



## Northville DDA Economic Development Committee

Thursday, March 18, 2021 – 3:00 pm

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The Northville DDA is inviting you to a scheduled Zoom meeting of the Economic Development Committee scheduled for Thursday, March 18, 2021, 3:00 pm. Join Zoom Meeting: <https://us02web.zoom.us/j/84835202993> Meeting ID: 848 3520 2993, Via Phone: 1-312-626-6799.

### Meeting Agenda

1. Public Comment
2. 157 E. Main Street – Representatives from Poole's Tavern
  - a. Drawings (Attachment 2.a)
  - b. Carlisle Wortman Recommendation (Attachment 2.b)
  - c. March 2, Meeting Minutes (Attachment 2.c)
  - d. December 1, 2020 DDA Comments (Attachment 2.d)
3. Toria Restaurant Update – 115 E. Main Street (Attachment 3)
4. Salvatore, Prescott, & Porter Update - 105. E. Main (Attachment 4)
5. 154 N. Center Update
6. Parking
  - a. Parking Credits for Outdoor Dining
  - b. Parking Credit Committee Update
7. Next Meeting- TBD

**NOTE:**

X REFER TO PARTITION TYPES, SHEET A-801

X REFER TO PLUMBING FIXTURE SCHEDULE SHEET A-401.

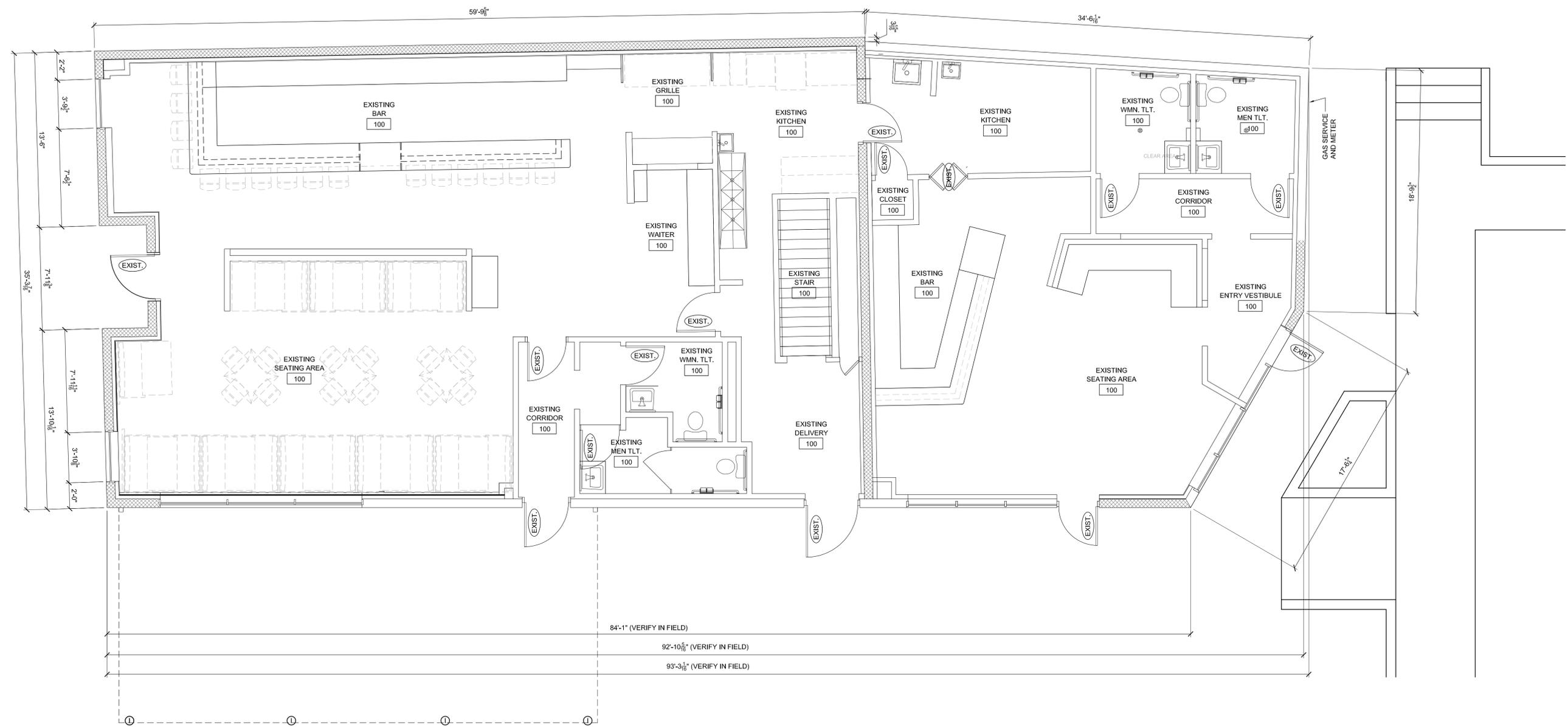
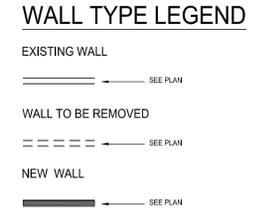
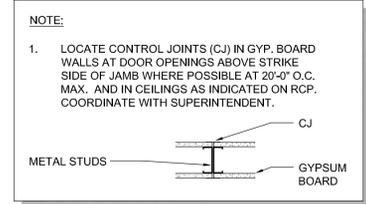
X REFER TO DOOR SCHEDULE, SHEET A-901. ALL DOOR ROUGH OPENINGS ARE TO BE 4" FROM NEAREST PERPENDICULAR WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.

REINFORCE DOOR JAMBS AND HEAD AS NECESSARY AND PROVIDE CONTROL JOINTS ON EACH SIDE AT ROLLING STEEL DOORS.

1/2" OF SHELF AND ROD AT EACH CLOSET TO BE MOUNTED AT 4'-0" A.F.F. SEE MOUNTING HEIGHT SCHEDULE SHEET A-402.

FIELD VERIFY LOCATIONS OF ALL EXISTING COLUMNS, WALLS, WINDOWS, DOORS, AND ELEC./MECH./PLUMBING BEFORE BEGINNING WORK.

FIELD LOCATE ALL FIRE EXTINGUISHERS AND CABINETS BASED ON LOCAL AUTHORITY AND INTERNATIONAL FIRE CODE REQUIREMENTS, COORDINATE WITH FIRE MARSHAL.



**NOTES:**

1. FINISH FLOOR ELEVATION = 100'-0"

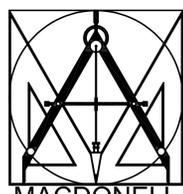
2. SEE SHEET A-210 FOR COLUMN GRID DIMENSIONS.

