



## **PLANNING COMMISSION AGENDA**

**August 2, 2022 – 6:30 PM**

**LOCATION:** City of Northville Municipal Building – Council Chambers, 215 W. Main St., Northville, MI 48167, 248-449-9902 (the public may attend the meeting in-person or use the Zoom option below)

**Zoom public participation option:** Members of the public may participate electronically as if physically present at the meeting using the following links:

<https://us02web.zoom.us/j/83855966071>, Or Telephone: +1 646 558 8656 or +1 301 715 8592  
Webinar ID: 83855966071

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVE MINUTES** July 19, 2022

**4. AUDIENCE COMMENTS** (limited to brief presentations on matters not on the agenda)

**5. REPORTS & CORRESPONDENCE**

- A. City Administration
- B. Planning Commissioners
- C. Other Community/Governmental Liaisons
- D. Correspondence

**6. APPROVE AGENDA**

**Consideration of agenda items generally will follow this order:**

- A. Introduction by Chair
- B. Presentation by City Planner
- C. Commission questions of City Planner
- D. Presentation by Applicant (if any)
- E. Commission questions of Applicant (if item has an applicant)
- F. Public comment
- G. Commission discussion & decision

**7. PUBLIC HEARINGS**

**8. SITE PLAN AND ZONING CHANGE APPLICATIONS**

- Downs Preliminary Site Plan Review

[Vacant parcels on the south side of Cady St. (between S. Center & Griswold), the Northville Downs racetrack property south of Cady St. (between S. Center and River Streets), and two areas on the west side of S. Center St.]

**9. OTHER PLANNING COMMISSION BUSINESS**

-- Dubuar Lot Split / Parcel Id 48-002-02-0378-000 / Thomas Prose

**10. ADJOURN**

**CITY OF NORTHVILLE**  
Northville City Hall  
215 W. Main Street, Northville MI  
Planning Commission Meeting Minutes  
July 19, 2022  
6:30 PM

**1. CALL TO ORDER:**

Chair Tinberg called the meeting to order at 6:30 pm and explained that per the Open Meetings Act members of the public could either participate in person or participate via ZOOM webinar platform. Members of the Commission must be physically present to participate in the meeting.

**2. ROLL CALL:**

Present:        Thomas Barry  
                 Paul DeBono  
                 Jeff Gaines  
                 David Hay  
                 Steve Kirk  
                 Carol Maise  
                 Donna Tinberg  
                 William Salliotte  
                 Anna Mary Lee Vollick

Absent:         None

Also present:   Pat Sullivan, City Manager  
                 Sally Elmiger, Planning Consultant  
                 Barbara Moroski-Browne, Mayor Pro-Tem  
                 Marilyn Price, City Council  
                 Andrew Krenz, City Council  
                 Lori Ward, Downtown Development Authority Director  
                 George Tsakoff, Engineering Consultant  
                 Nicholas Bayley, Engineering Consultant

Audience: approximately 3 in person, 18 on ZOOM call

**3. APPROVE MINUTES: July 5, 2022**

**MOTION by Hay, support by DeBono,** to approve the July 5, 2022 meeting minutes as submitted.

**Motion carried unanimously by voice vote.**

**4. AUDIENCE COMMENTS:** (limited to brief presentations on matters not on the agenda)

None.

## 5. REPORTS & CORRESPONDENCE

### A. CITY ADMINISTRATION:

None

### B. PLANNING COMMISSIONERS:

#### Commissioner Gaines, Historic District Commission

HDC is meeting tomorrow night.

#### Commissioner Maise, Downtown Development Authority

No report.

#### Commissioner Hay, Brownfield Redevelopment Authority

Next meeting Wednesday, July 27 City Hall at 7pm. Agenda will include:

- Discussion and potential approval for a Local Brownfield Revolving Fund.
- The Down's team will be presenting a conceptual brownfield plan.

#### Commissioner Vollick, Sustainability Committee

Next meeting is Monday, July 22, 2022.

#### Chair Tinberg, Board of Zoning Appeals

- No August meeting.
- New BZA officers: Ryan McKindles, Chair. Steve Ott, Vice Chair.

#### Chair Tinberg, Downs Project Advisory Committee

- DPAC met for the first time July 15. Members include:  
Mayor Brian Turnbull, City Council  
Pat McGow, Chair, Brownfield Redevelopment Authority  
Donna Tinberg, Chair, Planning Commission  
Dave Gutman, Chair, Sustainability Team  
Nancy Darga, Chair, River Restoration Task Force  
Shawn Riley, Chair, Downtown Development Authority
- Others who attended the first meeting included City Manager Sullivan; DPW Director Domine; OHM consultants Bayley and Tsakoff; Planning Consultant Elmiger; Brownfield Consultant Westhoff, AKT Peerless; Attorneys Rosati and Saarela of Johnson, Rosati, Schultz & Joppich; Seth Herkowitz, Hunter Pasteur; Deputy Treasurer/Financial Analyst Kushner; and Finance Director/Treasurer Wiktorowski.
- Mayor Turnbull was elected Chair and Mr. McGow Vice Chair.
- DPAC's charge is to identify costs and financing for the various public improvements that are included in The Downs proposed PUD, as well as to ensure that the City's infrastructure is adequate to support the project. Over time, DPAC will be taking an in-depth look at costs, financing, and proposed arrangements for funding this project, and ultimately DPAC will

recommend to City Council a package to fund the project via the required PUD development agreement.

- As the Planning Commission representative to DPAC, Chair Tinberg had asked for clarification of how the Commission's recommendations regarding preliminary site plan will interact with the work of DPAC. Should DPAC's work on costs and financing inform the Commission's recommendations regarding public benefits v. flexibility, or will DPAC respond to the Commission's recommendations regarding public benefits by conducting a financial analysis of their feasibility? Chair Tinberg will be working closely with City Manager Sullivan, Planning Consultant Elmiger, and Attorney Rosati to clarify this question, and more specific policy guidance was anticipated for the Planning Commission prior to undertaking the next deliberation topic: Infrastructure, Financials, and Phasing. Chair Tinberg will also be seeking guidance regarding how the Commission can ensure that its recommendations to Council include an appropriate level of detail to ensure that the preliminary site plan incorporates all recommended changes or conditions.

Commissioner Barry spoke to the importance of understanding how public projects/benefits would be funded.

Commissioner Kirk asked for DPAC minutes to be included in Commission packets.

Commissioner Hay noted that some financial information had been provided during PUD eligibility approval, including tax revenue estimates. At that time there was a discussion of the cost and financing of public benefits, along with anticipated and potentially unanticipated impacts on city services. He was comfortable with the current phase of review, and felt other things would be clarified later in the process, including at final site plan review.

Planning Consultant Elmiger advised that it was important to know who was paying for what, and what improvements needed to be done to simply service the project. Public benefits could not be known without this information.

Commissioner Barry addressed process, and spoke to the importance of the end result being beneficial to both the City and the developers. Public benefits need to be clearly identified. Collectively, the Commission and the applicants can come to an agreement that can be clearly presented to City Council.

#### **C. OTHER COMMUNITY/GOVERNMENTAL LIAISONS:**

None.

#### **D. CORRESPONDENCE:**

The Planning Commission received:

- Information from City Manager Sullivan regarding the creation of the Downs Project Advisory Committee, also known as DPAC.
- Information from Planning Consultant Elmiger, regarding other agencies that would have a role in reviewing or approving various aspects of the Downs Project after final site plan approval.

- Planning Consultant Elmiger provided a draft list of outstanding items for deliberation regarding The Downs project.
- July 18, 2022: Commissioner Barry provided a running list of outstanding items
- July 19, 2022: Commission received correspondence from the Hunter Pasture team providing comments from their point of view about the topics the Commission had brainstormed for deliberations relative to Parks, Public Spaces and the Farmers Market.

## 6. APPROVE AGENDA

**MOTION by Kirk, support by Debono,** to approve the agenda as published.

**Motion carried unanimously by voice vote.**

Consideration of agenda items generally will follow this order:

- Introduction by Chair
- Presentation by City Planner
- Commission questions of City Planner
- Presentation by Applicant (if any)
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- Public comment
- Commission discussion & decision

## 7. PUBLIC HEARINGS:

None

## 8. SITE PLAN AND ZONING CHANGE APPLICATIONS

### **Downs Preliminary Site Plan Review**

[Vacant parcels on the south side of Cady St. (between S. Center & Griswold), the Northville Downs racetrack property south of Cady St. (between S. Center and River Streets), and two areas on the west side of S. Center St.]

Members of the Development Team who were present this evening included:

Seth Herkowitz, Partner, Hunter Pasteur  
 Randy Wertheimer, CEO, Hunter Pasteur Homes  
 Omar Eid, Hunter Pasteur Homes  
 Andrew West, Elkus Manfredi Architects  
 Alex Martin, Toll Brothers  
 Robert Emerine, Sieber Kiest Engineering  
 Andrew Parin, Grissim Metz Andriese Associates

**Topic: PARKS, PUBLIC SPACES, AND THE FARMERS MARKET.**

**Sub-topic:** Characteristics of the daylighted river. What does the Planning Commission want to see?

What is Hunter Pasteur proposing in terms of vegetation removal, regrading, replanting and associated stages of vegetation growth (how long will it take to look “natural”) and visibility of the

river itself?

- Hunter Pasteur had said it would take 85 weeks for all design approvals to be in place, starting after preliminary site plan approval.
- Could Hunter Pasteur clarify what is happening on the area of the river between River Street and Center Street along 7 Mile Road? What will River Street look like when it is initially planted, particularly the relationship between the detention pond and the river?

The development team responded:

- The area along 7 Mile with the 100 year old trees is not Hunter Pasteur property and will remain as is.
- The design for the area along the river has not been finalized. There will be a fountain(s) in the detention pond.
- Hunter Pasteur team will work with the River Task Force to plant appropriately along the river, and will work with other task forces during the creation of the final site plan. The final design will be the result of collaborative effort.

Discussion included:

- The Commission will review the landscape plans at final site plan review.
- Perhaps the Commission could add as a condition of any motion the requirement that the developer work with City experts and the River Task Force when creating the final design, since this was not an ordinance requirement.
- Wayne County and certain environmental groups will have a say in the planting process along the detention basin and along the river, in order to ensure that a functioning ecosystem is encouraged and maintained. The plants will be an important component of how the basin functions.

