expensive and it seems a little dis-ingenuous to not allow those that pay the money to build the home they want. It seems easy for those who live in a beautiful historic home already, (that they moved into in the 1970s for pennies compared to today's market) to complain about new construction.	10/1/2018 9:44 AM
106	Northville	10/1/2018 7:00 AM
107	This is a tough one for the planning commission. If things are made tougher for people to build what they are looking for, then residents will go to other communities. Also, banks will only give financing to homes or additions that meet the appraisal, and will more limits on the sizes, this will create a potential very big issue, and again, "could" result in a decline in property values. At the end of the day, I dont think you will EVER hear anyone complain when they sell their home, and they are paid 20% more than they ever expected for their home. Change is tough, and Im not a fan, however the only place that I understand that times stands still is Henry Ford's Greenfield Village.	9/30/2018 5:24 PM
108	Police should be patrolling construction areas daily!!	9/30/2018 5:11 PM
109	We should limit residential construction (such as the proposed residences for the racetrack property) in favor of parkland, and areas for other for recreational use, such as a public pool.	9/30/2018 8:38 AM
110	How was the stone house on Thayer and Eaton ever allowed? When we think about designing regulations, ask yourself would they have prevented that house from going up as is. If the answer is no, go back to the drawing board.	9/30/2018 7:19 AM
111	Many homes are taking up too much of their lot for building. Yard set backs should be larger.	9/30/2018 7:14 AM

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112	Workforce house. Senior housing. Entry level housing.	9/30/2018 6:25 AM
113	We are very concerned about the traffic in the area and adding more homes to vacant land. We are specifically concerned as this relates to the development of the Northville downs property. We also feel that the Victorian charm of Northville is important and do not like to see historic homes torn down if it can be avoided.	9/29/2018 5:45 PM
114	Please consider discouraging garages in the front which are too big relative to the house and which are as close to the street as the front of the house.	9/29/2018 4:26 PM
115	Actual size is not the only issue. Changes in elevation are a problem in terms of the home's visual scale and also drainage. New, larger homes often include exterior lighting which is intrusive on nearby existing homes. Also, front-facing garages are not in keeping with older neighborhoods.	9/29/2018 3:07 PM
116	Homes with little front yard space Homes with prominent garage fronts Homes adding garages that don't seem to meet code	9/29/2018 2:29 PM
117	I believe that the city is more concerned about raising more in property taxes than they are about maintaining the charm of the city. Northville Downs requires open dialog with the residents of the city before any action	9/29/2018 8:45 AM
118	Please re-consider the proposed Northville Downs development. As I said above, section the property off into 1/2 or 1 acre lots and sell them to individuals who want to have a custom home built. Not a developer who will build a cookie cutter subdivision.	9/29/2018 7:09 AM
119	I'm generally happy with new construction except in the historic district. It's sad to see the loss of character in that neighborhood. On the other hand, I think new construction in the other neighborhoods has been an improvement of neighborhoods generally. When houses have been torn down in my neighborhood, I'm usually ok with seeing them go because they were falling apart or not being taken care of anyway, and the city never seemed to care. The only things I don't like to see are huge garages obtained by attaching them, even with just a walkway, to the house to avoid the "no 2 story garages" rule. Personally, new construction isn't on my list of priorities for the city. Instead, I'd like them to focus on making the city enjoyable to live in giving the planned increase in traffic and commercial activity from the Downs development. Traffic near Cabbagetown is bad and will get worse, and cars are already cutting through our neighborhood to avoid it.	9/29/2018 4:45 AM
120	Every time Greg Presley sneezes, the HDC hands him a tissue. He can draw nice houses, I've seen them. But why allow the nonsense I am seeing around town? French doors leading to front porches?! Maybe in South Carolina, but not in the north, not ever. The offset doorways with the gable not centered over the doorway???? The Victorians are rolling over in their graves over these - 2 or is it 3 now on Dunlap!?!?! WHAT IS GOING ON HERE? Who died and made him king?	9/29/2018 12:45 AM
121	Very, very concerned about the proposed 500 units planned for the racetrack area. Center/Sheldon and 7 Mile are too crowded and dangerous as it. Schools are tight, parking will be an issue. Worst of all, Northville will lose that small town charm that we fell in love with.	9/28/2018 10:02 PM
122	Why hasn't this survey been done many years ago? We have already lost a considerable portion of old Northville. Will anything really be done about this?	9/28/2018 9:44 PM
123	If Bigfoot homes are going to be built, then the construction materials and porta-johns should be kept on the property. Blocking sidewalks is discourteous and selfish. Porta-johns should face the construction site, not the street and houses across the street. Construction should not be allowed to start until 8:00 AM and should end by 5:00 PM.	9/28/2018 6:05 PM
124	Put limits on the number of houses one builder can build in a neighborhood to eliminate uniformity of the look and creation of "Millertown"	9/28/2018 4:38 PM
125	Proportion and sense of scale are very important along with Victorian designed homes. No 'big foot' homes please.	9/28/2018 1:21 PM
126	You are allowing the Victorian character of the city to be destroyed. You are creating a Victorian Epcot Center, all in the desire for increasing the tax base.	9/28/2018 12:16 PM