3. SEE SHEET A-80X FOR PARTITION TYPES.

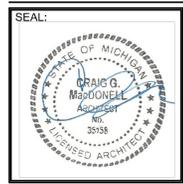


**FIRST LEVEL FLOOR PLAN - EXISTING CONDITIONS**

SCALE: 1/4" = 1'-0"



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**PROJECT:** NEW INTERIOR IMPROVEMENTS FOR:  
 POOLE'S TAVERN  
 157 MAIN STREET  
 NORTHVILLE, MI. 48167  
 (248) - 349-1715

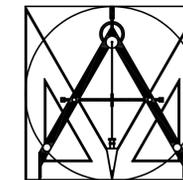
**OWNER:** POOLE'S TAVERN LLC  
 157 MAIN STREET  
 NORTHVILLE, MI. 48167  
 (248) - 349-1715 CONTACT: GRANT / ROB BADIS

**ISSUED FOR:**

DATE	BY	REVISION
11.02.2020	JLL	OWNER CONCEPT REVISIONS
11.02.2020	JLL	OWNER CONCEPT REVISIONS

**SHEET CONTENT:**  
 EXISTING CONDITIONS  
 FIRST LEVEL FLOOR PLAN

**FILE NO.:** PT-20-035  
**SHEET NO.:** EC-210



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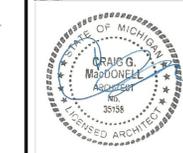
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ISSUED FOR:	OWNER/ARCHITECT	DATE
	OWNER/CONCEPT REVISIONS	
	OWNER/CONCEPT REVISIONS	
	OWNER/CONCEPT REVISIONS	
	OWNER/CONCEPT REVISIONS	
	OWNER/CONCEPT REVISIONS	

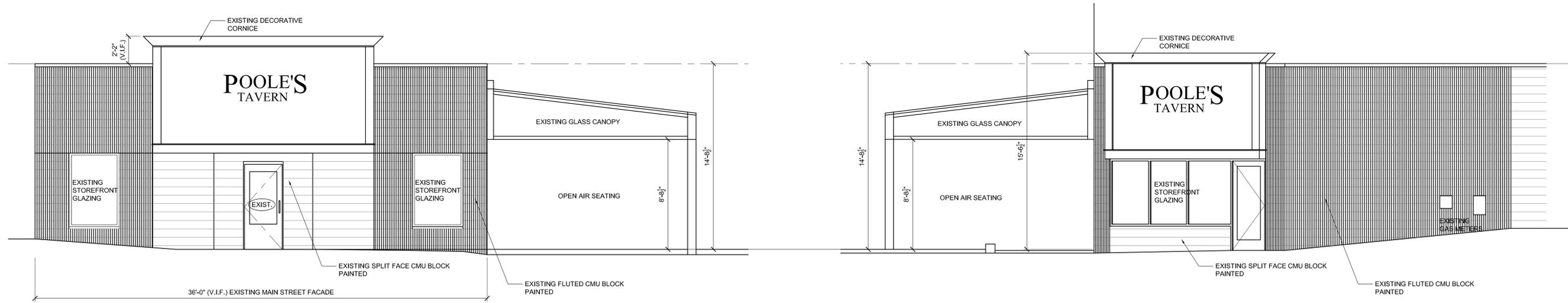
**SHEET CONTENT:**  
EXISTING CONDITIONS  
EXTERIOR ELEVATIONS

FILE NO.:

**PT-20-035**

SHEET NO.:

**EC-301**

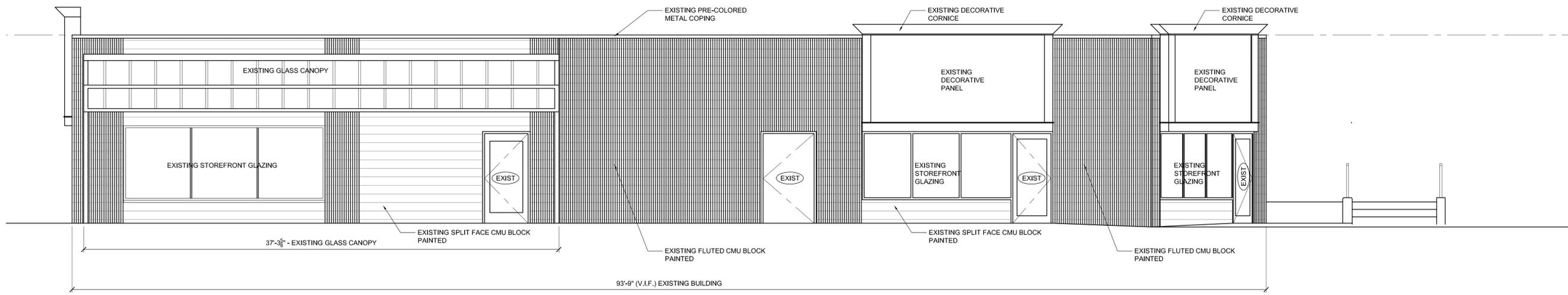


**EXISTING SOUTH ELEVATION (MAIN STREET)**

SCALE: 1/4" = 1'-0"

**EXISTING NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



**EXISTING EAST ELEVATION**

SCALE: 1/4" = 1'-0"

**NOTE:**

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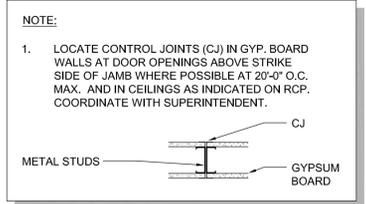
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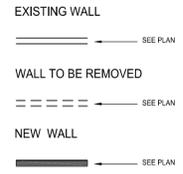
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**WALL TYPE LEGEND**



**CODE NOTES:**

FACILITY IS AN A-2 USE RESTAURANT OR TAVERN

PER SECTION 903.2.1.2. FOR A-2 USES :AUTOMATIC SPRINKLER SYSTEM IS REQUIRED WHERE ONE OF THE FOLLOWING CONDITIONS EXIST:

FIRE AREA EXCEEDS 5,000 SQ. FT.