Chair Tinberg confirmed there was consensus regarding the developer continuing to work with the River Task Force, as well as other review agencies such as Wayne County, EGLE (Michigan Department of Environment, Great Lakes, and Energy), and others, to develop the final landscape plan. The Commission prefers that the area have a natural design that is not heavily paved. However, if there were areas where paving might constitute best design, it could be considered.

How does Hunter Pasteur intend to approach the site relative to maintaining the existing waterway flow, removing all soil, providing for access, etc.?

Hunter Pasteur Engineer Emerine described the daylighting process in some detail, describing the process of excavating and removing the box culvert while diverting the river to the east of the culvert. The work is best done during low flow times, although pumping the river during normal flow times is also an option.

In response to questions regarding daylighting the river, Mr. Emerine provided the following information:

- EGLE will be involved in the daylighting process as part of the permitting process.
- The Commission was concerned with tearing up River Street for this project. Mr. Emerine said that during excavation, as a Means and Method of Construction, temporary haul roads would likely be established, with plating put over the top of the box culvert for use as a

temporary road.

- Excavated soil material may be re-used on site.
- Containing dust and sand on site would be part of the erosion control plan.

Planning Consultant Elmiger said that the City had construction standards, and the Building Code contained standards, for keeping down noise and dust separate from the erosion control plan.

Commissioner Barry emphasized the importance of mitigating construction noise and dust, particularly for the residents on Beal and River.

In response to questions, Mr. Wertheimer provided the following information regarding future scheduling:

- Hunter Pasteur owned the northern portion of the site. Closing on the land to the south will most likely occur in 2023, after preliminary recommendation from Planning Commission and approval from City Council. Closing on the racetrack portion was complicated by having a Michigan gaming license involved.
- Their agreement with Toll Brothers was that the track would be demolished and the environmental cleanup will occur within 6 months after closing. Work on the river cannot begin until both of those steps have been completed.
- As already noted, the permitting process for daylighting the river will take approximately 85 weeks. Construction for daylighting the river is scheduled for 2024.

#### Public access to the riverbanks.

The written comments from Hunter Pasteur state that they are committed to incorporating access points/walkways along the daylighted river. Detailed specifications will be provided prior to Final Site Plan approval, and coordination with the River Task Force will be part of the engagement and design process.

Commissioner Salliotte said this concern had more to do with amenities than construction – what will be provided along the river walk to enrich the experience, and how will the public access the river park?

#### Public v. perceived private control of the amenity

In written comments, the developer indicated an intent that the park be public and identified several access points on a provided schematic.

Commissioner Gaines addressed two issues:

1. Looking holistically, part of the reason there was value to the new residents that will come to this area is the access to park amenities. Regarding the river park, the question was whether the development backs up to the river or do public ways front the river? Should there be a street along all aspects of river park? Will the river park be viewed more as a linear park that happens to have a daylight river in the middle of it, or will it be viewed as partial linear park and partial gathering space? A gathering space will have different characteristics than a purely linear space.
2. Along the street to the west (Griswold extension) there are a number of multifamily units and single family homes that block access to the open space, with only a small space where there is direct access. How much of the perimeter of this open space should be easily

permeable and accessible by anyone that happens to be in the area, and how much would be cordoned off for quasi private control? Commissioner Gaines was in favor of treating as much of the river park as possible as being under public control, and the best way to do that is to have a public right of way, preferably a street with a sidewalk, but at minimum a sidewalk that wraps the entire perimeter of this open space feature.

Commissioner DeBono thought the park was naturally buffered and delineated, with no confusion that there was any private area exclusive to the river park area.

The development team said that previous discussion had concluded that extending Griswold completely to 7 Mile would significantly reduce the useable space of the river park. The park was both linear space and gathering space – it served both functions. The one-acre gathering space was a significant community asset. Perhaps some of the trees could be moved to make the entranceway more inviting. However, the entrance to the gathering space was approximately 150', the gathering space itself was approximately the size of the central park, and the river park – at 10 acres – was larger than Ford Field.

Commissioner Gaines addressed how to open up the river park so that it was truly perceived as public open space. For instance, should the 3 single family homes and the 7 townhomes behind them be removed in favor of greater density in other areas of the site? Framing the river park and making sure its design was correctly oriented was critical.

Commissioner Barry continued to argue that the detention pond had grown larger over the evolution of this development, even though the development team had said this was not the case.

Planning Consultant Elmiger asked how the other Commissioners felt regarding eliminating the 10 homes to the north of the passive open space, as suggested by Commissioner Gaines.

Commissioner Kirk said he liked the idea. However, if the road could not be moved nearer the river as had been previously explained, he would support allowing the developer to build the homes as they were shown.

Commissioner Hay was indifferent in the matter of the 10 homes.

Commissioner Salliotte was also indifferent to the location of the 10 homes, although he did think they represented the most awkward aspect of the entire plan.

Commissioner Maise agreed.

Commissioner Vollick thought that from the open space side, all people would see was treeline, and it did not seem awkward to her. Based on what she had seen so far, she supported the plan as is.

Mr. Martin said that the 3 single family homes would be among the most desirable in the development. While removing them would make the park larger, eliminating the single family homes contradicted consistent feedback asking for more single family homes. There was no other place to put those homes. If they were eliminated at this location, they would be lost.



Chair Tinberg was not as concerned about the 7 townhomes as she was about the 3 single family homes. She had consistently supported the idea of a single-loaded street along the Griswold extension.

Noting the lack of consensus around removing the 10 homes, Chair Tinberg suggested leaving the plan as presented in that area.

Commissioner Gaines was encouraged by the number of access points to the park, but he cautioned that the quality of the access experience and what the overall impression was afterwards was also important. He felt there was room for improvement.

#### Walking bridge

Hunter Pasteur information indicated the bridge will be constructed by the developer, and then maintained by Northville Parks and Recreation Department. Details of bridge design would be available at final site plan.

Commissioner Kirk thought the most important component of the walking bridge was its location. River Task Force Member John Roby had said the main pedestrian crossing should be at the south end, which would connect the walkway to River Street. Such a connection would encourage people to walk the length of the river, and provide a connection to the new Farmers Market and to businesses along 7 Mile Road.

Mr. Wertheimer said that they would work with the River Task Force regarding bridge placement. The bridge itself would be an 8'-10' wide bridge, wide enough for wheelchairs as well as pedestrians.

Commissioner Vollick said that if Northville wanted to be considered a walkable community, it needed to provide appropriate walkable infrastructure. River cities provide river crossings every 400'-600'. The central location for the bridge did not provide that, and she strongly suggested constructing 2 bridges. Authentic walkability had two aspects: accessibility and connectivity with engaging destinations, offering choices, variations, and different distances, for multiple places with multiple abilities. If there were no additional bridge access points, the park would not be truly walkable.

Commissioner Gaines agreed. Connecting at the southern location opened up several opportunities for engaging outside the new community. Connecting to the larger grid mitigated the criticism of creating a gated or a secluded environment. The development was in danger of the area south of Beale Street being treated as a secluded, segregated neighborhood that is really only welcoming to those that live there. Pedestrian pathways will go a long way to help break that down.

Commissioner Hay thought it important to hear from the River Task Force and the Mobility Team regarding this conversation.

Commission Maise agreed with hearing from those who had been studying this issue. Generally she was supportive of having a second bridge.

Commissioner Salliotte felt it important to understand how vehicular connection was being contemplated in the context of this connectivity, including the stub road and the potential connection across to Seven Mile. He liked the idea of the second bridge. He agreed with Commissioners Hay and Maise that the River Task Force knows more about what it would mean to connect in the southern location, what the difficulties might be, and if it was even a viable option.

Commissioner Barry said that from a pedestrian viewpoint, and specifically from a child's viewpoint, having a safe connection to River Street was much better than providing access to 7 Mile Road. He agreed with adding a bridge at the southern corner, which would encourage people to walk to other areas of the community.

Commissioner DeBono thought a second bridge at Gardner Street a good idea. He did not support a crossing onto 7 Mile Road.

Commissioner Tinberg summarized that there was consensus supporting a second bridge in River Park. She asked the developers to come back with a recommendation regarding constructing a second bridge, or with specific reasons why that was not feasible.

Mr. Wertheimer thought the comments provided good feedback. The team would continue to work with the River Task Force. Cost was an issue, as the costs to construct the river park had gone up 50% in the last two years. The pedestrian bridge was going to cost \$480,000; adding a second one would add that much again. They did not yet know all the financial details and financial negotiations regarding this plan.

Chair Tinberg asked the Commission to consider if there could only be one bridge, where should that single bridge be located?

The majority of Commissioners supported keeping a single bridge in the location as shown. Commissioner Kirk supported having the bridge located at the Gardner Street location. Commissioner Vollick reiterated that the community would not truly be a walkable one if there were not 2 bridges.

Commissioner Gaines asked the developer to look at and perhaps modify the south balustrade on the Beal Street bridge as part of this project.

Commissioner Tinberg called a short break at 8:25pm and reconvened the meeting at 8:30pm.

**Sub-topic: Amenities in the river park and other public areas.**

**What are the Planning Commission's expectations relative to each quadrant of the central park?**

The Commission discussed the proposed quadrants in Central Park as presented by the developer at the last meeting. Ideas presented and changes recommended included:

Quadrants 1 and 2:

- Use permeable pavement if possible in Q1.
  - Mr. Wertheimer said that permeable pavement was an expensive maintenance

nightmare, and certain uses would tear it up. Long term permeable pavement would be a mistake in Q1, whereas a hard surface would last 20 years or more.

- Commission Gaines said it was important for the Commission to understand the overall storm water management plan, including filtration design in this area.
- The Commission liked the opportunity to have food trucks in Q1.
- Q1's hard surface complements restaurants in the area, and offers flexibility to provide a variety of activities.
- Could the downtown social district be extended to this area, including social district liquor rules?
  - City Manager Sullivan was asked to follow up on this question.
  - However, whether this would be part of the social district was not a site plan review item.
- Q2 could be used for an ice rink, with examples and experience drawn from Campus Martius, Farmington, and Birmingham.

#### Quadrant 3:

- Q3 might provide a broad children's play area – perhaps not a jungle gym, but climbing structures, etc.
- On the other hand, a children's play area might be better located in the expanded linear park to the east of Central Park.
- Q3 could represent serene, passive space.

#### Quadrant 4:

- Q4 had limitations due to being atop the underground detention for this area.
- People should be drawn to Q4, so that all of Central Park was used. Perhaps food trucks or other flexible food options could be based in Q4 also.
- A modest bandshell would fit in Q4.

