

Northville DDA Economic Development Committee

Monday, November 19, 2018 – 8:00 am

Meeting Room A – City Hall

Meeting Agenda

1. October Meeting Notes (Attachment 1)
2. Northville Downs Update
 - A. December 18, 2018 Planning Commission Meeting - PUD Eligibility
 - B. Discussion of Process
3. Project Updates
 - A. Cady Street Project
 - B. 335 E. Cady Street (Attachment 3.B)
 - C. River Park
 - D. Main Street School (Attachment 3.D)
4. Arts and Creative Industries Master Plan
5. Next meeting of the Economic Development Committee – Discuss Date

Northville DDA – Economic Development Committee

MEETING MINUTES

October 15, 2018

Meeting Called to Order: At 8:02am**Meeting Attendance:** Lori Ward, Jeff Hamilton, Robert Miller, Aaron Cozart, Chuck Murdock, Michelle Aniol, John Casey, Greg Presley, Shawn Riley**Meeting Minutes:** Motion to Approve by Michelle
Motion Seconded by Shawn
Approved**Northville Downs Property Status**

- Greg presented a proposed plan for consideration
 - Discussion followed about possibilities and if the EDC can discuss with the developer
- How does the developer intend to phase the project with a PUD
- Need to have Chamber discuss farmers market needs with the development team for direct input
- Proposed public / private partnerships
 - Who takes care of what
 - A discussion is needed
 - Retention areas
 - Park
 - River
 - Parking
 - Streets and streetscaping
- Need Hutton Street to connect to 7 Mile
- EDC needs to discuss with the DDA Board the role of the committee in the project
 - If the DDA is providing funding then they should have involvement in the project decision making

Downtown Project Updates

- Cady Street Project
 - Developer asking for an extension on the municipal approvals
- Corner House
 - New project proposal may to come in front of PC
 - Office with retail / restaurant
- Foundry Flask
 - No response from Singh
- 7 Mile Project
 - No updates
- Old Village School
 - Opens today
- Main Street School
 - Determining the process of how the School Board will handle the existing building
- North 320

- Project is moving forward

Downtown Business Activity

- Los Tres Amigos
 - Possibly opening in January
- 160 Main Street
 - Soft opening this month