FIRE AREA HAS AN OCCUPANT LOAD OF 100 OR MORE

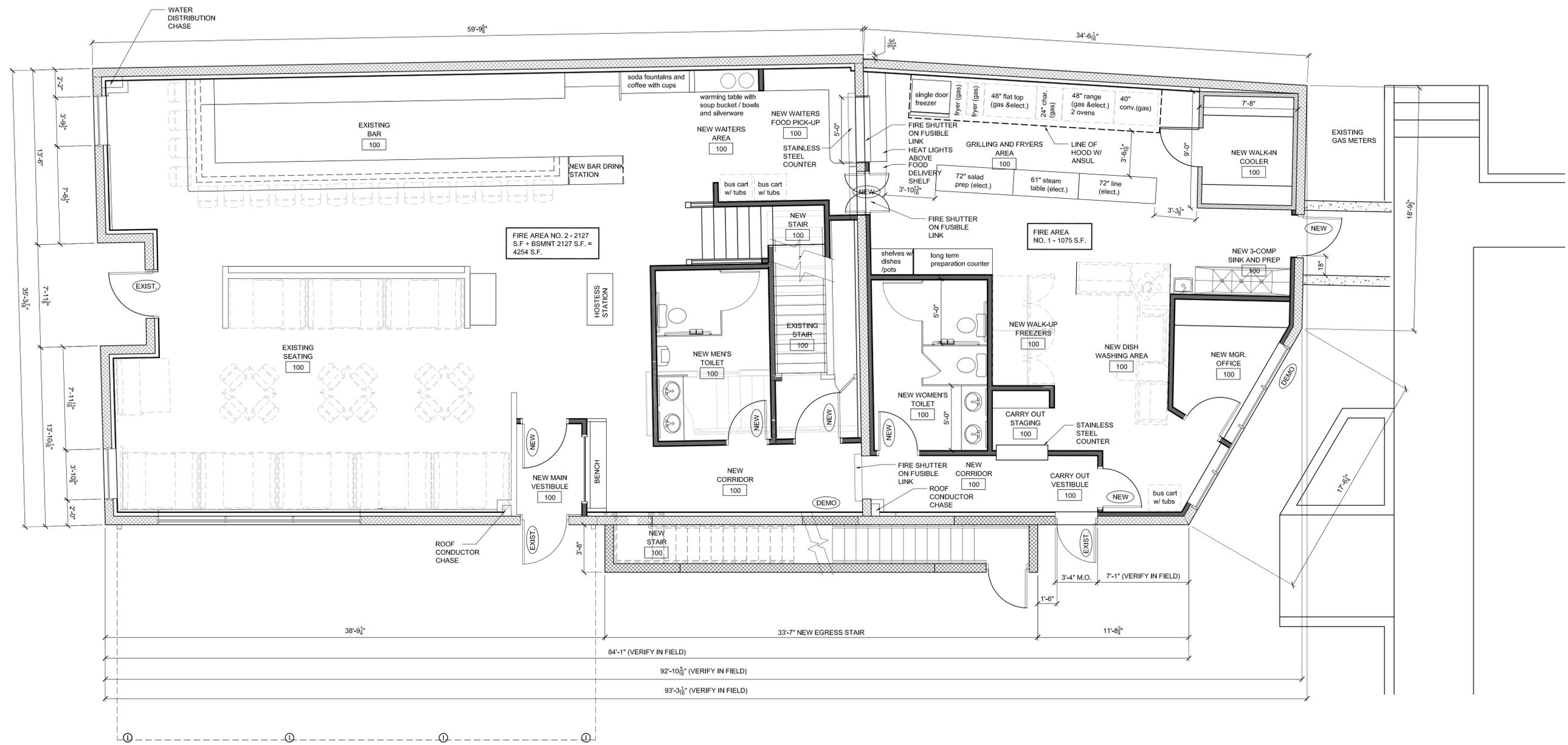
ACCESSIBILITY:

ELEVATOR IS NOT REQUIRED FOR STORIES OR MEZZANINES WHO'S AGGREGATE AREA OF NOT MORE THAN 3,000 SQ. FEET AND ARE LOCATED ABOVE AND BELOW ACCESSIBLE LEVELS.

BASEMENTS ARE CONSIDERED A STORY UNDER DEFINITION IN THE CODE.

BUILDING OFFICIAL HAS AGREED TO COUNT THE NET AREA OF THE BASEMENT IN THE CALCULATION. BASEMENT NET AREA IS 1616 SQ. FT.

THE DIFFERENCE OF THE ALLOWED AMOUNT OF NOT MORE THAN 3,000 IS 1384 SQ. FT. WHICH WOULD BE ALLOWED ON THE ROOF.



**NOTES:**

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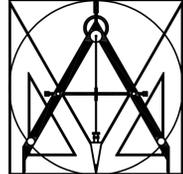
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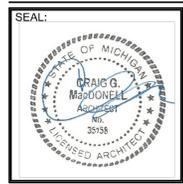


**FIRST FLOOR PLAN - PROPOSED NEW WORK**

SCALE: 1/4" = 1'-0"



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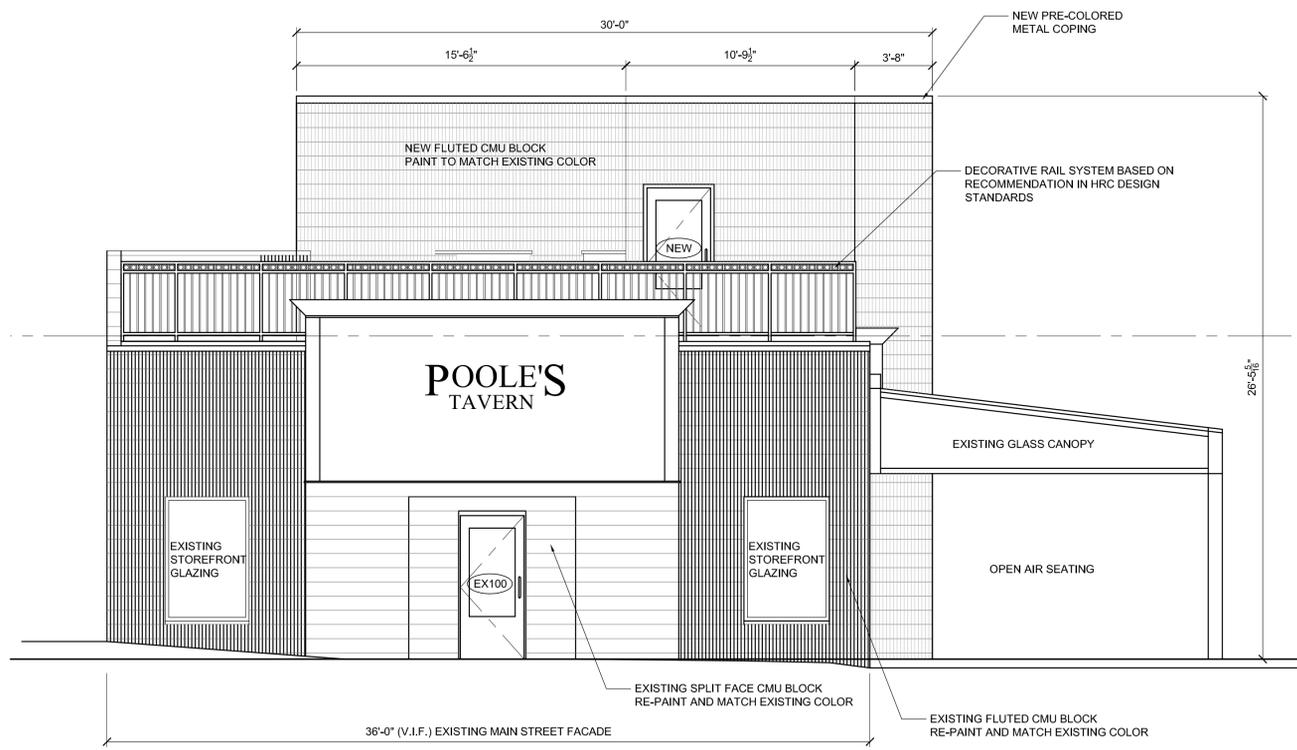
ISSUED FOR:

DATE	BY	FOR
10/26/2020	AMBER CONCEPTS	OWNER CONCEPT REVISIONS
11/02/2020	AMBER CONCEPTS	OWNER CONCEPT REVISIONS

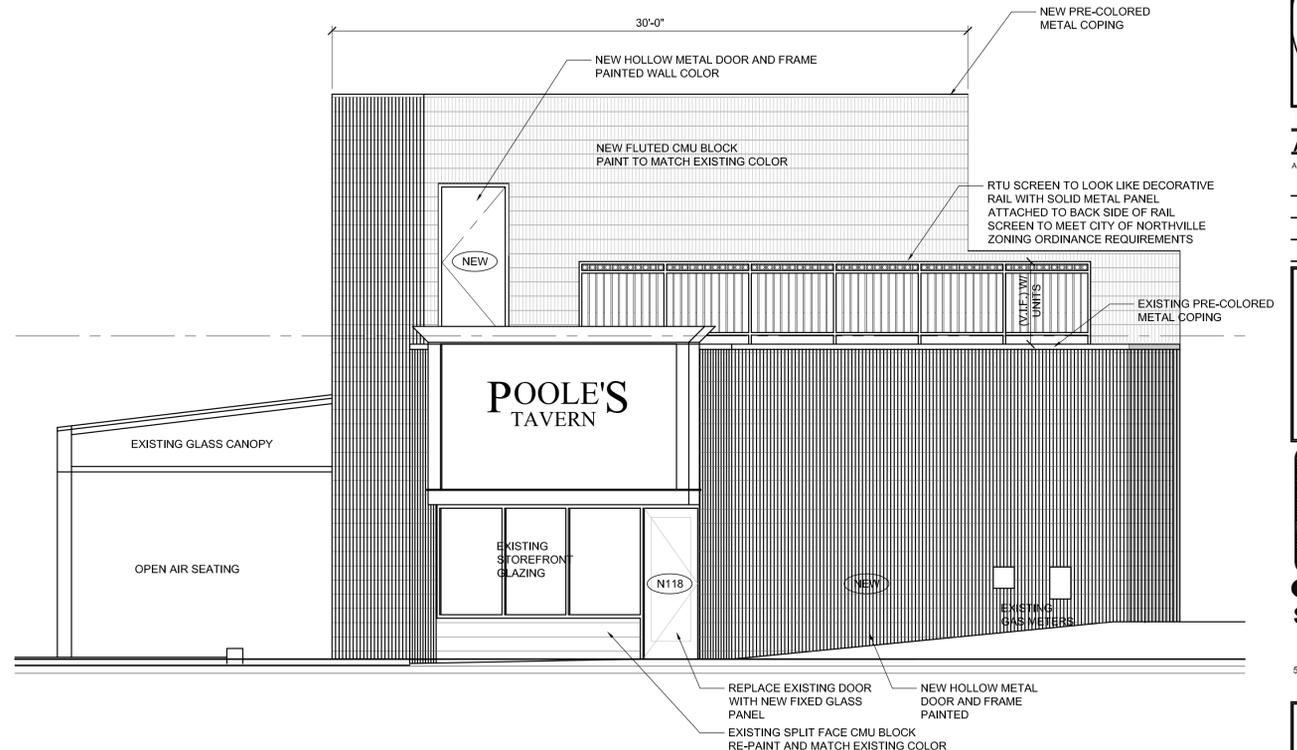
SHEET CONTENT:  
**PROPOSED NEW WORK**  
 MAIN FLOOR PLN

FILE NO.: **PT-20-035**  
 SHEET NO.: **A-210**

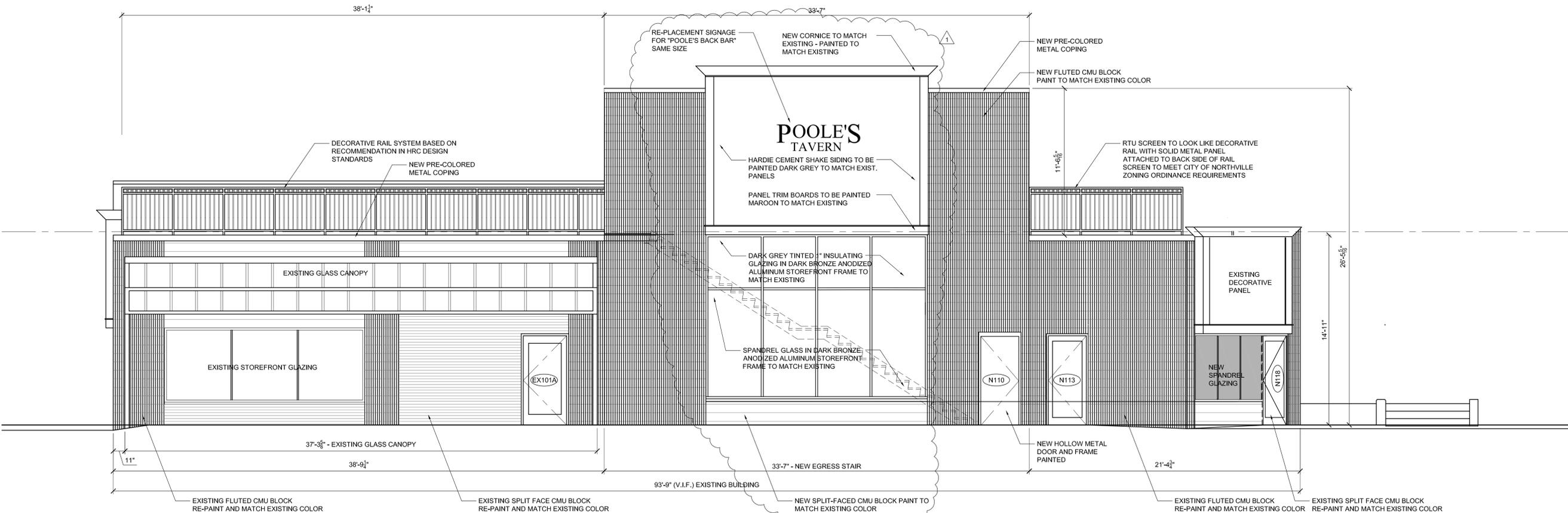




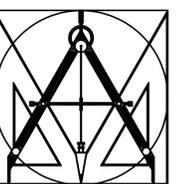
**PROPOSED SOUTH ELEVATION (MAIN STREET)**  
SCALE: 1/4" = 1'-0"



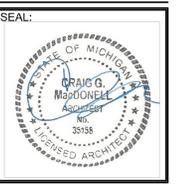
**PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



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OWNER:  
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ISSUED FOR:	DATE	REVISIONS
OWNER REVIEW	11.14.2020	1
OWNER CONCEPT REVISIONS	11.16.2020	2
SPARE REVIEW SUBMITTAL	11.17.2020	3
RELEASE SUBMITTAL	11.18.2020	4