#### Quadrant design in general:

- Commissioner Gaines liked the way the design framed Central Park, offering a simple and elegant way of dealing with the grade change. If the public didn't engage the park as designed, it could be changed later, but the design should not be challenged at this point.
- The developers were providing utilities for Central Park, including water and electricity.
- Underground detention would be located under Q4 to handle all of the park and a portion of the right-of-way adjacent to it. Wayne County requires a filtration system.
- The quadrants would be approximately 100' x 100', with the lawn areas being approximately 85' x 80'. For context, Central Park is about the size of Xbox Plaza in Los Angeles. Chevy Plaza in downtown Detroit is about 100' x 200'. The sunken grass area on the north side of Campus Martius is 60' x 108'. Central Park was a large space, and its size needed to be understood when programming ideas were discussed.
- Perhaps different seating designs and materials could be considered, with Charlevoix East Park providing an example of blended grass and seating.
- Each quadrant could have its own character.

#### General comments:

- It was still undecided as to whether Central Park will be publicly or privately owned.
- Central Park committee looked at all the activities that the City does, especially DDA

activities in Town Square, and prioritized not being in competition with what was going on downtown. DDA Director Lori Ward and DDA staff participated in the study group discussions. The study document that was presented to the Planning Commission on July 5 will be presented to the DDA in August.

- Central Park needs power hookups for potential future activity.
- What entices the City to say yes to accepting Central Park? Can the City use it? Can it maintain it? The park was being gifted to the City, but then the City had to pay for it. Does the Park benefit the City or it is something that facilitates the development? Should the City accept it?
- The City did not need much additional programming space. When asked, people like the programs that are offered where they are offered.
- Central Park was a key piece that would connect the old and new communities.
- The simplicity and the flexibility of the space needed to be maintained, without over-programming or over-designing.

Commissioner Hay was interested in all the public spaces, including who will own them and have responsibility for them, and how those public spaces fit with off-site spaces, such as the Foundry Flask development. Will DPAC be making a recommendation regarding the open spaces and will the Planning Commission take their recommendation into account?

Planning Consultant Elmiger explained that DPAC will be looking at the parks, including their ownership, development, and maintenance costs. City Council will ultimately decide whether they want the parks. City Manager Sullivan will also address park ownership later this evening. In the meantime, the Planning Commission should focus on the big picture, including basic infrastructure and overall design. At this level, the Commission and the developer were preparing a canvas upon which other details could be added later.

Commissioner Tinberg summarized that recommendations to the developer included:

- In general, the Commission supported the 4-quadrant concept, with Q1 being hard surface, and the other 3 quadrants being grassy with peripheral seating, and with a small bandshell in Q4.
- The Commission encouraged the developer to continue to work with the Central Park committee and Northville Parks and Recreation to further refine the vision.
- The character of the individual quadrants needs to be further defined.

#### Recommended enhancements to the pedestrian promenade on the east side of the central park.

Responding to comments made in previous meetings, the developers showed a rendering of a newly modified pedestrian promenade, with paved squares having the same pattern as on Main Street, and with a design that integrated the promenade with the design and flow of Central Park.

The Commission expressed appreciation for the changes, and felt the developer had captured the intent of previous discussion.

#### What components of the July 5 Central Park Committee report would the developer choose to incorporate into the design?

In written comments, the developers had committed to work with various committees and task forces, the DDA and Parks and Rec regarding design components. The final design would be discussed by the Commission during final site plan review.

Considering the scope of infrastructure improvements that would promote the plan for the central park, what is the appetite of the developer for supporting some of that?

Written input from the developer suggests that they are going to provide the utility stubs and that any future pavilion will be provided by the city. The developer also indicated that the design process would involve stakeholders.

Commissioner Barry asked about 3 different levels of infrastructure for the central park, and asked how much the developer was willing to commit to. Understanding the developer's commitment gave the City clarity in terms of how to move forward:

- Level One:       Stairs, the grass, DDA standards, concrete embankments, and some amenities that that the DDA has jurisdiction over
- Level Two:       Power for lights and food trucks, sprinklers, storm drainage systems, water for water features.
- Level TwoA:     Public restroom facilities.
- Level Three:     Pavilion, fountain designed by the City, installing an ice rink in the winter, putting up a stage, providing storage for seasonal items including outdoor furniture.

Mr. Wertheimer said Hunter Pasteur would be responsible for the items in levels 1 and 2. The restroom situation might actually be resolved by potential use of the log cabin, but if it was not, he was not sure they could commit to building a public restroom.

The items in level 3 were more difficult. He did not know where storage could be provided. Generally, he believed the items in level 3 would be indirectly paid for by the increased tax revenue generated by this development. Hunter Pasteur would not be writing a check for those things, but the development would create revenue enough to pay for them.

The Commission felt storage must be off-site.

Recommended amenities in the pocket parks, especially on Center Street

The developer has indicated the HOA would have ownership and that the pocket parks will be designed as passive spaces with landscaping, seating, and site furnishings.

Commissioner Gaines discussed the proposed open spaces at the intersection of Fairbrook and Center on each side of the development, and the open spaces in the middle of the southern portion, in front of the townhomes.

- The Fairbrook/Center open spaces were very small and looked more like side yards with some shrubbery. Would they be better off being used for building frontage?
- The open space in front of the townhomes seemed more like a private front lawn.

What was the intention of these open spaces? What were they for?

Mr. Wertheimer said the pocket parks and interior parks had not yet been designed. In general, the pocket parks on South Center were bigger than they appeared, would promote walkability by providing a resting place for walkers in an area of steep grades, and would have a trash receptacle and benches. All the small parks would be public spaces, maintained by the HOA but available for public use.

Commissioner Gaines made several design suggestions that he thought would help the parks on Center Street become strong anchors and provide a gateway effect for Fairbrook. Incorporating the design of the parks with the nearby buildings would strengthen the area.

In response to comments, Mr. Wertheimer said eliminating the pocket parks would provide space for perhaps 4 carriage homes. However, they would prefer to offer the open space for people coming up Center Street.

Commissioner Kirk said the challenge was to make the land look like a city park.

Mr. Martin said that the pocket parks helped answer the question: *What will make me want to walk by The Downs?* Again, the parks provided a waystation for non-motorized users. The intent was to provide a visual and practical experience as people walked through the area.

Mr. Martin added that they would have architectural changes to present at the August 2 meeting, in response to the comments they had heard in previous meetings regarding the southern portion of the site. They would present more information regarding the parks at that meeting also. He noted that the 3 interior parks near the townhomes would include 1 passive park, 1 child-oriented park, and 1 park designed for active adults. For people with small yards, the public spaces became their back yards, and they were important to the development.

In response to comments from Commissioner Gaines, Mr. Wertheimer explained that the two linear parks on each side of Hutton had originally been one large park, but the Commission had asked for Hutton to go all the way through the development and had unanimously requested that the park be divided in order to accomplish that.

Commissioner DeBono supported Commissioner Gaines' suggestions, except he did like Hutton Street going all the way through the development.

Commissioner Vollick liked the idea of creating a gateway appearance on Fairbrook through the design of the homes and pocket parks there.

Commissioner Kirk liked the idea of a larger park on Hutton, but also understood the importance of Hutton going through the development.

Commissioner Barry would like to see more of the design of the parks but was generally fine with their locations as shown. He noted the importance of having places where people can walk their dogs.

Commissioner Maise cautioned that future residents might resent maintaining parks that were open to the public. Mr. Martin explained their business model in this regard. Toll Brothers had

experience with writing clear Master Deed and HOA documents, and the HOA will have a professional management team dealing with maintenance and operation of the Association.

Public art, including a signature piece or photographic opportunity that establishes a sense of place and is more modern for a younger generation.

The developer had indicated agreement that public art will be important in the overall project design and stakeholder input will be considered.

Commissioner DeBono spoke to the importance of public art, and suggested various ideas that could be considered, including an “Instagram wall,” heavy stone art that children can play on, free standing art pieces, and mural art. In general, public art should be in the most public areas, with smaller items perhaps placed in the pocket parks. A signature piece would create a sense of place. Public art should be part of final site plan review, included where appropriate in the final landscape plan.

Mr. Wertheimer said that Hunter Pasteur will match City cost for public art 50/50, with no time limit, and a \$100,000 cap.

Looking at all the parks from a child’s perspective, do they provide a safe place for a variety of ages, i.e., places where children might safely go on their own?

The written comments from Hunter Pasteur indicate that they intend to incorporate child friendly amenities and limit safety concerns throughout the parks, specifically in the design of any amphitheater seating.

Consider not just children, but users of all ages and abilities, making sure that that the Commission has identified features they would expect to see on the site plan relative to those parks and public spaces.

Hunter Pasteur’s written comments indicated they would incorporate a multi-usable design to accommodate usage of the park by a wide range of users. They specifically said the parks would incorporate ADA accessibility to provide handicapped and elderly visitors experience in as much of the park space as possible.

Chair Tinberg pointed out that ADA compliance can be different than providing quality accessibility. Northville had an aging population for whom accessibility was an increasing concern. The schools also operate programs for students with severe multiple impairments and related mobility challenges. Those students often access downtown as part of their community-based instruction. The City was hilly, and there was concern that meeting the ADA requirement did not automatically make for a welcoming, pleasant and high quality experience for all users. Amenities – Central Park and River Park in particular – need to allow for equally convenient access for people who use wheelchairs or have mobility challenges. This might mean including an accessible entrance to every quadrant of the park, and making sure a location doesn't require the person to go long distances up or down sloped and uneven terrain in order to get to an accessible entrance. It also means meaningful, accessible and convenient handicap parking spots. All these things would result in an inclusive, high quality experience for all users.

Chair Tinberg suggested that as a condition of approval, the developer meet with both mobility-challenged residents and student wheelchair users to identify any particularly problematic access points within the site plan, and then report back to the Commission on modifications to the site plan that were or were not incorporated into the design.

Discussion followed:

- The issue was important and the description of the situation was accurate.
- Landscape architects have specific training in designing sites for these specific needs. Perhaps the developer's landscape architect Grissom Metz would review the site plan and make suggestions for modifications.
- *Leaving and Learning Center* in Northville might offer input.
- The Commission might take on some of this effort on by engaging people directly affected, researching desired benchmarks, and making its own recommendations.
- A third party walkability assessment might be appropriate.

Development team engineer Emerine said that Central Park had been designed with accessibility in mind. For instance, the promenade had a slope, then a flat part, then a slope, then a flat part, with the flat parts available as spaces to rest and to turn wheel chairs. Each quadrant of Central Park was accessible.