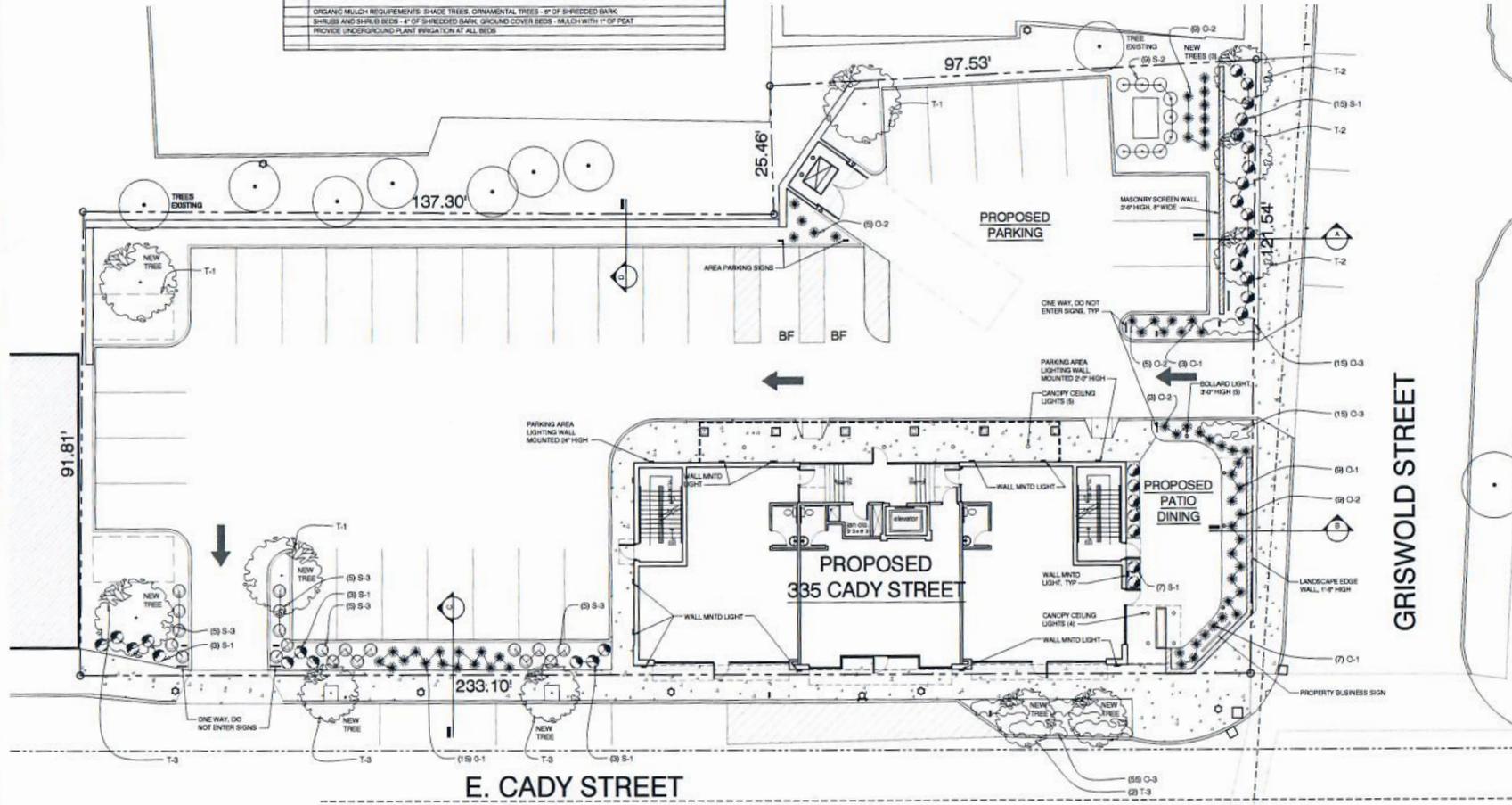
Meeting Adjourned: 9:46am

Next Meeting: November 19, 2018

Submitted: Robert E Miller

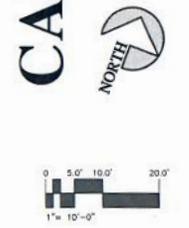
PLANT LIST						
QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZES		
				CALIPER	HEIGHT	SPREAD/OTHER
TREES						
3	T-1	AMERICAN RED MAPLE	ACER RUBRUM	6-7"		B/B
3	T-2	DOWNY SERVICEBERRY	AMELANCHIER ALBOCRA	2-4"		B/B
3	T-3	ARISTOQUATE FLOWERING PEAR	PIRUS CALLERYANA	6-7"		B/B
SHRUBS						
30	S-1	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'			3 GAL.
9	S-2	SPARTAN JUNIPER	JUNIPERUS CHINENSIS	2-2"		
20	S-3	SPIREA GOLDFLAME	SPIREA BURNAIDA			3 GAL.
ORNAMENTAL GRASS AND GROUND COVER						
34	O-1	BWITCH GRASS NORTHRIND	PANICUM BERGOTUM			3 GAL.
29	O-2	OWAGE POLYRIAN	PENNISETUM ALOPECUROIDES 'HAMELII'			1 GAL.
16	O-3	GROUND COVER - PACHYSANDRA	PACHYSANDRA PROLUMBENS			1 QT.

NOTES:
 ORGANIC MULCH REQUIREMENTS: SHADE TREES: ORNAMENTAL TREES - 4" OF SHRECCED BARK
 SHRUBS AND SHRUB BEDS - 4" OF SHRECCED BARK, GROUND COVER BEDS - MULCH WITH 1" OF PEAT
 PROVIDE UNDERGROUND PLANT IRRIGATION AT ALL BEDS