SHEET CONTENT:  
**PROPOSED EXTERIOR ELEVATIONS**

FILE NO.:  
**PT-20-035**  
SHEET NO.:  
**A-301**



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: February 19, 2021

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

<b>Applicant:</b>	157 E. Main, LLC Rob Baidas 25000 Assembly Park Dr. Wixom, MI 48393
<b>Project Name:</b>	Rooftop Dining & Stairwell Addition
<b>Plan Date:</b>	November 17, 2020 (With revised sheets A-220, A-301, CS-001 and SS-301 dated December 14, 2020)
<b>Location:</b>	157 E. Main St. (North side of E. Main St., just west of Hutton St.)
<b>Zoning:</b>	CBD – Central Business District
<b>Action Requested:</b>	Preliminary and Final Site Plan Approval
<b>Required Information:</b>	As noted within this review

**PROJECT AND SITE DESCRIPTION**

The applicant is proposing to renovate the interior of Poole's Tavern and construct a roof-top seating area, with accessory bar, accessed by internal and external stairwells. The applicant has also proposed to purchase land from the City occupied by the existing street-level outdoor patio and that is currently being leased by the applicant. City Council has established a sub-committee to study the purchase and provide a recommendation.

This site is located in the Central Business District (CBD). Sit-down restaurants are permitted uses in this district. The definition of a sit-down restaurant includes service of food and beverages (both alcoholic and non-alcoholic) within the establishment or at outside tables. Therefore, the expansion of the use to the roof top (outside) is a permitted use in the Central Business District.

An aerial of the subject site is provided below.

**Figure 1 – Subject Site**



**AREA, WIDTH, HEIGHT, SETBACKS**

The proposed building renovation will add a stairwell, approximately 4-feet wide, to the east façade of the building and into the area proposed for purchase. The architectural plans don’t show how much of the purchase area will be occupied by the new stairwell; however, since the required setbacks are “zero feet,” the stairwell will comply. In any case, the proposed building footprint, with new stair structure, needs to be located on the property survey that includes the land proposed for purchase, as well as the adjacent site conditions. In particular, the pedestrian access way between the new stair structure and the bank should be illustrated.

The table below compares the proposed project to ordinance requirements for lot dimensions, building placement, and building dimensions:

**Table 1: Schedule of Regulations, CBD District**

	Required	Proposed
Lot Area	N/A	3,354 s.f. / 0.077 ac. or 4,968 s.f. / 0.11 ac. (See below)
Lot Width	N/A	36.0 ft.



	Required	Proposed
Setbacks		
Front	N/A	0 ft.
Side	N/A	0 ft.
Rear	20 ft.	0 ft. (See below)
Max. Floor Area Ratio	3.0	1.32 (6,576 / 4,968) (See below)
Lot Coverage	N/A	N/A
Building Height	3 stories; 42 ft.	1 story; 14.67 feet

**Lot Area:** The application form states that the lot area is “to be determined,” based on whether City Council agrees to sell 1,614 square feet to the east of the building to the applicant. If this transaction occurs, the site will be 4,968 s.f. in size.

**Rear Setback:** The Zoning Ordinance permits the Planning Commission to waive or modify the rear-yard requirement if the property backs up to a public parking lot or public right-of-way, or in instances where the requirement of a rear yard setback would serve no useful purpose. This site backs up to a public parking lot. We recommend that this requirement be waived.

**Floor Area Ratio:** As a commercial building, the definition of “Floor Area, Gross” is used in this calculation. The basement (3,223 s.f.) and first floor (3,223 s.f.) of the existing structure, as well as the new stairwell addition (130 s.f.) are included. We have used the larger “Lot Area” figure in the Floor Area Ratio calculation because we understand that if the land is not acquired by the applicant, the exterior stairwell cannot be constructed, and the rooftop portion of the project, as proposed, will most likely not move forward.

**Items to be Addressed:** 1 Applicant to provide site plan showing proposed building footprint, with new stair structure, located on the property survey that includes the land proposed for purchase, as well as the adjacent site conditions. In particular, the pedestrian access way between the new stair structure and the bank should be illustrated. 2. Recommend the Planning Commission waive the rear yard requirement.

## BUILDING LOCATION AND ARRANGEMENT

The entire lot is occupied by the existing building. Any expansion of this business must go “up,” or additional land purchased.

In our opinion, the proposed location of additional seating on the roof will add to the vibrant character of Main Street as a central gathering space for residents and visitors. We believe the tall stairwell structure creating a partial upper story will coordinate well with the other two-story buildings on this side of the street. Single-story buildings are the exception in the core of downtown.

The project will require review and approval by the Historic District Commission. We recommend that any site plan approval be conditioned upon the project receiving HDC approval.

The proposal locates 49 seats (44 at tables/counters; 5 at a bar area) on the roof top. To gauge the relative scope of the proposed expansion, the applicant should provide information about the current number of patrons that can be served inside and on the existing, ground-level outdoor patio.

The applicant should also provide information on the roof-top hours of operation, whether the food service will end at a certain hour and the space transition into alcohol sales only, if there will be any televisions or amplified music, etc. These questions are meant to better understand the potential impact of this use on the surrounding properties, particularly residential uses in the downtown.

While not likely, the counter-style seating along the railing could pose potential issues of items falling off the counter into the sidewalk below. We ask the applicant to discuss how this possibility could be minimized.

**Items to be Addressed:** 1. Recommend Planning Commission condition any approval of the project receiving approval from the Historic District Commission. 2. Applicant to provide information on the number of patrons that can be served inside, and on the existing outside patio. 3. Applicant to provide information about the hours of operation for the rooftop area, whether food service will end at a certain hour and the space transition into alcohol-sales only, if there will be any televisions or amplified music, etc. to better understand potential impacts of the use on surrounding properties. 4. Applicant to describe how they will minimize the potential for items falling off of the railing counters into the sidewalk below.

## PARKING

It is the City's current policy to not require parking for outdoor dining, as this type of dining areas can only be used during the warmer months of the year.

Most outdoor dining areas in the downtown are located on public property, either the sidewalk, dining platforms in an on-street parking space, or in the Town Square. The subject site also accommodates outdoor dining on public property, but is done through a lease arrangement vs. the annual Sidewalk Café and Outdoor Dining Permit process. Newer buildings such as MainCentre and Northville Square incorporated outdoor dining into the site design. Some older buildings, such as The Garage and Starbucks have space on their property to accommodate outdoor seating. All of these variations are a testament to how popular outdoor dining is, and how it is an important draw to Northville's downtown businesses. The DDA has suggested conducting a parking study of the downtown in light of new upper-floor residential uses. The impact of outdoor dining on the downtown parking situation could be incorporated into this study. Also, the Planning Commission may want to discuss the outdoor dining parking policy in the future once information about the practice can be gathered.

**Items to be Addressed:** None.

## SITE ACCESS AND CIRCULATION

This site has no vehicular access.

Pedestrians will access the site from Main Street, and from the public parking lot to the rear (Marquis Parking Lot).

The Downtown Development Authority's (DDA) Economic Development Committee (EDC) provided comments to this proposal. One comment is in regard to pedestrian access from Main Street through the existing leased area (proposed area for purchase) to the Marquis Parking Lot. The EDC is encouraging the City to retain this access. At this time, City Council has not made a decision.