In terms of the entire site, there will be portions of the site that will be difficult for people with mobility needs, but there will be a way to access every major part of the site, and all sidewalks will be ADA compliant. The ADA compliant pathways are typically through the most prominent portions of the site.

What is driving the decision to dedicate certain open spaces to the public versus being privately owned public space. Is it a foregone conclusions that the "Central Park" need to be dedicated to the City for public use?

Commissioner Salliotte raised basic questions regarding the apparent assumption that Central Park would be City-owned. There were still unknowns and unanswered questions regarding this course of action. While it was not up to the Commission to make the decision to own the property, the Commission did have to make a recommendation to City Council.

Planning Consultant Elmiger made the following points:

- The key to a PUD is that the developer offers public benefits to balance out the deviations they're requesting from the zoning ordinance. Central Park and River Park are the two main public benefits of this PUD, although there was also a long list of other things.
- The Commission needed to decide if the parks were truly public benefits and if they balanced out the deviations that were being requested.
- The Commission would be getting information from DPAK regarding funding options, including tax increment financing through a brownfield plan, and the cost to the city for accepting the parks.
- The Commission might decide, for instance, that owning the river park would be a benefit, but not the central park. Or they might decide it would be better for both parks to remain private. Another consideration might be park design – will the park design benefit the City for many years to come?



- The parks could still be a public benefit if they were not City-owned.

This question of public benefit/public ownership was a big one, which the Commission would need to look at from different perspectives.

Chair Tinberg said these questions would be discussed when the Commission discussed financials.

City Manager Sullivan agreed that the question of city ownership was very important, and nothing had been decided yet. Questions that must be answered, in addition to funding that would be looked at by DPAC, included whether the central park would be mainly serving the residents on both sides of the park, adding value to those homes. It was important not to create programming that would take people away from the downtown area. Central Park would require a lot of maintenance, and maintenance would occur right outside of people's windows.

City Manager Sullivan noted that there were no benches to use on Wing Street, yet he did not feel disconnected from the people who lived there. People who walked or biked around Northville would naturally go through The Downs to use the bridge that would lead to Hines Park.

A 2006 resolution required both the City and the Township to agree before Parks and Rec takes on a new park; that conversation had not taken place.

Planning Consultant Elmiger said that a motion to recommend approval could be conditioned on entering an agreement with the Parks and Recreation Department.

The Commission postponed further discussion of this topic, and Chair Tinberg closed discussion.

## **9. OTHER PLANNING COMMISSION BUSINESS**

Mayor Turnbull acknowledged the passing today of long-time Northville resident Betty Allen. The Commission offered its condolences to the Allen family.

## **10. ADJOURN**

**MOTION by DeBono, support by Maise**, to adjourn the meeting at 10:37pm.

**Motion carried by voice vote.**

Respectfully submitted,  
Cheryl McGuire  
Recording Secretary

Tracking the Planning Commission's Deliberations on the Downs PUD Application/Preliminary Site Plan		
Topic	Deliberations	Public Comment
Roads, Pathways, Connections	Concluded on 4/19/22	Received on 5/3/22
Residential and Commercial Land Uses and Locations	Concluded on 6/7/22	Received on 6/7/22
Architecture, Landscaping and Aesthetics	Concluded on 6/21/22	Received on 7/5/22
<b>Parks, Public Spaces, and the Farmers Market</b>	<b>Started on 7/5/22; continuing on 7/19/22 and 8/2/22</b>	<b>Anticipated on 8/2/22</b>
<i>Infrastructure, Financials, and Phasing</i>	<i>TBD</i>	<i>TBD</i>
<i>Summary Review and Recommendation to City Council</i>	<i>TBD</i>	<i>TBD</i>

**Written  
Comments  
Received**

Tuesday, July 19, 2022

Dear Planning Commission:

I am writing with deep concerns over a modification made to the proposed Downs Development. At a recent meeting focusing on the parking options, you eliminated the parking lot on Cady Street, just across from our building and at the head of the new park. While I understand the desire for more green space, the removal of this parking lot will have a dramatic impact on the life of the congregation and our community partners using our building. I suspect it will have implications for area businesses, too. As it is, it is challenging finding a parking space for the church while competing with the often-heavy traffic from Starbucks. It is my understanding that the change was made with the assumption that the proposed lot would only benefit the church. I think this is a false statement. Just within the last couple of weeks, I have witnessed numerous vehicles using the current dirt lot for parking. None of those cars and trucks were from our building use, as they were parked at times when we were not offering programming (see photos).

These observations are anecdotal, I understand, but what is empirical is that outside groups utilize our building regularly. While the proposed parking lot will benefit our 100+ preschool families during drop off and pick up, it will also benefit the largest Scout troop in the state (Troop 755); they are an outside group of 150+ youth that weekly uses the church and has for decades. The lot will benefit Alcoholics Anonymous and Al-Anon, both groups of dozens who meet weekly in our building. The lot will benefit the Red Cross who uses our Christian Life Center for monthly blood drives. The lot will benefit the Rotary Club of Northville who meets in the fellowship hall twice monthly. The lot will benefit the community pickleball group that meets weekly. The lot will benefit various library committees that use our spaces for meetings, not to mention special events with the Art House, Living and Learning Enrichment Center, and various musical ensembles, all of whom use the building free or at a reduced rental cost. Some of the great gifts we have as a church, are our central location and our physical size. We can and are a community partner to more than just our congregation. To think the lot would only benefit one organization is a misinformed statement. Just this week, we were asked to host the Northville Beautification Commission awards lunch; this will welcome 120+ outside people to the building. We've also been asked to welcome 650 children for the Heritage Festival story time.

We own our building, but we use it as a hub for the community of Northville. In each of the artist renderings of the new Downs Development, we are there with our steeple, a central symbol from which the downtown stretches. We take our role as good neighbors seriously. With that in mind, I strongly urge you to reconsider the elimination of the proposed parking lot.

I should note, as well, how excited I am by the prospect of new neighbors through the growth of businesses and the expansion of housing. I am most enthused about the new parks and the

daylighting of the river. I have no doubt that others will be eager to access those spaces. The church will benefit from having a lush park right outside our doors. I just want to make sure that all this progress is not at the expense of its current utilization.

As the pastor of the church, and as someone planning on sticking around for a long time, I'm glad to be neighbors with you all.

Warm regards,

*Pastor Jackie*

The Rev. Jacqueline Spycher  
Senior Pastor  
First Presbyterian Church of Northville  
200 E. Main St.  
Northville, MI 48167

*Photos taken on July 12, 2022; south facing from our building to the dirt lot and proposed location of the park lot.*



**From:** [Bill Poulos](#)  
**To:** [Dianne Massa](#)  
**Subject:** Input to Planning Commission  
**Date:** Thursday, July 21, 2022 3:48:49 PM  
**Attachments:** [Note to Planning Commission 31522.docx](#)

---

Hi Dianne-

Please forward the following communication to the Planning Commission along with the attachment.

Thanks,

Bill Poulos  
Citizens For Northville

Dear Planning Commission members-

Now that you are well into the Downs Preliminary Site Plan Review process, at what point in the process can we expect responses to the 17 questions listed in our communication to the Commission on March 15, 2022? We feel it is extremely important for the community to have this information in order to engender confidence and support within the community for the evolving Plan as well as for sound decision making.

Thanks again for your hard work and diligence on insuring the HP Plan can be modified so that it is right for Northville. As you know, a misstep here could have an irreversible negative impact on the future of the city.

Bill Poulos  
Citizens For Northville

Updated from 2/11/22 Letter

To: Northville Planning Commission 3/15/22

From: Bill Poulos, 968 Coldspring Dr, Northville 48167

Subject: The Downs Redevelopment Process

I feel that the developer's plan is very well done. But is the plan right for Northville? I have been contacted by many, many people who believe that the plan, in its current form, is not right for Northville. While the developer has made improvements to the original plan, the plan density was reduced only somewhat and together with Housing Types, foreign to Downtown Northville, remains the central issue in our view.

The Plan, in its present form, appears to be a high risk plan with unknown consequences for Northville. Once implemented, becomes irreversible. Hopefully, working with the developer in good faith, the plan can be enhanced to mitigate this risk.

The key question that must be answered is "Is the HP Plan in keeping with Northville's present Character and small-town Charm? We believe it must be answered based on a specific set of criteria that we are requesting the Planning Commission (and later the City Council) adopt and respond to, item by item, as outlined below. Otherwise, all we have are opinions.

There is a secondary question. Is a high density plan the only way to pay for the public benefits such as daylighting the river? Lower risk scenarios should be explored with the developer that would include daylighting the river.

These criteria must be answered and made public so that the citizens are fully informed as the process unfolds.

-Following are excerpts from the PUD (Planned Unit Development) Article 20 of the Zoning Ordinance with related Criteria numbers that tie into each of these sections:

20.01: Purpose and Intent: “.....to preserve significant natural, historical, and architectural features and open space.....” 2 3 6 7 10 13-17

20.05: “.....The proposed use or uses shall be of such location, size, density and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts....” 1 2 3 4 5 8 9 12 13-17

“.... The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads, and utilities....” 1 4 5 8 9 11 12 13-17



20.8 1. PUD: “Reasonable conditions may be required by the Planning Commission before the approval of a planned unit development, to the extent authorized by law, for the purpose of ensuring that existing public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, protecting the natural environment and conserving natural resources and energy, **ensuring compatibility with adjacent uses of land, and promoting the use of land in a socially and economically desirable manner.**” 1 3 4 5 7 8 9 11 12 13-17

We request that the Planning Commission (and later the City Council) adopt and respond to the following criteria to assess as objectively as possible the answer to the question: “Is the Plan in keeping with Northville’s character and small-town charm?”

**Criteria:**

1. Is Residential Density in harmony with surrounding neighborhoods?:

5.8 homes per acre current surrounding neighborhoods— 48 acres x 0.70 (to account for roads/unbuildable areas/parks) = 34 buildable acres. 474 units/34 = 14 homes per acre. More than twice the current density of surrounding neighborhoods which are predominantly single family homes. On the other hand, are single family homes in demand in Northville? What is the inventory of unsold homes?

2. Are Residential Architecture and Housing Types in harmony with surrounding neighborhoods?:

Homes: yes on front façades. Are monolithic apartment and condo buildings; row, town and carriage houses appealing structures adjacent to Single Family Homes. Are these types of structures sustainable? South entrance to city unappealing and would be a canyon with current Plan.

