

September 21, 2016

Mr. Ken Till  
REDICO Holdings, LLC  
One Towne Square, Suite 1600  
Southfield MI 48076

Robert R. Nix, *Supervisor*  
Sue A. Hillebrand, *Clerk*  
Marjorie F. Banner, *Treasurer*  
Marvin Gans, *Trustee*  
Symantha Heath, *Trustee*  
Mindy Herrmann, *Trustee*  
Fred Shadko, *Trustee*

**Subject: The Village at Northville Concept Plan Review and Rezoning  
Board of Trustees action**

Dear Mr. Till,

On September 15, 2016, the Township Board considered the proposed Village at Northville mixed use Planned Unit Development (PUD) proposal. The Planning Commission recommended approval to the Township Board in support of the following ordinance modifications and conditions to be included in the PUD agreement.

- To allow a hotel up to 50' tall, where 30' is permitted.
- To allow the height of the market and theatre to be up to 45' tall, where 30' is permitted.
- To allow a 50' building and 30' parking setback between the commercial and residential uses, where 100' and 50' are required.
- To require a screen wall be provided between the residential and the theatre to reduce impact of headlights into residential component.
- To allow a minimum 35' greenbelt, where an average of 50' is required.
- To allow a 25' setback for the residential to the perimeter property line, where 30' is required.
- To allow 15% open space requirement where 20% is required.
- To require a maximum deck or patio of 10' for the townhouse units.
- To allow 20' between residential buildings, where 30' is required.
- To allow less than 5' between the road and the sidewalk, where a minimum of 5' is required.
- To allow 10' from the side of a residential building to the sidewalk, where 15' is required.
- To allow all front entry garages where only 50% are permitted for attached residential units.
- To allow detention to occupy a portion of the setback on the west property line, where detention is not permitted to be located within the setback.
- To allow flat roof buildings for a more contemporary appearance, where pitched roofs are required and provided all rooftop equipment is screened from public view.
- To allow alternate building materials consistent with the artist's rendering that was presented at the planning commission meeting, where brick and stone are required.

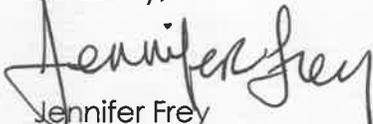
- Compliance with the site plan review comments from the traffic engineer (relating to internal site circulation).
- The traffic improvements associated with the project shall be required by the developer and the timing and financing of the improvements must be specified in the PUD agreement.
- The soccer field that is being displaced shall be replaced at Community Park and be of equal quality to the existing field.
- Modifications to enhance the concept plan (such as building placement, architecture and other similar items) shall be mutually considered between the township and the developer during the site plan review process.
- Provisions shall be included in the PUD agreement to provide adequate security relative to the market and other uses.

Except for the request to reduce the open space requirement to 15%, the Board of Trustees approved these recommendations subject to the additional conditions identified below, the specifics of which are to be addressed in the development agreement for submission to, and approval by, the Township Board. The following specific conditions are provided for your review and approval:

- Amount of open space to meet the 20% ordinance requirement.
- Limit the hours of operation for Meijer and accept the Public Safety security recommendations as set forth in the attached Public Safety analysis.
- Meijer facade shall be upgraded and integrated with the upscale architectural character of the village components. Provide a rendering of the proposed Meijer facility.
- Streetscape and landscape plans shall include planters and other beautification elements for Meijer and throughout the site.
- Where shared parking creates excess parking, bank the excess parking and replace with landscaping.

The next step in the process is to incorporate all of the conditions into the concept plan and the final PUD agreement and submit it to the township board for review and approval.

Sincerely,



Jennifer Frey  
Township Planner



**AN EVALUATION AND ANALYSIS OF THE PROPOSED MEIJER INC  
FIVE MILE & BECK ROAD  
NORTHVILLE TOWNSHIP  
A STRATEGY FOR SAFE ENVIRONMENT**

**SUBMITTED TO:**

**CHIP SNIDER, TOWNSHIP MANAGER**

**SUBMITTED BY:**

**JOHN E. WERTH, DIRECTOR OF PUBLIC SAFETY**

**SEPTEMBER 20, 2016**

## **An Evaluation and Analysis of the Proposed Meijer Inc.**

### **Five Mile and Beck Road**

#### **Action Requested**

A request by manager Chip Snider for an evaluation and analysis of the proposed Meijer Inc. at the Five Mile and Beck Road property and how it will affect the Northville Township Department of Public Safety. Through this analysis we will be making recommendations on how Meijer Inc. can assist the Public Safety Department in creating a safe environment for its residents and visitors within the Charter Township of Northville.

#### **Purpose of Report**

The purpose of the report is to determine what Meijer Inc. can do to enhance residents and visitors safety within the proposed site.

Key components include:

- Providing emergency medical response
- Investigating financial crimes against Meijer
- Investigating and documenting various other specific crimes
- Identifying and documenting unsafe behavior and environments
- Inspecting and maintaining perimeter security
- Being a liaison with local prosecutors and law enforcement officials

#### **Recommendation**

In keeping with the Township Boards vision of putting a high price on Public Safety this office is making the following recommendations to require Meijer Inc. to instill these best practices for its proposed store at Five Mile and Beck Road. It is believed that the number of complaints, types of complaints and the seriousness of the complaints will be

consistent with the Meijer Inc. located at Eight Mile and Haggerty Road currently in Northville Township since 1985.

1. Restrict business hours from 12:00 am to 6:00 a.m. seven days a week
2. Require two loss prevention officers and a supervisor on at all times
3. Require a mobile security vehicle within the parking lot
4. Provide adequate loss prevention office with prisoner processing capabilities
5. On site evidence storage for prosecutions
6. Provide security cameras within the store and in the parking lot
7. Provide basic first aid training to loss Prevention employees