Because the building footprint has not been shown on the proposed site survey, we don't know how much space there is between the proposed stairwell structure and the bank building to the northeast for a pedestrian walkway. Any public accessway will need to meet the American's With Disabilities Act (ADA) minimum requirements. As mentioned above, a plan showing the proposed building on the proposed site configuration, with an accessway, needs to be provided.

**Items to be Addressed:** *None.*

## LANDSCAPING

This site does not include any undeveloped areas that could be landscaped. We believe the existing large tree and grassy area to the east are in the portion of the land to be retained by the City. This should be confirmed.

**Items to be Addressed:** *Applicant to confirm that existing large tree and grassy area to the east are in the portion of land to be retained by the City.*

## LIGHTING

Lighting information has not been provided. This is a requirement of a Final Site Plan, and needs to be provided. While all site lighting should be provided, proposed lighting and light levels for the rooftop dining area also needs to be shown on the lighting plans. Lighting for signage should also be provided.

**Items to be Addressed:** *Applicant to provide lighting information.*

## SIGNS

A new sign is shown on the eastern façade on revised Sheet A-301. The new sign will replace an existing sign of the same size. The HDC will also need to review and approve the sign. Also, the Building Official will review the proposed sign for the Sign Permit.

**Items to be Addressed:** *Defer evaluation of the proposed sign to the Building Official, after HDC review and approval.*

## FLOOR PLANS/ ELEVATIONS

Floor plans and elevations have been provided.

The revised elevations (Sheet A-301) show that the proposed stairwell addition will be constructed with CMU fluted block that matches the existing facades of the building. Tinted glass windows are being proposed on the stairwell façade to help break up the large expanse of blank wall. The upper story of the stairwell will contain siding, with a new cornice, to match the existing design on the front of the building. The rooftop seating will be surrounded with decorative railing that is consistent with the DDA's design standards. A screen to look like the decorating railing is located on the rear roof area to screen the mechanical equipment.

The EDC recommended that some type of rooftop cover over the dining area be added. The applicant should respond to this idea. If a roof-type structure is desirable, this information needs to be incorporated into the site plan submittal.

Lastly, the Building Official and Fire Chief both commented on the occupant load of the rooftop area; stating that two separate stairways would be necessary. These comments were provided before the revised sheets (dated December 14, 2020) were submitted. The revised sheets include a detailed analysis of how maximum occupancy was determined. We asked the Building Official to evaluate the revised sheets, and occupancy load. He stated to us via e-mail that he agrees with the analysis, and the rooftop dining area is not required to have two separate egress stairwells. The applicant should respond to this update, and whether they plan to keep both stairways, or eliminate one.

**Items to be Addressed:** 1. *If applicant agrees to add a roof-type structure over the new dining area, this information needs to be included in the site plan review process.* 2. *Applicant to respond to Building Official's determination that only one stairway is necessary; will the project continue to have both stairways, or will one be eliminated?*

## OTHER

The EDC memo refers to "phasing" of the project. This detail is not illustrated in the site plan submission, and should be clarified.

In addition, the applicant's liquor license will need to be expanded to cover the new rooftop dining area. The liquor license process will include a license from both the State and City. We recommend conditioning any site plan approval on the applicant obtaining the necessary liquor licenses.

**Items to be Addressed:** 1. *Applicant to clarify if project will be phased, and if so, how.* 2. *Recommend Planning Commission condition any approval on the applicant obtaining the necessary liquor licenses.*

## RECOMMENDATIONS

In our opinion, a rooftop dining area will add to the downtown's vibrant and active atmosphere, and would be a positive addition to drawing patrons to Northville.

Since this is a Final Site Plan, we would recommend that the applicant be given more time to address the comments below before the Planning Commission makes a decision. (Note that our recommended conditions of any approval are listed after the outstanding items for the applicant.)

- A. **Area, Width, Height, and Setbacks.** Applicant to provide site plan showing proposed building footprint, with new stair structure, located on the property survey that includes the land proposed for purchase, as well as the adjacent site conditions. In particular, the pedestrian access way between the new stair structure and the bank should be illustrated.
- B. **Building Location and Arrangement.** 1. Applicant to provide information on the number of patrons that can be served inside, and on the existing outside patio. 2. Applicant to provide information about the hours of operation for the rooftop area, whether food service will end at a certain hour and the space transition into alcohol-sales only, if there will be any televisions or amplified music, etc. to better understand potential impacts of the use on surrounding properties. 3. Applicant to describe how they will minimize the potential for items falling off of the railing counters into the sidewalk below.
- C. **Landscaping.** Applicant to confirm that existing large tree and grassy area to the east are in the portion of land to be retained by the City.
- D. **Lighting.** Applicant to provide lighting information.
- E. **Signage.** Defer evaluation of the proposed sign to the Building Official, after HDC review and approval.
- F. **Floor Plans/Elevations.** 1. If applicant agrees to add a roof-type structure over the new dining area, this information needs to be included in the site plan review process. 2. Applicant to respond to Building Official's determination that only one stairway is necessary; will the project continue to have both stairways, or will one be eliminated?
- G. **Other.** Applicant to clarify if project will be phased, and if so, how.

**Recommended Conditions:**

- A. Recommend the Planning Commission waive the rear yard requirement.
  - B. Recommend the Planning Commission condition any approval on the project receiving approval from the Historic District Commission.
  - C. Recommend the Planning Commission condition any approval on the applicant obtaining the necessary liquor licenses.
-

## 8. SITE PLAN AND ZONING CHANGE APPLICATIONS:

### **157 E. Main / Preliminary and Final Site Plan Review (Rooftop Dining & Stairwell Addition)**

Referencing her February 19, 2021 memorandum, Planning Consultant Elmiger gave the background and review for this request for preliminary and final site plan approval for Poole's Tavern, for the construction of a roof-top seating area with accessory bar, accessed by internal and external stairwells. The applicant had responded to the review memorandum, and Planning Consultant Elmiger's comments incorporated the applicant's responses and changes to the site plan. Her comments were as follows:

- Applicant has agreed to return for final site plan review and approval, to reflect all new information.
- This is a two-phased project. The first phase will be the interior renovations, and the second phase will be the rooftop dining area. Rooftop dining is a permitted use in the Central Business District.
- Since the purchase agreement is being finalized as noted by the City Manager above, the applicant can show the exterior stair structure on site plan at final site plan review.
- Recommend the Planning Commission waive the rear yard requirement.
- Recommend the Planning Commission condition any approval on the project receiving approval from the Historic District Committee.
- Rooftop dining will increase seating by approximately 30%, with the same hours of operation as the outdoor patio, or 11 am – 2 am, with food service ending at midnight. Are these hours 7 days a week? Will the bar stay open until 2 am 7 days a week?
- Rooftop will have outdoor speakers and a TV behind the bar, but no live music.
- A backsplash at the rear of the counter will be installed to keep silverware and other items from falling off the rooftop.
- The Downtown Development Authority's (DDA) Economic Development Committee (EDC) suggested that pedestrian access from Main Street to the Marquis Parking Lot through the existing leased area/proposed area to be purchased be maintained. The applicant's response indicates that the sidewalk will be wide enough to allow pedestrian travel as well as be ADA compliant.
- Lighting levels exceed maximums at some point along all property lines. Proposed lighting is a round fixture with no apparent shielding. Light levels and light source needs to be addressed.
- How will rooftop area be lit?
- Will there be a shade structure or cover over the dining area?