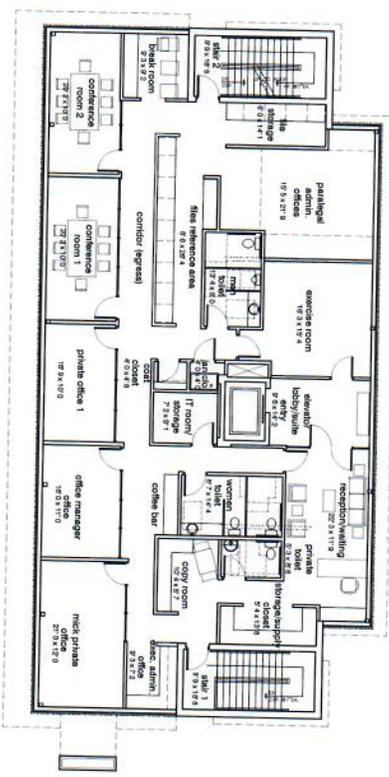
CADY STREET MIXED USE

335 E. Cady Street Northville Michigan
 Proposed Landscape Plan

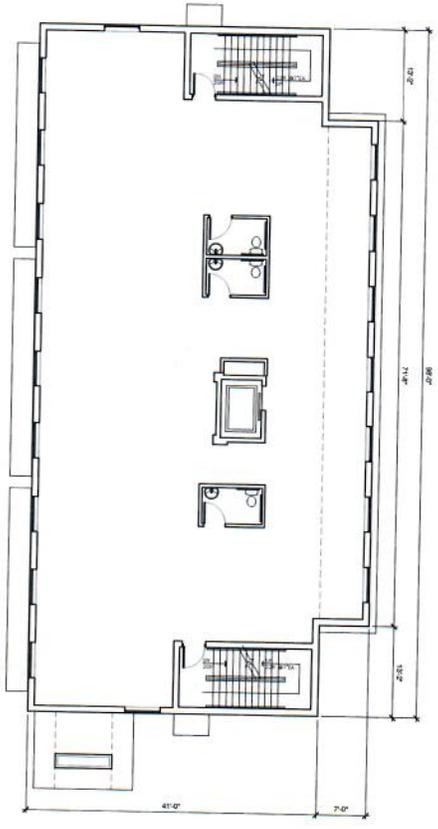


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PRELIMINARY 3RD FLOOR PLAN



PRELIMINARY 2ND FLOOR PLAN

CADY STREET MIXED USE

335 E. Cady Street Northville Michigan
Proposed 2nd and 3rd Floor Plans



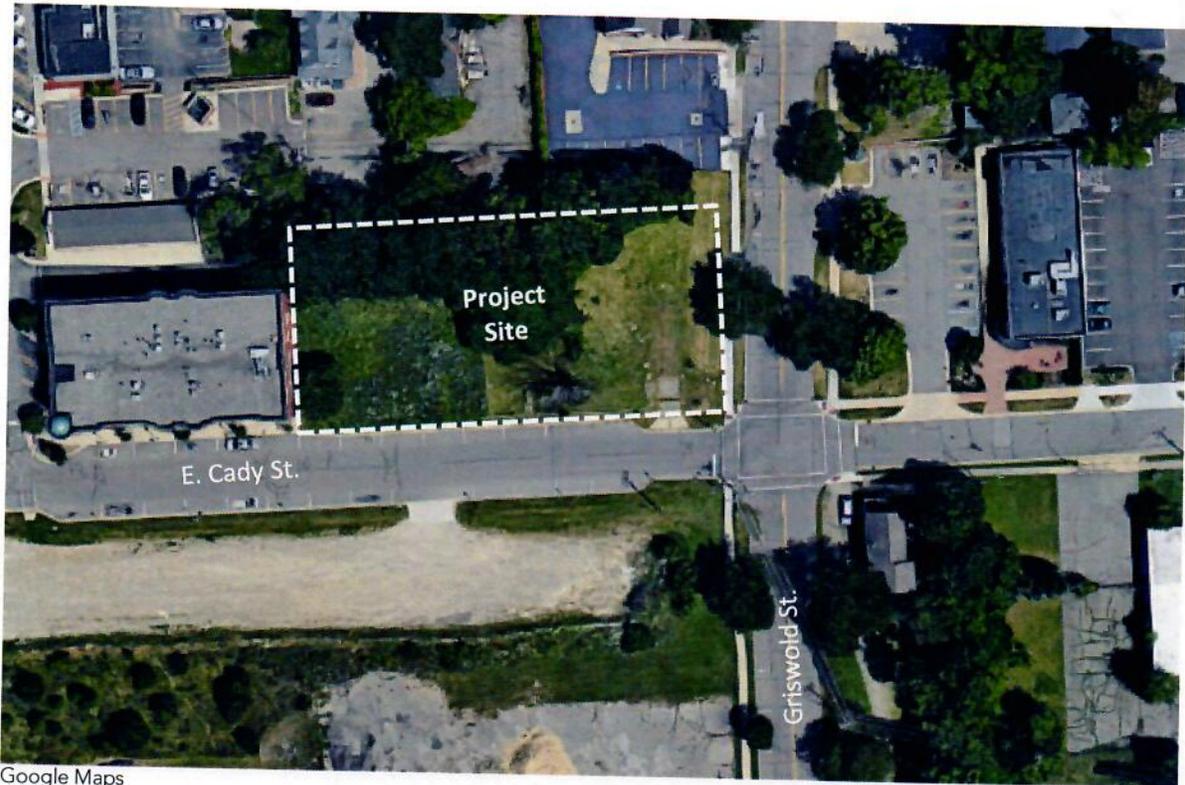
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STEVENS BLUM INC.
architectural/interior planning