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127	While these "big builds" tend to ruin the character of the existing neighborhoods, I can tell you, first hand, that they also ruin the character of the people; the NEIGHBORS. The builder is long gone, but the problems and resentment these builds cause, pit neighbor against neighbor and they can, and do, linger for years. Additionally, the "character" of large homes on small lots can be the least of the problems left behind. Big homes crammed onto small lots don't work, structurally. We have one, unfortunately. We know. We walked the streets of Plymouth recently looking at potential homes and we talked to several neighbors there about their new building ordinances. While they love the new ordinance, the one remark we heard repeated, is that it took too long for Plymouth to do something. Plymouth now has some neighborhoods (just north of Ann Arbor Rd. along Harvey St.) that look like subdivisions because they didn't step in soon enough. Northville has the chance to do something similar, sooner, and save both the character of the neighborhoods and the character of its residents. Big tax dollars on big box houses are great, but they don't make the town. People make the town.	9/28/2018 11:13 AM
128	Too many new homes, not enough infrastructure. Too much traffic.	9/28/2018 11:02 AM
129	The City has done a poor job of taking care of it's existing citizens. There are two sets of rules with the newcomers getting all the advantages.	9/28/2018 10:20 AM
130	Get rid of Workman Carlisle. Time for fresh blood. Maybe Allen and Russell as well.	9/27/2018 10:12 PM
131	You are too late in addressing this to reverse the negative impact this has had on Cabbage Town. I cannot help believing that if this had occurred to the same degree in the historic district, this would have been looked at MUCH earlier. It seems like Mike Miller and other developers can act with impunity in the city. Mature and healthy trees have been removed in Cabbage Town and other areas of the city to accommodate enormous homes, parking lots in front yards have gone unchallenged, new homes are allowed to be built on mole hills, causing flooding and run off in existing yards. In a rush to increase tax revenue, long-time residents' concerns have been disregarded. Money talks in this town and frustration with and resentment toward city government is high.	9/27/2018 9:28 PM
132	You should consider encouraging more builders to work here....maybe a level playing field when it comes to buying up properties? Between Randy and Mike, everything looks bland and huge and nothing like the original houses in a neighborhood. Only Prescott seems to try and match the feel of surrounding houses.	9/27/2018 5:58 PM
133	I live on lake street and carpenter. There are several new homes. Some fit the neighborhood but the one across the street from me built a garage in the front yard. All other houses have wonderful front porches, large or small. We get to look at their garage. This should never have been approved. City council needs to approve homes that fit the neighborhood. Also we are losing many trees in the neighborhood. These prop,e cut 3 mature trees on a Sunday so the city wouldn't notice. No new trees were planted. We love our neighborhood. Yes my home goes up in value but then my taxes go up so soon I'll have to move because we won't be able to afford the taxes. It's a shame that cabbage town is disappearing. Once it's gone we can never get it back. Also our street floods, which it never did before ,when there were trees and yards to soak up the rain. .	9/27/2018 4:43 PM
134	Let the market dictate the size of home people want. All of the recent builds in the city are beautifully done and raise the overall values of the neighborhood. I am a Realtor.	9/27/2018 3:12 PM
135	New homes/replaced homes equals improvement and should be encouraged.	9/27/2018 11:25 AM
136	It seems like there have been a limited number if insiders who are profiting from the building of McMansions. I have always valued the fact that there was housing available for many different types of economic circumstances and I fear that is being lost.	9/27/2018 11:15 AM
137	While I appreciate this survey, the more time we spend studying what is obvious, the more opportunity for our neighborhoods to be forever changed.	9/26/2018 9:52 AM

Q19 Name (Optional)