The Commission could consider granting preliminary site plan approval this evening.

Planning Consultant Elmiger said that with the increasing popularity of outdoor dining downtown, the Planning Commission might want to schedule a discussion as to whether some additional parking should be required for these uses.

Chair Tinberg invited the applicants to make their presentation.

Craig MacDonell, MacDonell Associates Architects, was present on behalf of this application, as was the general contractor for the project, Kent Burzynski, President, Shonsheck Inc. 50555 Pontiac Trail, Wixom.

Mr. MacDonell said that with City Council's action making a purchase agreement possible, they were able to enter negotiations with the City to purchase City land to construct an outdoor stair structure to the proposed rooftop dining area. This was an important life-safety issue, allowing for an emergency

escape from the rooftop should the need occur. The outside stairway structure would be clearly signed, and would be used for emergency egress only.

As mentioned, the entire project was being done in phases, with Phase 1 being the interior renovations, and Phase 2 the seasonal seating and bar area on the rooftop, providing an urban feel with a great place to have dinner in the summer. A structure to cover the rooftop eating was not part of tonight's application. Should Poole's want to do this in the future, they will return to the Planning Commission for site plan approval.

Regarding outstanding questions from the Planner's review:

- Per the owner, hours will be: 11 am – 12 am Monday-Thursday; 11 am – 2 am Friday and Saturday; and 12 pm - 9 pm on Sundays. The kitchen will shut down at midnight and outside seating will also close, with customers inside only from 12 – 2 am.
- The rooftop would be limited to 49 people, and will not be overcrowded. All people on the rooftop will be seated.

Chair Tinberg opened the meeting to clarifying questions from the Commission.

In response to questions from the Commission, City Manager Sullivan gave the following information:

- Poole's liquor license was separate from Social District hours. Rooftop and inside the tavern hours were governed by the liquor license, and not the Social District.
- Currently everything east of the east side of the building is City owned property or owned by the Bank of America, with a portion of that leased for Poole's covered patio area. Recently the City completed a land exchange with Poole's where the new sidewalk area at the rear of Poole's was given to the City in exchange for land the building actually sat on. One of the conditions of any purchase agreement resulting from last Monday's City Council action would be that the sidewalk outside of the stair area has to be ADA compliant, to provide an ADA accessible connection between the sidewalk in back and the remaining City sidewalk area in front. This should be included on any site plan. This might also require an easement from Bank of America.
- Poole's engineer had submitted documentation including a sketch that showed how the area can be ADA compliant, with more than a 4 foot width of accessible sidewalk after the construction of the exterior stair structure. Again, this should be part of any site plan approval.
- Commissioner Barry confirmed that the sidewalk area being discussed was the one north of Poole's general seating area that wraps around the property.

In response to further questions from the Commission, Building Official Strong explained that:

- The original proposal for the rooftop area was larger, with an occupant load of 60-70 people. However, if the occupant load goes over 49 people, additional construction items are triggered in the Building Code, including the requirement for two means of egress. If there were more than 49 people on the rooftop area, Poole's would not be code compliant.
- The 49 people number was calculated by using a formula in the code, and did include wait staff.
- Regarding ADA access, the building is allowed to have 3000 square feet that is not ADA compliant. The rooftop combined with a non-accessible basement area is below the 3000 square foot threshold.

In response to Commission questions, the applicants gave the following information:

- Rooftop seating would be seasonal, warm weather use. No rooftop heaters, fire pits, etc., or structural cover were planned.

- The rooftop would be structurally reinforced in order to handle the live load as described. The structural calculations would be reviewed by the City.
- Poole's would continue to use seating in the Social District as long as that continued. The building would hold 64 patrons inside, 38 patrons in their patio area, 42 patrons along Main Street, 20 patrons in the circular area, and 49 patrons on the rooftop.
- Phase 1 was scheduled for a mid-April completion, with Phase 2, if approved, being completed in the fall.

Commissioner Kirk pointed out that there was a current proposal to extend bar hours to 4 am statewide, although local municipalities could moderate that.

Commissioner Gaines wondered if Poole's could get by with a single internal stair by locating the stairway in such a way that it exited either directly outside or very close to the outside via a vestibule. Building Official Strong said this might be possible, as long as the stairs met the travel distance requirement for emergency exits in the Building Code.

Mr. MacDonnell explained that the interior stair is significantly beyond the required travel distance for emergency egress, and the exterior stair was therefore required. Again, the exterior stair would be used for emergency egress only, and would have an associated sign and alarm to that effect.

Chair Tinberg opened the meeting to public comment.

#### Public comments

Lenore Lewandowski, 119 Randolph Street, asked if extra parking would be required for the 49 additional patrons that would be using the rooftop seating. Township Planner Elmiger explained that current City policy did not require extra parking for outdoor dining because the use was seasonal. However, in her review this evening she did suggest that the Planning Commission look at parking requirements for outdoor dining, as this was becoming more popular. Perhaps parking for outdoor dining could be a component of a planned DDA downtown parking study.

Seeing that no other public indicated they wished to speak, Chair Tinberg brought the matter back to the Commission.

#### Commission comments

The Commission noted that Poole's was a treasured location in Northville. Expanding opportunities to dine and socialize at Poole's was a positive offering.

Issues and concerns included:

- Tonight's action, if any, should involve only preliminary approval; there were too many outstanding issues including concern about the stairwell design, which seemed imposing on the street, as well as items called out in the Planner's review, to consider final site plan review this evening.
- Commissioner Gaines suggested that this project offered an opportunity to add color and vibrancy to the building, which was otherwise nondescript. The stairway structure did appear to be imposing, adding mass to the building. It would be preferable to eliminate the 2<sup>nd</sup> stair, if there was a way to do that, and leave the outdoor area for pedestrian use.
- Commissioner Barry shared personal experiences regarding people drinking and dining on rooftops who sometimes exhibited rowdy behavior through loud laughter and talking, throwing their drinks and other items off the roof onto pedestrians below, etc. It would be easy to exceed capacity on the roof. The entire situation would have to be carefully managed.



Chair Tinberg shared the concern that rooftop dining could encourage a party-type atmosphere.

City Manager Sullivan explained that any change in liquor use, including serving outdoors on the rooftop, would need to be reviewed by and comply with the Liquor License Review Committee, and as part of that review, Poole’s would need to submit a management plan. The management plan would also be reviewed by the Police Chief.

It came out in discussion that the application would also have to be approved by the HDC, who would review architectural change and the design of the stair structure. Commissioner Maise thought the EDC would also like to further review the proposal, now that the purchase agreement with the City was possible.