issued for: Site Plan Review
16 October 2018

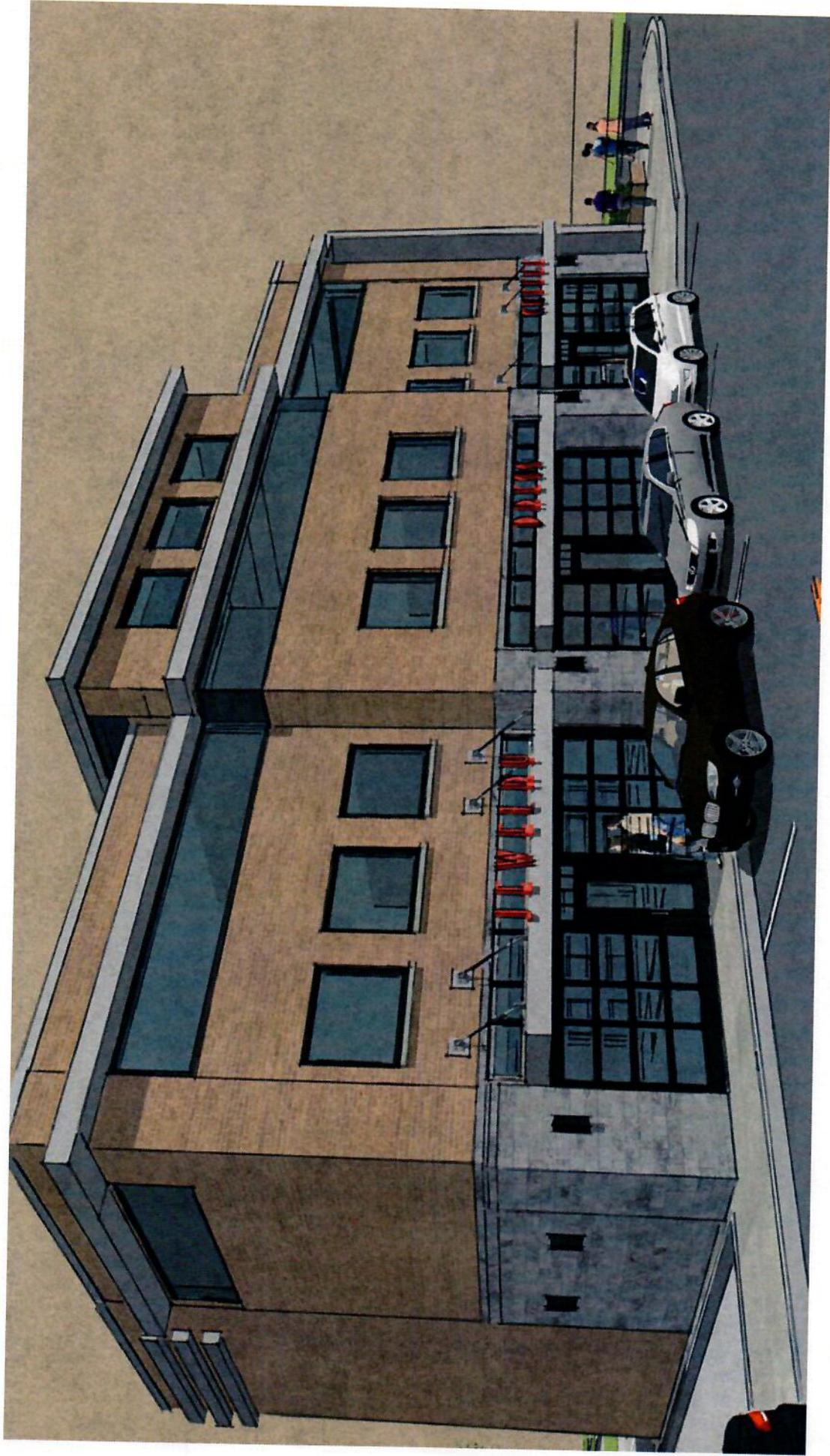


Google Maps

AREA, WIDTH, HEIGHT, SETBACKS

The proposed development must conform to the schedule of regulations as provided in Section 10.06, Cady Street Overlay (CSO) District. We have included regulations for this zoning district in the table below:

	Required CSO	Provided
Lot Area	N/A	24,011 s.f.
Lot Width	N/A	233 feet (Cady St.) 121 feet (Griswold St.)