Answered: 77 Skipped: 264

#	RESPONSES	DATE
1	Barbara Louie	11/13/2018 11:17 AM
2	Ming A. Louie	11/13/2018 11:14 AM
3	Luci Klinkhamer, Cabbagetown	11/13/2018 10:30 AM
4	Carolyn Totter	11/13/2018 10:10 AM
5	Mary Elwart-Keys	11/13/2018 10:03 AM
6	Linda Leedy	11/13/2018 9:54 AM
7	Joe Eckhout	11/13/2018 9:38 AM
8	Pat Collins	11/12/2018 4:36 PM
9	Tori Jachimowicz	11/12/2018 4:28 PM
10	Carl Denton Stephens	11/12/2018 4:21 PM
11	Karen Stephens	11/12/2018 4:17 PM
12	Jim Hopkins	11/12/2018 4:07 PM
13	Bill thelen	11/4/2018 1:29 PM
14	Jerry b Maynard	11/2/2018 5:16 PM
15	Brett Meyer	11/2/2018 4:41 PM
16	Larry Bielskis	11/2/2018 3:32 PM
17	David Hanna Reich	11/2/2018 1:57 PM
18	M. DeFrancesco	11/2/2018 11:56 AM
19	Nancy catallo	11/2/2018 11:53 AM
20	Justin	11/2/2018 10:55 AM
21	Richard Dobson	11/2/2018 10:40 AM
22	Wheels	11/2/2018 1:39 AM
23	Carole and Norbert Radzialowski	11/2/2018 1:23 AM
24	Kathryn Ling	10/30/2018 6:51 AM
25	Marianne Barry	10/26/2018 1:11 PM
26	Rebecca Ossenmacher	10/26/2018 10:51 AM
27	S Taylor	10/26/2018 10:17 AM
28	Krissie	10/23/2018 1:11 PM
29	Brad McGuire	10/14/2018 5:59 PM
30	Bob	10/14/2018 8:58 AM
31	Lucia Danes	10/12/2018 7:19 PM
32	Roman Pawlowski	10/11/2018 5:33 PM
33	Janice Valade	10/11/2018 2:22 PM
34	Robert Warner	10/9/2018 4:46 PM
35	Lisa Schon	10/8/2018 12:08 PM

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36	Bill Moses and Tish Lee	10/6/2018 4:46 PM
37	Don Beyer	10/5/2018 4:05 PM
38	Anthony Albanese	10/5/2018 8:47 AM
39	Lisa A Beyer	10/5/2018 7:03 AM
40	Laura Keller	10/4/2018 4:49 PM
41	Barbara Albanese	10/4/2018 2:48 PM
42	Elizabeth Zaenger	10/4/2018 12:27 PM
43	Candace Lynn	10/4/2018 12:21 PM
44	Jeff Gaines	10/2/2018 11:45 PM
45	Katie LeTarte	10/2/2018 10:05 AM
46	Michael Paquette	10/1/2018 7:39 PM
47	Teresa Folino	10/1/2018 7:06 PM
48	Luree Westfall	10/1/2018 6:57 PM
49	E. J. Chidiac	10/1/2018 5:20 PM
50	Michael Devlin	10/1/2018 5:02 PM
51	Julie Zoroya	10/1/2018 4:17 PM
52	Carol Tweadey	10/1/2018 2:37 PM
53	Shawn Riley	10/1/2018 1:35 PM
54	Jackie Dobson	10/1/2018 12:45 PM
55	Barbara Widzinski	10/1/2018 12:21 PM
56	Robert Pelon	10/1/2018 12:13 PM
57	Jim Charters	10/1/2018 10:44 AM
58	Justin Fendelet	10/1/2018 10:25 AM
59	Don Courvisier	10/1/2018 10:20 AM
60	Tim Luikart	10/1/2018 9:52 AM
61	Tom Adler	10/1/2018 7:00 AM
62	Marianne Webster	9/30/2018 8:38 AM
63	Jennifer Adler	9/29/2018 5:33 PM
64	John Watkins	9/29/2018 7:09 AM
65	Jane Reitman	9/28/2018 4:38 PM
66	John Webster	9/28/2018 12:16 PM
67	Ron Perkins	9/28/2018 11:34 AM
68	Elizabeth Ajlouni	9/28/2018 10:25 AM
69	Paul Hansknecht	9/28/2018 6:46 AM
70	Amy Luebke	9/27/2018 5:58 PM
71	Marlene curlew	9/27/2018 4:43 PM
72	John O'Brien	9/27/2018 3:12 PM
73	Don Unsworth	9/27/2018 1:38 PM
74	John Roby	9/27/2018 12:09 PM
75	Elizabeth Borzym	9/27/2018 11:40 AM
76	Frank Drew	9/27/2018 11:25 AM

Q20 Address (Optional)