Apartment and Condo Buildings?:

3. Have Walkability requirements been met? :
4. Will impact on traffic improve? :
5. Is Commercial Density in harmony with downtown?:
6. Is Commercial Architecture in harmony with downtown?:

7. Have Landscaping requirements been met?:
8. Will FAR restrictions be met?:
9. Is Parking adequate (where do non-Downs residents park that want to use the green space?)?:
10. Has Farmers Market area been specified?:
11. Has impact study been done for City Services/Aging Infrastructure/Utilities?:
12. Has assessment been done concerning impact on surrounding neighborhood Property Values: ?
13. Has the City conducted a Pro Forma Cost/Benefit Analysis?
14. Have required developer escrow accounts been determined: ?
15. Has the developer claimed \$2.1 million net tax increase for Northville been substantiated and will it offset incremental costs to the city?
16. Has the developer's ability to complete the Plan been assessed?:
17. Will the Plan attract visitors to Northville: ?

We believe that whatever the Planning Commission ultimately recommends to the City Council, it must include a very specific, sober analysis of the enhanced plan and its impact on Northville's small town Charm and Character. And this analysis must be widely communicated to the public, demonstrating how the plan is in the best interests of Northville, in order for the plan to have broad based support by the public. Such an analysis is critical to clear-eyed decision making and even more so, given the highly volatile geopolitical and financial world that may be in the process of rapidly unravelling in ways that none of us have seen in our lifetimes.



CITY OF NORTHVILLE  
215 W. Main Street  
Northville, MI 48167

CITY OF NORTHVILLE  
Date Entered 06/20/2022 8:16:59 AM  
Cashier Validation (Code 103)  
Ref PC APPLICATION FEES  
Receipt 184495  
Amount \$620.00  
Received From:  
590 DUBUAR

## PLANNING COMMISSION LOT SPLIT APPLICATION

- Do not submit the Planning Commission Lot Split Application until you have applied to the Assessor for Administrative Review, or have been directed by the Assessor to apply to the Planning Commission.
- Refer to the cover page for application submission requirements.

I (We) the undersigned, do hereby petition the Planning Commission to divide, combine, or otherwise reconfigure the parcels(s) here described. In support of this petition, the following facts are shown:

1. Parcel Identification Number(s) affected 48-002-02-0378-000

Current address(es) for these parcels \_\_\_\_\_

2. Describe the proposed land division in detail (attach a separate page if needed):

Divide a single vacant parcel into two separate buildable parcels.

3. It is requested the above referenced parcel(s) be divided into 2 new parcels.

4. Zoning District of the parcels R1B - First Density Residential District

5. The required following documents are attached:

- ☐ Survey that includes the legal description of the parcel which shall contain the descriptions of all parcels, as prepared by a land surveyor or engineer registered in the state. Survey shall also include description of parent parcel or balance of property involved in the lot split.
- ☐ Copy of the most recent tax bill pertaining to the parcel(s). Taxes must be up-to-date. If taxes were paid after the due date at the County, please furnish copies of the paid receipts.
- ☐ A scale drawing of the existing parcel(s) as it exists prior to the proposed division/combination. (This may be incorporated into the scale drawing outlined below)
- ☐ A scale drawing of the parcel(s) as it will appear following the proposed division/combination, which includes the following information:
  - a. North arrow, date and scale.
  - b. Existing and proposed lot lines and dimensions.
  - c. Existing utilities (gas, telephone, electric, water, and sanitary) and drainage courses within 50 feet of the lots to be split.
  - d. Location and dimensions of existing and proposed easements, lot numbers, roadways and lot irons.
  - e. Existing structures on the proposed lots and all structures within 50 feet of the proposed lot lines.
  - f. Zoning classification of the lots to be split and all abutting lots.

- g. All required front, rear, and side yard setbacks resulting from the requested split.
- h. Topographic information to determine grading, drainage, and storm water design.
- i. Street names, rights-of-ways and roadway widths of all existing and proposed streets within and adjacent to the proposed split/division.
- j. Such other requirements as the City Assessor or Planning Commission deem reasonably necessary.

6. Are there any existing and/or proposed restrictions or covenants, which apply to the land?

☐ YES ☒ NO

☐ If yes, a copy is attached to this application (required for application to be reviewed and processed).

#### OWNER INFORMATION

The application must be signed by all persons who have any legal or equitable interest in the parent parcels(s) and the resulting parcel combinations.

#### PARCEL #1

Owner Name **Thomas M. Prose**

Address **21333 Haggerty Rd., Suite 150**

City, State, Zip **Novi, Michigan 48375**

Parcel ID Number **48-002-02-0378-000**

Current Address for this parcel **590 Dubuar**

Email **tprose@generalmedicine.com** Phone **(248) 662-0250**



**Proof of ownership of property concerned** consisting of Title Insurance, Purchase Agreement is included with this application. Must have the names of the principal owners involved in any corporation, partnership, etc.

I have contacted my mortgage company regarding the proposed land division ☐ YES ☐ NO N/A

Complete Mailing Address for Future Mailings and/or Tax Bills:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGN HERE

Owner Signature

Date **6/3/22**

Owner Signature

Date \_\_\_\_\_

**PARCEL #2**

Owner Name N/A

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Parcel ID Number \_\_\_\_\_

Current Address for this parcel \_\_\_\_\_

Email \_\_\_\_\_ Phone \_\_\_\_\_

☐ **Proof of ownership of property concerned** consisting of Title Insurance, Purchase Agreement is included with this application. Must have the names of the principal owners involved in any corporation, partnership, etc.

I have contacted my mortgage company regarding the proposed land division ☐ YES ☐ NO

Complete Mailing Address for Future Mailings and/or Tax Bills:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

**(FOR ADDITIONAL PARCELS, USE A SEPARATE SHEET TO PROVIDE THE ABOVE REQUIRED INFORMATION)**

**FEES – Planning Commission**

The fee is due when the application is filed. The application is not considered received until the fee is paid. Fees paid after the submission deadline will defer the application to a future Planning Commission meeting.

Base Charge            \$560  
Per Acre Charge       \$ 60

Please note, this a base charge. Per the Development Review Fee schedule, as adopted by City Council, you are responsible for any additional accrued fees, as billed to the City by the City’s Planning Consultant.

**FEES – Legal Description Fees**

\$60 for every resulting parcel

This fee is paid after Planning Commission approval is received. The City Assessor will not begin legal descriptions until all fees are paid in full (including all Development Review Fees accrued during the Planning Commission process).



**APPLICANT CONTACT INFORMATION**

All correspondence concerning the proposed split/combination will be directed to the applicant. It is the applicant's responsibility to forward correspondence to other interested parties.

Applicant Name Thomas M. Prose  
Address 21333 Haggerty Rd., Suite 150  
City, State, Zip Novi, Michigan 48375  
Email tprose@generalmedicine.com Telephone (248) 662-0250

The applicant hereby expressly acknowledges and agrees that by signing this document, the applicant is fully responsible for any and all fees, costs, and/or expenses which are associated with this application whether approval of the application is granted or not. In the event that the City of Northville is required to take any type of action, legal or otherwise, to collect any amount due or owing by the applicant, then the appellant expressly agrees to pay for any and all costs and expenses, including attorney fees, incurred by the City of Northville in having to collect any such amount due or owing by the applicant. The applicant must complete and sign this section or the application will not be accepted.

The applicant/agent acknowledges that I have reviewed the requirements and that this request will not be placed on the Planning Commission agenda until all accumulated fees, as bill to me by the City, have been paid in full. Further, the Assessing Department will not complete the legal description until all fees have been paid in full and all requirements for document submission have been met.

SIGN HERE

Signature  Date 6/3/22

**PLANNING COMMISSION ACTION**

Planning Commission Meeting Date \_\_\_\_\_ . The Lot Split Application is:

- ☐ APPROVED  
☐ CONDITIONAL APPROVAL  
☐ APPLICATION REFERRED BACK TO APPLICANT  
☐ DENIED

PLANNING CHAIRPERSON SIGNATURE \_\_\_\_\_

**OFFICE USE ONLY**

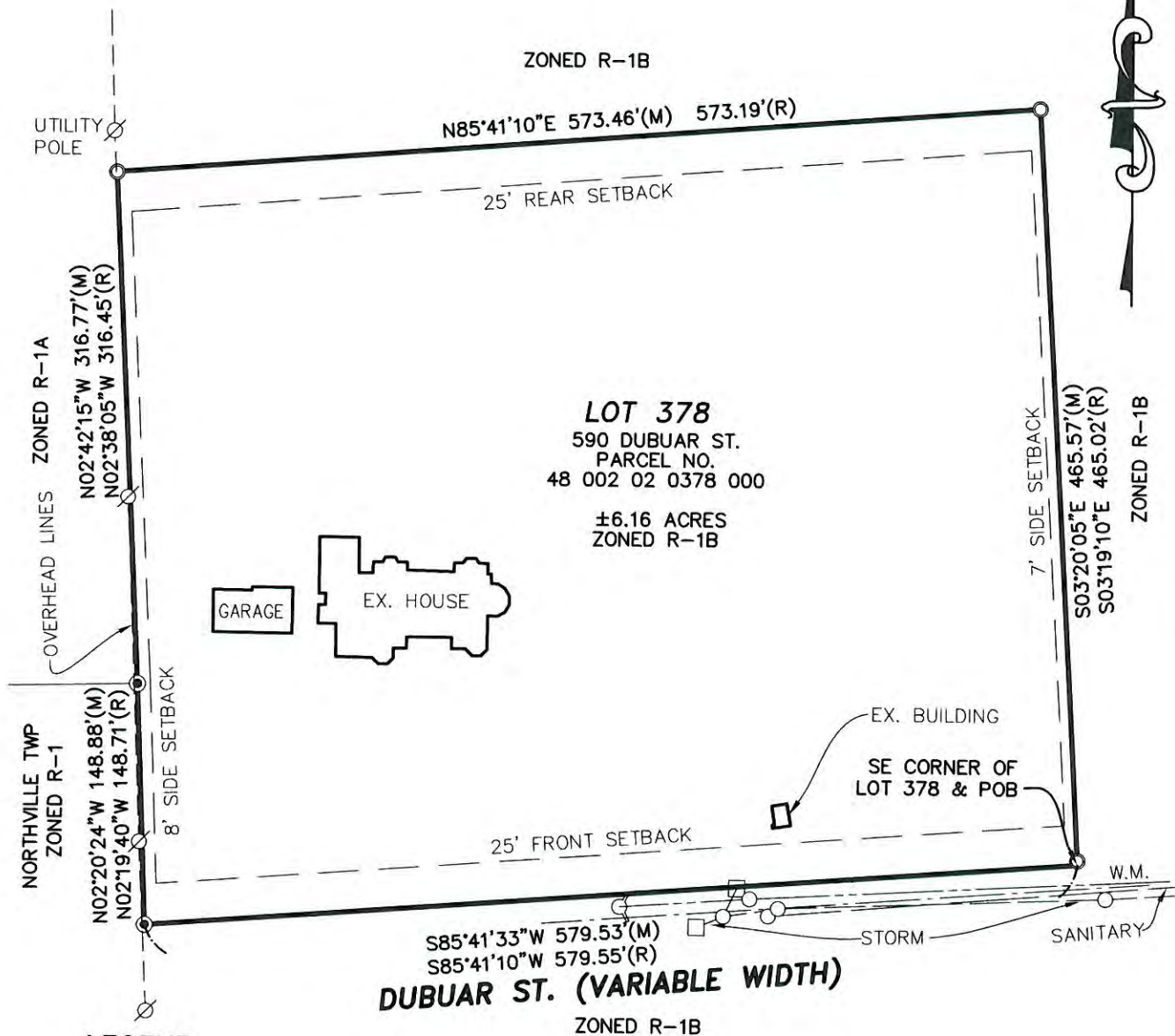
**FEES – following Planning Commission Approval:**