Setbacks		
Front	0 - 10 feet (Cady St.) N/A (Griswold St.)	1 foot (Cady St.) 25 feet (Griswold St.)
Side	N/A	110 feet
Rear	20 feet	49 feet
Max. Lot Coverage	N/A	16%
Max. Building Height	3 stories, 36 feet	3 stories, 36 feet plus Approx. 2.5' decorative clearstory window

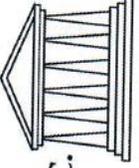


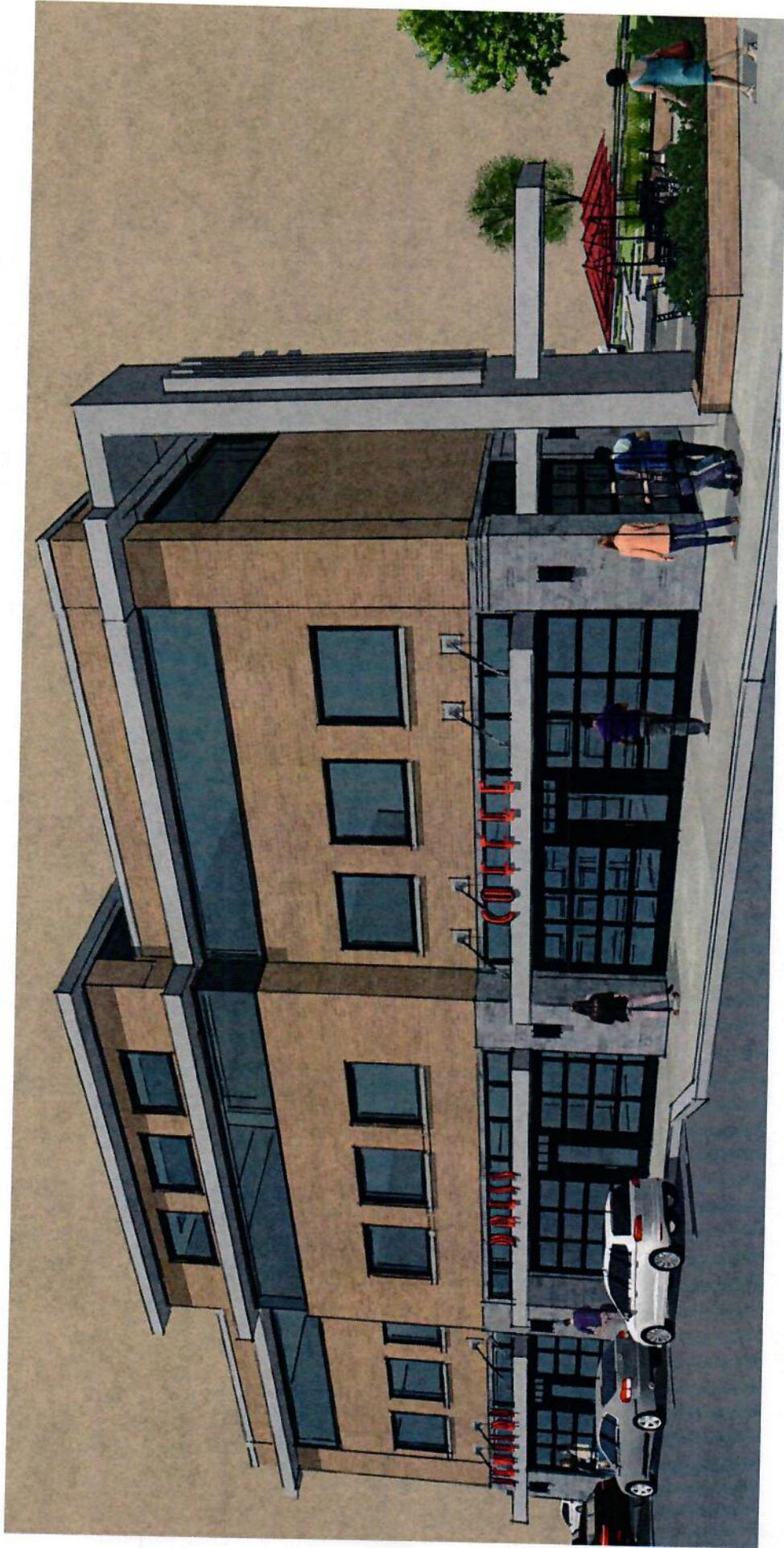
Cady Street Mixed Use Building
Northville, Michigan