Answered: 81 Skipped: 260

#	RESPONSES	DATE
1	820 Spring Drive	11/13/2018 11:17 AM
2	820 Spring Drive	11/13/2018 11:14 AM
3	119 Randolph	11/13/2018 11:05 AM
4	430 Lake St.	11/13/2018 10:30 AM
5	449 Hill	11/13/2018 10:12 AM
6	791 Horton	11/13/2018 10:10 AM
7	502 W. Main St.	11/13/2018 10:03 AM
8	18388 Jamestown	11/13/2018 9:54 AM
9	220 Linden St.	11/13/2018 9:38 AM
10	127 Hampton Ct	11/12/2018 4:36 PM
11	240 Fairbrook St.	11/12/2018 4:21 PM
12	240 Fairbrook St.	11/12/2018 4:17 PM
13	929 Novi St.	11/12/2018 4:07 PM
14	201 fairbrook st	11/4/2018 1:29 PM
15	410 Dubuar	11/2/2018 5:16 PM
16	437 Grace	11/2/2018 4:41 PM
17	400 Mountainview Dr.	11/2/2018 3:32 PM
18	520 Novi St.	11/2/2018 1:57 PM
19	21366 Stanstead	11/2/2018 11:56 AM
20	627 Ashley Ct	11/2/2018 11:53 AM
21	637 Novi Street	11/2/2018 10:55 AM
22	235 Rayson	11/2/2018 10:40 AM
23	248 s center street	11/2/2018 1:39 AM
24	311 1st Street	11/2/2018 1:23 AM
25	459 Hill Street	10/30/2018 6:51 AM
26	239 High St	10/26/2018 1:11 PM
27	629 West Main Street	10/26/2018 10:51 AM
28	272 Hutton	10/26/2018 10:17 AM
29	541 Linden Cout	10/23/2018 1:11 PM
30	Thayer Blvd	10/14/2018 5:59 PM
31	Springfield drive	10/14/2018 3:47 PM
32	248 719-5916	10/14/2018 8:58 AM
33	980 Scott Court	10/12/2018 7:19 PM
34	21498 Stanstead Rd	10/11/2018 5:33 PM
35	635 Potomac ST	10/11/2018 2:22 PM

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36	304 West Dunlap Street	10/9/2018 4:46 PM
37	306 S. Rogers Street	10/8/2018 12:08 PM
38	Northville Estates	10/7/2018 12:36 PM
39	312 Randolph Street	10/6/2018 4:46 PM
40	560 Grace	10/5/2018 4:05 PM
41	330 Eaton Dr. Northville	10/5/2018 8:47 AM
42	560 Grace St.	10/5/2018 7:03 AM
43	826 revere ct	10/4/2018 4:49 PM
44	330 Eaton Dr	10/4/2018 2:48 PM
45	341 First St.	10/4/2018 12:27 PM
46	311 s. Wing	10/4/2018 12:21 PM
47	334 Yerkes	10/2/2018 11:45 PM
48	439 Yerkes	10/2/2018 10:05 AM
49	625 Grace St.	10/1/2018 7:39 PM
50	601 Orchard Dr	10/1/2018 7:06 PM
51	602 Grace Street	10/1/2018 6:57 PM
52	525 Linden Ct.	10/1/2018 5:20 PM
53	413 Randolph St	10/1/2018 5:02 PM
54	619 Carpenter St	10/1/2018 4:35 PM
55	859 Carpenter	10/1/2018 2:37 PM
56	335 Eaton Dr.	10/1/2018 1:35 PM
57	Grace St	10/1/2018 12:54 PM
58	235 Rayson	10/1/2018 12:45 PM
59	433 Orchard Drive	10/1/2018 12:21 PM
60	246 Wing Ct., Northville, MI	10/1/2018 12:13 PM
61	753 Grace	10/1/2018 10:44 AM
62	618 Carpenter St	10/1/2018 10:25 AM
63	374 South Wing Street	10/1/2018 10:20 AM
64	521 W Cady	10/1/2018 9:52 AM
65	384 Welch Rd	10/1/2018 7:00 AM
66	413 Larry Dr	9/30/2018 8:38 AM
67	384 Welch Road	9/29/2018 5:33 PM
68	326 Debra Ln	9/29/2018 7:09 AM
69	504 Horton	9/28/2018 4:38 PM
70	413 Larry Dr	9/28/2018 12:16 PM
71	1016 Jeffrey	9/28/2018 11:34 AM
72	554 Randolph Street	9/28/2018 10:25 AM
73	278 Sherrie Lane	9/28/2018 6:46 AM
74	421 Horton St	9/27/2018 5:58 PM
75	304 lake street	9/27/2018 4:43 PM
76	530 Baseline, Northville	9/27/2018 3:12 PM

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77	895 Grace St	9/27/2018 1:38 PM
78	511 W Dunlap St	9/27/2018 12:09 PM
79	950 N Center St	9/27/2018 11:40 AM
80	504 Reed Street	9/27/2018 11:25 AM
81	521 W. Cady St.	9/26/2018 9:52 AM