\$60 for each resulting parcel \_\_\_\_\_ X \$60 = \_\_\_\_\_

Development Review Fees Due  
(Contact City Clerk for billing information from City Planner) \_\_\_\_\_

Paid \_\_\_\_\_ Date \_\_\_\_\_





**LEGEND**

- FOUND IRON  
● SET IRON



**NOTE:**

BEARINGS BASED ON ASSESSOR'S  
NORTHVILLE PLAT NO. 5,  
L.66 OF PLATS, P.41, WAYNE  
COUNTY RECORDS

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY  
HEREIN DESCRIBED, AND THAT THERE ARE NO VISIBLE  
ENCROACHMENTS UPON THE ABOVE DESCRIBED PROPERTY,  
EXCEPT AS SHOWN HEREON AND THAT THE REQUIREMENTS  
OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN MET.

JOHN D. HEIKKINEN  
PROFESSIONAL SURVEYOR NO. 47952

REV: 1-18-22  
REV: 1-10-22  
REV: 11-12-21

**ALPINE**  
ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD  
SUITE 109  
NOVI, MICHIGAN 48377  
(248) 926-3701 (BUS)  
(248) 926-3765 (FAX)

CLIENT:	SEYBURN KAHN, P.C.	DATE:	8-4-21
<b>PARCEL SPLIT</b>		DRAWN BY:	JRV/KEH
<b>590 DUBUAR LOT SPLIT</b>		CHECKED BY:	JDH
SECTION: 3	TOWNSHIP: 1S	RANGE: 8E	0 50 100
CITY OF NORTHVILLE		FBK: -	1/3
WAYNE COUNTY		CHF: -	
MICHIGAN		SCALE HOR 1"=100 FT. VER 1"= - FT.	

17-202

**ORIGINAL DESCRIPTION:**

LOT 378, ASSESSOR'S NORTHVILLE PLAT NO. 5, AS RECORDED IN LIBER 66, PAGE 41 OF PLATS, WAYNE COUNTY RECORDS.

**RESULTANT DESCRIPTIONS:**

**PARCEL 1:**

PART OF LOT 378, ASSESSOR'S NORTHVILLE PLAT NO. 5, AS RECORDED IN LIBER 66, PAGE 41 OF PLATS, WAYNE COUNTY RECORDS, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 378 THENCE S85°41'33"W 168.52 FEET ALONG THE NORTH LINE OF DUBUAR STREET (VARIABLE WIDTH); THENCE N03°20'05"W 75.01 FEET; THENCE S85°41'33"W 161.70 FEET; THENCE N02°42'15"W 277.08 FEET; THENCE S85°41'10"W 247.54 FEET; THENCE N02°42'15"W 113.54 FEET ALONG THE WEST LINE OF SAID LOT 378; THENCE N85°41'10"E 573.46 FEET ALONG THE NORTH LINE OF SAID LOT 378; THENCE S03°20'05"E 465.57 FEET ALONG THE EAST LINE OF SAID LOT 378 TO THE POINT OF BEGINNING, CONTAINING 3.88 ACRES OF LAND, MORE OR LESS.

**PARCEL 2:**

PART OF LOT 378, ASSESSOR'S NORTHVILLE PLAT NO. 5, AS RECORDED IN LIBER 66, PAGE 41 OF PLATS, WAYNE COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 378 THENCE S85°41'33"W 168.52 FEET ALONG THE NORTH LINE OF DUBUAR STREET (VARIABLE WIDTH) TO THE POINT OF BEGINNING; THENCE CONTINUING S85°41'33"W 411.01 FEET ALONG THE NORTH LINE OF SAID DUBUAR STREET; THENCE N02°20'24"W 148.88 FEET ALONG THE WEST LINE OF SAID LOT 378; THENCE N02°42'15"W 203.23 FEET ALONG THE WEST LINE OF SAID LOT 378; THENCE N85°41'10"E 247.54 FEET; THENCE S02°42'15"E 277.08 FEET; THENCE N85°41'33"E 161.70 FEET; THENCE S03°20'05"E 75.01 FEET TO THE POINT OF BEGINNING, CONTAINING 2.28 ACRES OF LAND, MORE OR LESS.

**33 FEET WIDE INGRESS/EGRESS EASEMENT:**

PART OF LOT 378, ASSESSOR'S NORTHVILLE PLAT NO. 5, AS RECORDED IN LIBER 66, PAGE 41 OF PLATS, WAYNE COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 378 THENCE S85°41'33"W 177.37 FEET ALONG THE NORTH LINE OF DUBUAR STREET (VARIABLE WIDTH) TO THE POINT OF BEGINNING; THENCE CONTINUING S85°41'33"W 33.01 FEET ALONG THE NORTH LINE OF SAID DUBUAR STREET; THENCE N05°56'03"W 235.00 FEET; THENCE 153.20 FEET ALONG A 88.52 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N55°30'57"W 134.78 FEET; THENCE N02°42'15"W 32.64 FEET; THENCE S85°41'10"W 5.98 FEET; THENCE 209.18 FEET ALONG A 121.52 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S55°14'55"E 184.29 FEET; THENCE S05°56'03"E 235.94 FEET TO THE POINT OF BEGINNING.

REV: 1-18-22  
REV: 1-10-22  
REV: 11-12-21



CLIENT:	SEYBURN KAHN, P.C.	DATE:	8-4-21
<b>PARCEL SPLIT</b>		DRAWN BY:	JRV
<b>590 DUBUAR LOT SPLIT</b>		CHECKED BY:	JDH
SECTION: 3	TOWNSHIP: 1S	RANGE: 8E	0 - -
CITY OF NORTHVILLE			FBK: -
WAYNE COUNTY			CHF: -
MICHIGAN			3/3
			17-202
			SCALE HOR 1" = - FT. VER 1" = - FT.




590 DUBUAR ST

NORTHVILLE, MI 48167

(Property Address)

Parcel Number: 48 002 02 0378 000



Item 1 of 21 Image / 1 Sketch

Property Owner: PROSE, DR.THOMAS M.

Summary Information

> Residential Building Summary

- Year Built: 2000

- Full Baths: 5

- Sq. Feet: 11,434

- Bedrooms: 5

- Half Baths: 3

- Acres: 6.191

> Assessed Value: \$3,461,400 | Taxable Value: \$2,080,123

> Property Tax information found

> 16 Building Department records found

Owner and Taxpayer Information

Owner

PROSE, DR.THOMAS M.  
21333 HAGGERTY SUITE 150  
NOVI, MI 48375

Taxpayer

SEE OWNER INFORMATION

Legal Description

03F378 LOT 378 ASSESSORS NORTHVILLE PLAT NO 5 T1S R8E L66 P41 WCR

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

3/1/2022

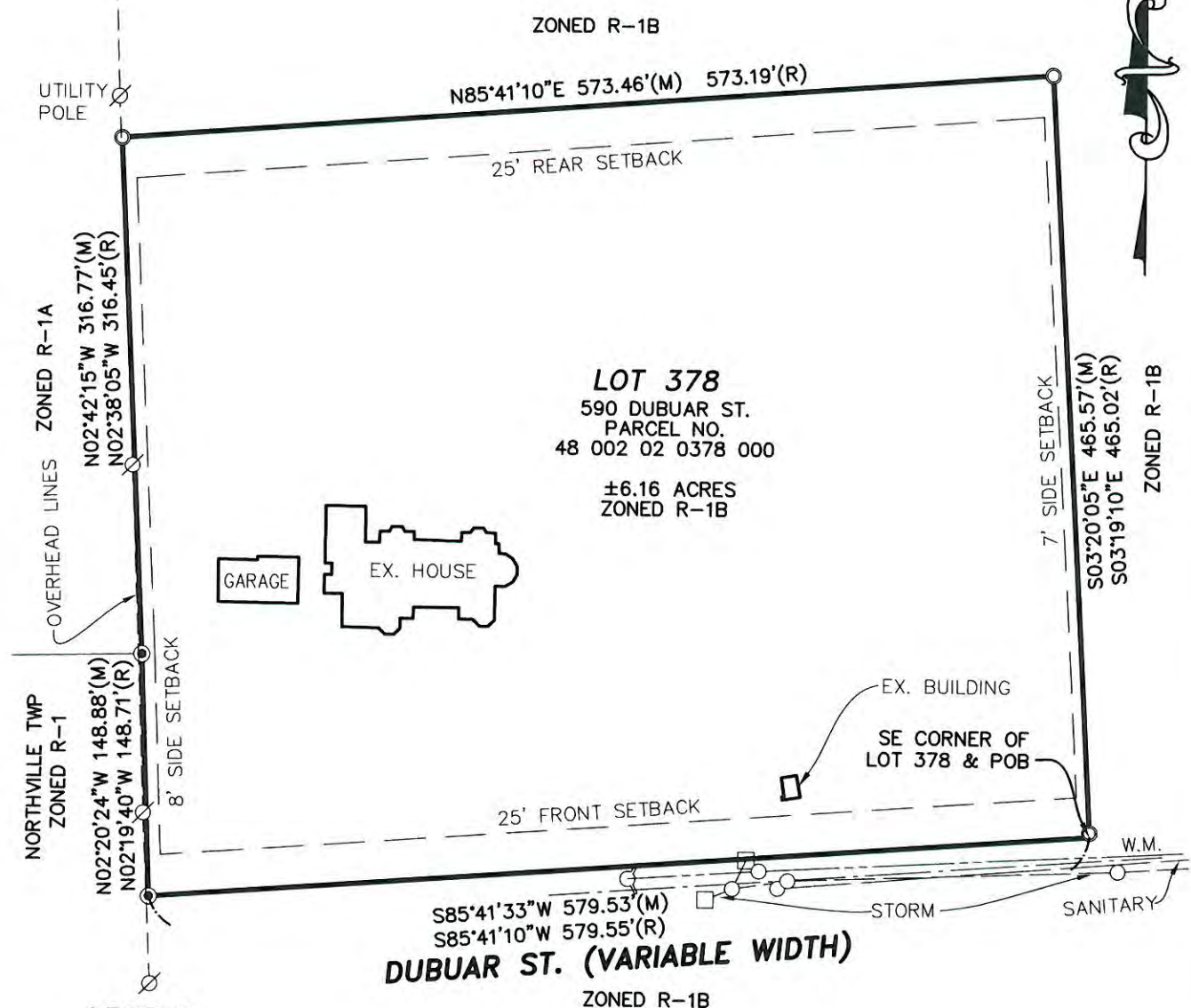
Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2021	Winter	\$12,742.89	\$12,742.89	01/20/2022	\$0.00
2021	Summer	\$78,092.96	\$78,092.96	09/27/2021	\$0.00
2020	Winter	\$12,630.17	\$12,630.17	01/28/2021	\$0.00
2020	Summer	\$77,465.02	\$77,465.02	08/28/2020	\$0.00
2019	Winter	\$12,380.65	\$12,380.65	02/05/2020	\$0.00
2019	Summer	\$76,413.88	\$76,413.88	10/11/2019	\$0.00
2018	Winter	\$12,134.14	\$12,134.14	01/29/2019	\$0.00
2018	Summer	\$72,244.77	\$72,244.77	08/20/2018	\$0.00
2017	Winter	\$29,421.53	\$29,421.53	12/27/2017	\$0.00
2017	Summer	\$88,472.98	\$88,472.98	07/19/2017	\$0.00