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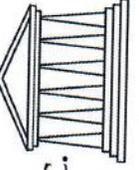


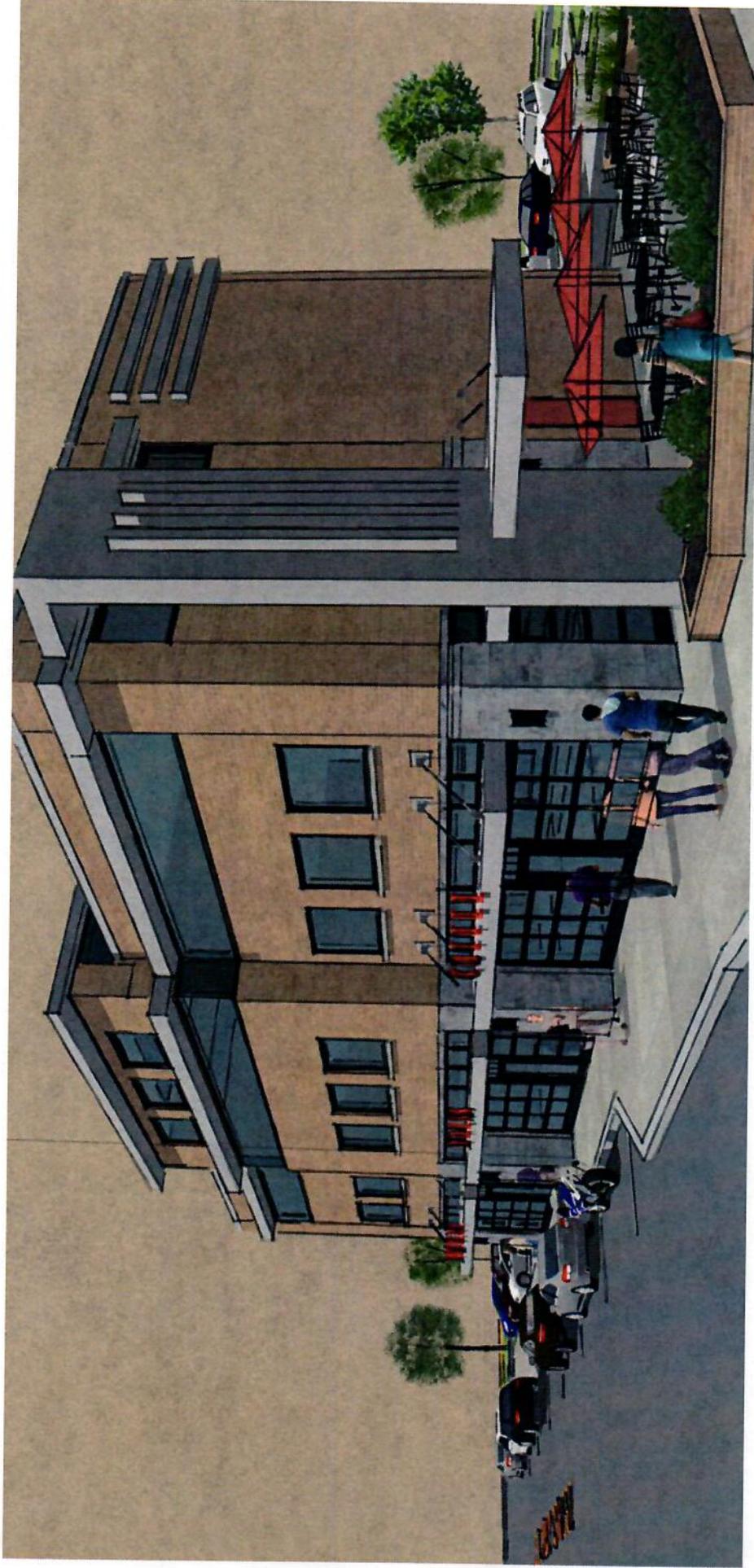
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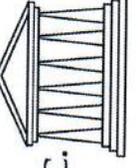