Chair Tinberg was concerned with granting an approving motion for something that was \not completely designed and could change. There were too many open-ended issues, and she felt it would be better to refer the matter back to the applicant for further refinement, before voting on preliminary site plan approval.

After further discussion, the consensus of the Commission was that it seemed premature to approve a preliminary site plan at this point, and the following motion was offered:

**MOTION by Maise, support by Barry**, that the Planning Commission refer the Preliminary Site Plan proposed at 157 E. Main St., dated November 17, 2020, with revised sheets dated December 14, 2020 and February 26, 2021, back to the applicant, to allow the applicant time to address the following items:

- A. A revised site plan showing proposed building footprint, with new stair structure, located on an updated property survey that includes the land purchased from the City and illustrates the pedestrian accessway between the new stair structure and bank to the east.
- B. A revised lighting plan with compliant photometrics, information about roof-top lighting, and details about the ability to insert shields in the proposed fixture.
- C. Consider architectural changes that reduces bulk of new stairwell structure and adds color/vibrancy to existing building.
- D. Return to the DDA’s Economic Development Committee for additional comments to proposed façade changes.

**Roll call:** Ayes – Hay, Krenz, Maise, Russell, Smith, Barry, Gaines, Tinberg. Nays – Kirk.  
**Motion carried 8-1.**

**9. OTHER PLANNING COMMISSION BUSINESS**

**Master Plan Survey #2 Results**

Chair Tinberg explained that Survey #2, relative to proposed Master Plan updates for the Cady Street, South Center Street and Racetrack Sub-Areas of the Master Plan, was closed January 31, 2021.

Referencing a PowerPoint presentation that is available on the City’s website, along with the complete survey results, Planning Consultant Elmiger summarized the results of Survey #2 as follows:

Downtown Development Authorities (DDA) Economic Development Committee (EDC)  
Comments in response to 157 E. Main St. Development  
December 10, 2020

The EDC has had the opportunity to meet with the owners of Poole's Tavern to review their plans on Tuesday Dec 1<sup>st</sup> 2020. The EDC took a very holistic approach in the review of the project and reviewed both "Phase I" and "Phase II". Overall, the EDC was very impressed with the plan for Poole's Tavern and feel that the project will provide an improved Gateway into the downtown from the east. The Committee was delighted to see an existing business further investing in our community. In these very trying times, the committee believes it will be uplifting to residents to see continued investment in Northville.

The Committee did have discussions with ownership about potential modifications to the building. There was some level of concern about the large stair structure on the east side of the building that provides a large blank wall. We also would like to review the rooftop and the discussion around capacity. Currently, the design has limited its capacity to 49 seats due to concerns around the requirement of an elevator. Also, we would like the owners to consider covering the rooftop dining with some sort of shade future.

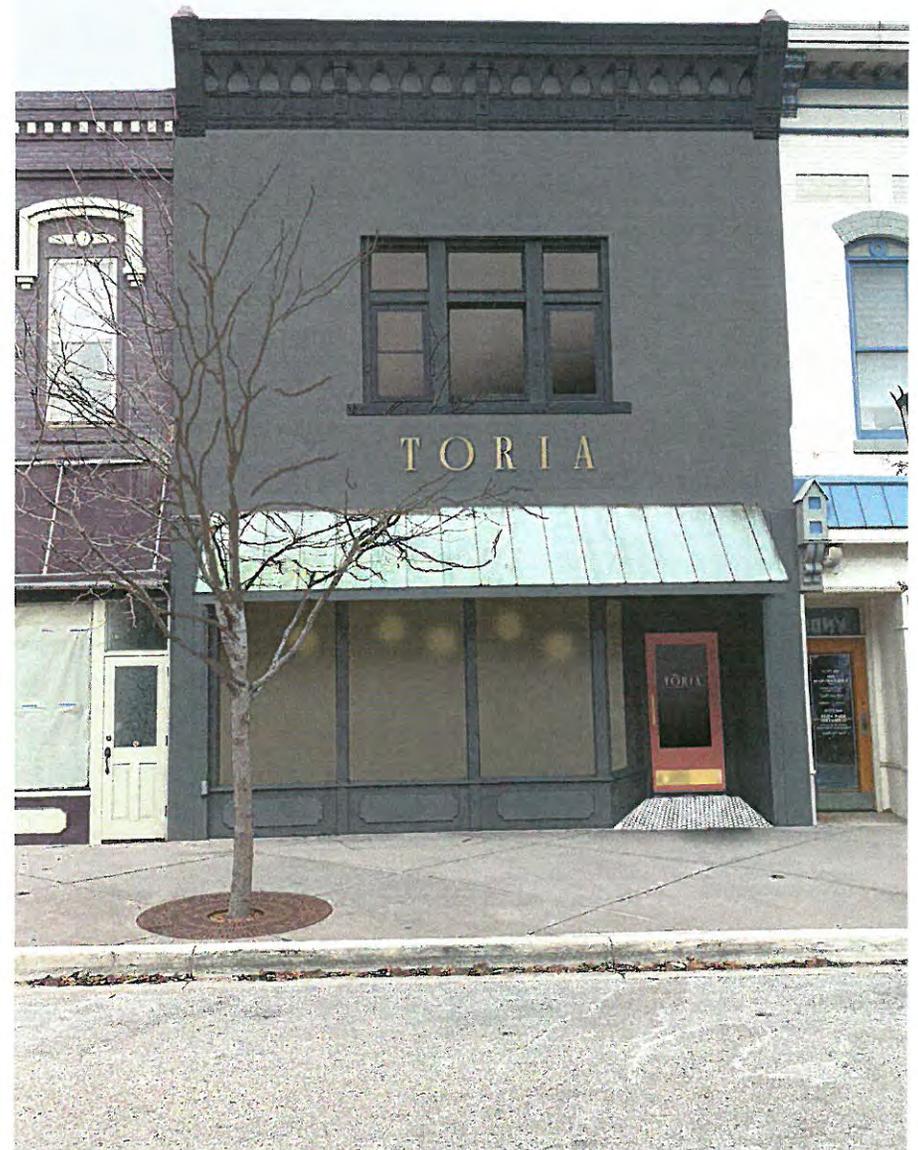
The committee would also like to see both Phases done at the same time if Poole's Ownership would be willing to do so. We feel the City would greatly benefit from this project especially during these trying times.

The EDC did not discuss the potential sale of City owned property to Poole's to facilitate this project. It is the EDC's understanding that a City Council sub committee has been formed to evaluate the request on behalf of the City. The EDC would encourage the sub committee to review the access from Main Street to the Marquis Parking Lot. The DDA, City, Poole's and Bank of America worked for several years to negotiate and acquire easements that would continue to provide a public access from Main to the parking lot. The DDA spent thousands of dollars on survey and legal fees to establish the easements and the EDC would like to see it remain. Surveys included with the applications show a possible reduction of that easement.

115 E. MAIN ST



CURRENT



PROPOSED RENDERING