Load More Years

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.



**LEGEND**

- FOUND IRON  
● SET IRON



**NOTE:**

BEARINGS BASED ON ASSESSOR'S  
NORTHVILLE PLAT NO. 5,  
L.66 OF PLATS, P.41, WAYNE  
COUNTY RECORDS

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY  
HEREIN DESCRIBED, AND THAT THERE ARE NO VISIBLE  
ENCROACHMENTS UPON THE ABOVE DESCRIBED PROPERTY,  
EXCEPT AS SHOWN HEREON AND THAT THE REQUIREMENTS  
OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN MET.

JOHN D. HEIKKINEN  
PROFESSIONAL SURVEYOR NO. 47952

REV: 1-18-22  
REV: 1-10-22  
REV: 11-12-21

**ALPINE**  
ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
46892 WEST ROAD  
SUITE 109  
NOVI, MICHIGAN 48377  
(248) 926-3701 (BUS)  
(248) 926-3765 (FAX)

CLIENT:	SEYBURN KAHN, P.C.	DATE:	8-4-21
<b>PARCEL SPLIT</b>		DRAWN BY:	JRV/KEH
<b>590 DUBUAR LOT SPLIT</b>		CHECKED BY:	JDH
SECTION: 3	TOWNSHIP: 1S	RANGE: 8E	0 50 100
CITY OF NORTHVILLE		FBK: -	1/3
WAYNE COUNTY		CHF: -	
MICHIGAN		SCALE HOR 1"=100 FT. VER 1"= - FT.	

17-202



**ORIGINAL DESCRIPTION:**

LOT 378, ASSESSOR'S NORTHVILLE PLAT NO. 5, AS RECORDED IN LIBER 66, PAGE 41 OF PLATS, WAYNE COUNTY RECORDS.

**RESULTANT DESCRIPTIONS:**

**PARCEL 1:**

PART OF LOT 378, ASSESSOR'S NORTHVILLE PLAT NO. 5, AS RECORDED IN LIBER 66, PAGE 41 OF PLATS, WAYNE COUNTY RECORDS, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 378 THENCE S85°41'33"W 168.52 FEET ALONG THE NORTH LINE OF DUBUAR STREET (VARIABLE WIDTH); THENCE N03°20'05"W 75.01 FEET; THENCE S85°41'33"W 161.70 FEET; THENCE N02°42'15"W 277.08 FEET; THENCE S85°41'10"W 247.54 FEET; THENCE N02°42'15"W 113.54 FEET ALONG THE WEST LINE OF SAID LOT 378; THENCE N85°41'10"E 573.46 FEET ALONG THE NORTH LINE OF SAID LOT 378; THENCE S03°20'05"E 465.57 FEET ALONG THE EAST LINE OF SAID LOT 378 TO THE POINT OF BEGINNING, CONTAINING 3.88 ACRES OF LAND, MORE OR LESS.

**PARCEL 2:**

PART OF LOT 378, ASSESSOR'S NORTHVILLE PLAT NO. 5, AS RECORDED IN LIBER 66, PAGE 41 OF PLATS, WAYNE COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 378 THENCE S85°41'33"W 168.52 FEET ALONG THE NORTH LINE OF DUBUAR STREET (VARIABLE WIDTH) TO THE POINT OF BEGINNING; THENCE CONTINUING S85°41'33"W 411.01 FEET ALONG THE NORTH LINE OF SAID DUBUAR STREET; THENCE N02°20'24"W 148.88 FEET ALONG THE WEST LINE OF SAID LOT 378; THENCE N02°42'15"W 203.23 FEET ALONG THE WEST LINE OF SAID LOT 378; THENCE N85°41'10"E 247.54 FEET; THENCE S02°42'15"E 277.08 FEET; THENCE N85°41'33"E 161.70 FEET; THENCE S03°20'05"E 75.01 FEET TO THE POINT OF BEGINNING, CONTAINING 2.28 ACRES OF LAND, MORE OR LESS.

**33 FEET WIDE INGRESS/EGRESS EASEMENT:**

PART OF LOT 378, ASSESSOR'S NORTHVILLE PLAT NO. 5, AS RECORDED IN LIBER 66, PAGE 41 OF PLATS, WAYNE COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 378 THENCE S85°41'33"W 177.37 FEET ALONG THE NORTH LINE OF DUBUAR STREET (VARIABLE WIDTH) TO THE POINT OF BEGINNING; THENCE CONTINUING S85°41'33"W 33.01 FEET ALONG THE NORTH LINE OF SAID DUBUAR STREET; THENCE N05°56'03"W 235.00 FEET; THENCE 153.20 FEET ALONG A 88.52 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N55°30'57"W 134.78 FEET; THENCE N02°42'15"W 32.64 FEET; THENCE S85°41'10"W 5.98 FEET; THENCE 209.18 FEET ALONG A 121.52 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S55°14'55"E 184.29 FEET; THENCE S05°56'03"E 235.94 FEET TO THE POINT OF BEGINNING.



CLIENT:		REV: 1-18-22	
SEYBURN KAHN, P.C.		REV: 1-10-22	
PARCEL SPLIT		REV: 11-12-21	
590 DUBUAR LOT SPLIT		DATE:	8-4-21
SECTION: 3	TOWNSHIP: 1S	DRAWN BY:	JRV
	RANGE: 8E	CHECKED BY:	JDH
CITY OF NORTHVILLE		0 - -	
WAYNE COUNTY		FBK: -	3/3
MICHIGAN		CHF: -	17-202
		SCALE	HOR 1" = - FT.
			VER 1" = - FT.







**ORIGINAL DESCRIPTION:**

LOT 378, ASSESSOR'S NORTHVILLE PLAT NO. 5, AS RECORDED IN LIBER 66, PAGE 41 OF PLATS, WAYNE COUNTY RECORDS.

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**ALPINE**  
**ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD  
SUITE 109  
NOVI, MICHIGAN 48377  
(248) 926-3701 (BUS)  
(248) 926-3765 (FAX)

CLIENT:		DATE: 8-4-21	
SEYBURN KAHN, P.C.		DRAWN BY: JRV	
PARCEL SPLIT		CHECKED BY: JDH	
590 DUBUAR LOT SPLIT		0 - -	
SECTION: 3	TOWNSHIP: 1S	RANGE: 8E	FBK: -
CITY OF NORTHVILLE			3/3
WAYNE COUNTY			
MICHIGAN			CHF: -
SCALE			HOR 1" = - FT.
			VER 1" = - FT.

REV: 1-18-22  
REV: 1-10-22  
REV: 11-12-21

17-202

**DEEDS**

Warranty Deed to Thomas Prose

Recorded 01/26/99

Quit Claim Deed from Thomas Prose  
to Thomas Prose and Maria Prose,  
husband and wife

Recorded 10/31/02

Quit Claim Deed from Maria Prose  
and Thomas Prose to Thomas Prose

Recorded 07/26/11

**TITLE SEARCH**

Confirming Thomas Prose in ownership



DEC 17 1998  
OCT 26 1998

Liber-30052 Page-2890.0  
99024167 1-26-1998 11:40AM  
F.E. Youngblood, Wayne Co. Register of Deeds



1st Security Title Inc.

**WARRANTY DEED**  
**C.L. 1948, 565.151 MSA 26.571**

Elizabeth Cousins Dean, Frances Cousins Steencken, Marion V. Cousins, Estate of Eunice M. The Grantor Cousins, deceased, Wayne County Probate File No. 98-592,476-SE, Marion V. whose address is Cousins, Independent Personal Representative P.O. Box 6235, Plymouth, Mi 48170 conveys and warrants to Thomas Prose whose address is 306 S. Main, Suite 300, Plymouth, Mi 48170 the following described premises situated in the City of Northville County of Wayne and State of Michigan:

Lot 378 Assessor's Northville Plat No. 5 as recorded in liber 66, Page 41 of plats, Wayne County Records.

\$13.00 DEED

Tax Item No: 48-002-02-0378-000  
Also known as: Vacant Dubuar

RECORDED  
FOREST E. YOUNGBLOOD, REGISTER OF DEEDS  
WAYNE COUNTY, MI  
Receipt #105230

for the sum of EIGHT HUNDRED SIXTY THOUSAND AND No/100 (\$860,000.00)

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act."