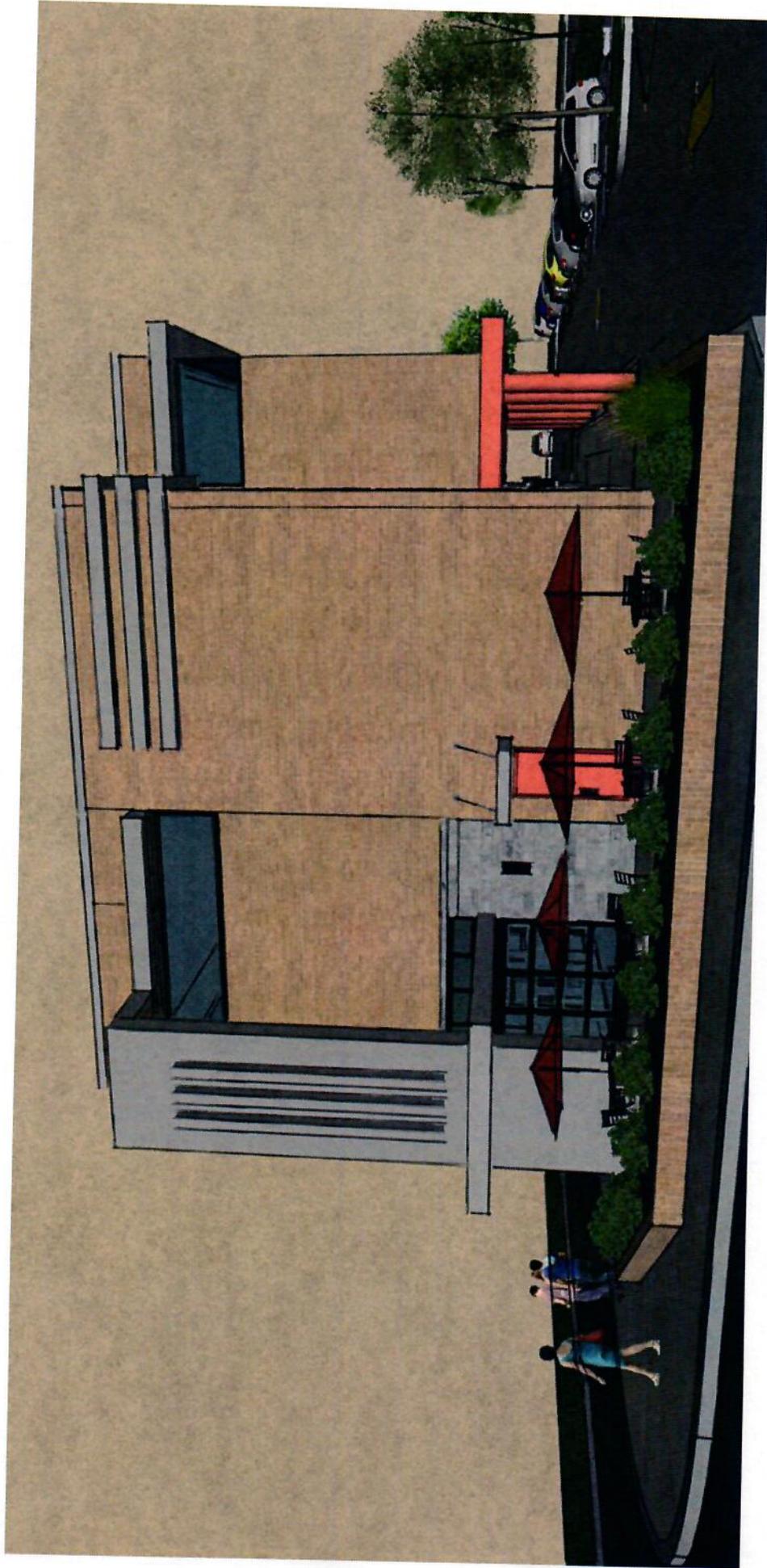
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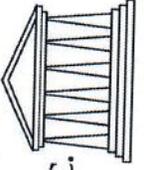




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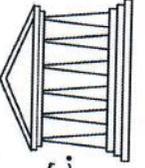


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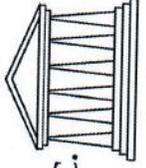


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City of Northville seeks injunction to prevent demolition of Main Street School prior to a hearing by Historic District Commission



The City of Northville brought legal action against Northville Public Schools on Nov. 9, 2018, seeking an injunction to prevent demolition of the Main Street School. This action was taken to allow the Historic District Commission to hold a hearing to determine whether Main Street School should be demolished.

Main Street School, 501 W. Main, sits in the middle of the City's Historic District. It was built in 1939 and designed by Maynard Lyndon. It is considered the first mid-century modern school building in the country.

The action seeks to enforce an ordinance that requires the owner to obtain a permit prior to the demolition of any structure in the Historic District, which requires holding a hearing in front of the Commission. The School District claims they are exempt from this requirement.

The City's Historic Preservation Ordinance, as authorized by the Michigan Historic Preservation Act, requires that any demolition in the Historic District be approved by the Historic District Commission.

The City is not taking a position on whether Main Street School should be demolished, nor is it taking a position at this time about whether the District's proposed construction should be allowed.

"The City is not voicing an opinion on whether the building should stay or go, but we are requesting that the District follow the same rules that our residents follow, which require

them to seek HDC approval," said Northville Mayor Ken Roth, speaking on behalf of City Council.

This action was taken following many steps to avoid litigating this issue. The City has offered many alternatives to the District, all of which would have avoided protracted litigation. All of those offers were refused.

The School District had initially publicly stated that they would apply to the Historic District Commission for permission to demolish the building. The District changed that position in August and announced they would apply to the State for a demolition permit and not apply to the HDC. Prior to the District's change of course, the City was willing to allow an HDC hearing to proceed without the District consenting to jurisdiction. Once the District changed its mind, the City was left with no alternative but to bring action to stop demolition before a hearing could be conducted.

Prior to withdrawing from the approval process, the District had filed applications and received approval from the HDC for partial demolition and renovation of the Old Village School building, which recently re-opened with classrooms for early education and District offices.

The School District argues that state law exempts the district from the Historic Preservation ordinance. They cite a statute, case law and a Michigan attorney general's opinion that preempt local regulation of "construction, reconstruction, or remodeling of school buildings used for instructional or non-instructional school purposes." The City's position is that demolishing a building in a historic district for the purpose of selling the land to a private developer is not exempt from the State Historic Preservation Act and the City's Historic Preservation ordinance.

The City has taken many steps to avoid litigating this issue. Its last recourse has been to file a lawsuit. The City remains open to alternative means to settle this matter and wants to see it resolved without protracted litigation.