Subject to easements and building and use restrictions of record and further subject to: providing said restrictions, easements and zoning ordinances do not unreasonably restrict the Purchasers  
Dated: 10/13/98 intended use of the property

Signed in the presence of:

Signed:

*Patricia A. Hayter*  
PATRICIA A. HAYTER  
DEL M RIGBY

*Frances Cousins Steencken*  
Frances Cousins Steencken

\$4.00 REDEMPTION TAX

STATE OF MICHIGAN

COUNTY OF Wayne

SS

\$7.396.00 STATE TRANSFER TAX

The foregoing instrument was acknowledged before me this 13th day of October

19 98, by Frances Cousins Steencken

See attached signatures

This is to certify that there are no tax liens or titles on this property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT

No. *306* Date *OCT 26 1998*  
WAYNE COUNTY TREASURER *Clint*

*Patricia A. Hayter*  
PATRICIA A. HAYTER  
NOTARY PUBLIC, WAYNE COUNTY, MI  
MY COMMISSION EXPIRES 03/1999

Notary Public,  
County, Michigan  
WAYNE

My Commission Expires:

County Treasurer's Certificate

City Treasurer's Certificate

Drafted By: *Del Rigby*  
Del Rigby  
1824 Cooley  
Ann Arbor, Mi 48103

When recorded return to: 1st Security Title  
9450 S. Main St.  
Plymouth, Mi 48170

348-22399 EWD 13 4R 3P97 577

OCT-08-98 THU 04:10 PM FIRST SECURITY TITLE

FAX NO. 13134511808

P.05

Liber-30052 Page-2891.0

Dated: 10th day of October 1998  
Signed in the presence of:

*[Signature]*  
*[Signature]*  
JULIE M. LEBERMAN

Signed:

*[Signature]*  
Marion V. Cousins

*[Signature]*  
Marion V. Cousins, Independent Personal  
Representative of the Estate of Eunice M.  
Cousins

STATE OF FLORIDA

COUNTY OF PALM BEACH

SS

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of October, 1998, by Marion V. Cousins, Individually and Marion V. Cousins, Independent Personal Representative of the Estate of Eunice M. Cousins, deceased, Wayne County Probate file No. 98-592,476-SE

*[Signature]*  
JULIE M. LEBERMAN, Notary Public,  
County,  
My Commission Expires: 11/27/2002



OCT-08-98 THU 04:10 PM FIRST SECURITY TITLE

FAX NO. 13134511808

P. 06

Liber 30052 Page-2898.0

Dated: 10th day of October 1998  
Signed in the presence of:

Sandra K. C. [Signature]  
Lee Ann Payne  
LEE ANN PAYNE

Signed: [Signature]  
Elizabeth Cousins Dean

✓ STATE OF Tennessee }  
COUNTY OF Knox } ss

The foregoing instrument was acknowledged before me this 10th day of October 1998 by Elizabeth Cousins Dean

[Signature]  
LARRY FOX Notary Public,  
County, KNOX  
My Commission Expires: 2-02-2002



02181313 OCT 31 2002

Li-37135 Pa-2425  
202594536 10/31/2002  
Bernard J. Youngblood  
Wayne Co. Register of Deeds

T/C 58318

QUIT CLAIM DEED  
Statutory Form

Tri-County Title Agency, Inc.  
38705 Seven Mile Rd., Suite 185, Livonia, MI 48152

FAX (734) 464-6603  
PH: (734) 464-7560

KNOW ALL MEN BY THESE PRESENTS: That Thomas Prose, a married man  
whose address is 590 DuBuar St., Northville, MI 48167

Quit Claim(s) to:  
Thomas Prose and Maria Prose , husband and wife  
whose address is 590 DuBuar St., Northville, MI 48167

the following described premises situated in :  
City of Northville, Wayne County, Michigan

Lot 378, Assessor's Northville Plat No. 5, as recorded in Liber 66, Page 41 of Plats, Wayne County  
Records.

Parcel Identification No. : 48-002-02-0378-000

Commonly known as: 590 DuBuar St., Northville, MI 48167

for the full consideration of Exempt M.S.A. 7.456 Section 5 Paragraph M480750160

Dated this 22nd day of October, 2002.

Witnesses:  
Jessica Chapman  
Barbara J. Stacey

Signed and Sealed  
Thomas prose (L.S.)  
(L.S.)

STATE OF MICHIGAN )  
County of Wayne ) ss.

The foregoing instrument was acknowledged before me this 22nd day of October, 2002, by . Thomas Prose, a  
married man.

Tri-County Title Agency, Inc  
38705 Seven Mile, Suite 185  
Livonia, MI 48152

My Commission Expires:  
When recorded, return to:

Drafted by: Amy H  
Business Address: Tri-County Title Agency, Inc.  
38705 Seven Mile, Suite 135  
Livonia, MI 48152  
Tax Item No. 48-002-02-0378-000  
Send subsequent tax bills to:

BARBARA J. STACEY  
NOTARY PUBLIC WAYNE CO. MI  
MY COMMISSION EXPIRES Feb 7 2005

NO REVENUE ATTACHED

Bernard J Youngblood  
Wayne County Register of Deeds  
July 26, 2011 08:56 AM  
Inst # 2011291022  
Liber 49289 Page 922  
Electronically Recorded

**QUIT CLAIM DEED**

Maria T. Prose, a single woman, whose address is 590 Dubuar St., Northville, Michigan 48167, and Thomas M. Prose, a single man, whose address is 21333 Haggerty Rd., #150, Novi, Michigan 48375, quit claims to Thomas M. Prose the real property situated in the City of Northville, Wayne County, Michigan, described as follows:

Lot 378, Assessor's Northville Plat No. 5, as recorded in Liber 66, page 41 of Plats, Wayne County Records.


Tax ID No. 48-002-02-0378-000  
Commonly known as: 590 Dubuar St., Northville, MI 48167

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One (\$1.00) Dollar.

This Deed is exempt from the Real Estate Transfer Taxes under MCLA §207.505(j) and §207.526(I) because this Deed is given pursuant to a Judgment or Order of a Court of record making or ordering the transfer and no specific monetary consideration was specified or ordered by the Court for the transfer

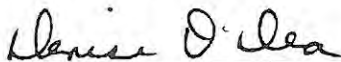
Dated this 12 day of July, 2011.

Signed by:

  
Maria T. Prose

STATE OF MICHIGAN     )  
COUNTY OF Oakland     ) ss

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July, 2011, by Maria T. Prose, to me known to be the same person described in and who executed the foregoing document, and who acknowledged to me that she executed the same as her free act and deed.



DENISE O'DEA  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Aug. 21, 2012  
Acting in the County of Oakland

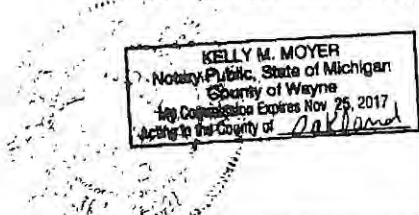
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
Acting in \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

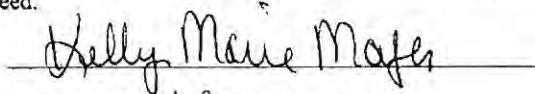
L 49289 - P 923

  
Thomas M. Prose

STATE OF MICHIGAN )  
COUNTY OF Oakland ) ss

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July, 2011, by Thomas M. Prose, to me known to be the same person described in and who executed the foregoing document, and who acknowledged to me that he executed the same as his free act and deed.



  
Notary Public, Wayne County,  
Acting in Oakland County,  
My Commission Expires: 11-25-2017

DRAFTED BY AND WHEN RECORDED RETURN TO:  
Tova Shaban, Esq.  
Seyburn, Kahn, Ginn, Bess & Serlin, P.C.  
2000 Town Center, Suite 1500  
Southfield, MI 48075

Send Subsequent Tax Bills to: GRANTEE

Return To 11936443  
LSI-LPS  
East Recording Solutions  
700 Cherrington Parkway  
Coraopolis, PA 15108

L 49289 - P 924

Loan # : 1886793

Exhibit A

LEGAL DESCRIPTION

The following described property:

The following described premises situated in the City of Northville County of Wayne and State of Michigan:

Lot 378 Assessor's Northville Plat No. 5 as recorded in Liber 66, Page 41 of Plats, Wayne County Records.

Assessor's Parcel No: 48002020378000





ATA National Title Group, LLC  
42651 Woodward Ave.  
Bloomfield Hills, MI 48304  
Ph:(248) 338-7135 Fax:(248) 338-3045

Record Search furnished to:  
Seyburn Kahn Attorneys & Counselors  
2000 Town Center Suite 1500  
Southfield, MI 48075  
Cassandra Y. Farley

File No. 82-22824017-SCM

## TITLE INFORMATION REPORT

### DESCRIPTION OF REAL ESTATE

Situated in the City of Northville, County of Wayne, State of Michigan, as follows:

Lot 378, Assessors Northville Plat No. 5, as recorded in Liber 66, Page 41 of Plats, Wayne County Records.

Re: 590 Dubuar Street, Northville, MI 48167  
Tax Item No. 48-002-02-0378-000

---

Owner(s): Thomas M. Prose

1. Detroit Edison Underground Easement (Right of Way) recorded in Liber 30268, Page 691, Wayne County Records.
2. Rights of tenants in possession or pursuant to unrecorded leases.
3. PAYMENT OF TAXES: Tax Parcel No.: 48-002-02-0378-000  
2021 July Taxes in the amount of \$78,092.96 are Paid, includes \$35.00 NSF Fee  
2021 December Taxes in the amount of \$12,742.89 are Paid  
Special Assessments: None  
The amounts shown as due do not include collection fees, penalties or interest.

### Terms and Conditions

1. This document is a search only. It is neither an insurance product nor an opinion of law or title and should not be relied upon as such. In addition, it runs only to the named customer and should not be relied upon for any purpose by any person or entity other than the named customer and/or its duly appointed representatives and agents.
2. By receiving and using this product, the customer agrees that the liability of the Company, its subsidiaries and affiliates, for any direct or indirect loss shall be limited to either the amount of the loss or the amount paid for this search, whichever is less.

COUNTERSIGNED:  
ATA NATIONAL TITLE GROUP, LLC

Elie Kaplan  
AUTHORIZED SIGNATORY

This information compiled as of an effective date of February 16, 2022 at 8:00 A.M.

Friday, February 25, 2022

Examined By: Eliezer Kaplan





**Carlisle | Wortman**  
ASSOCIATES, INC.

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

---

**MEMORANDUM**

**TO:** City of Northville Planning Commission

**FROM:** Sally M. Elmiger, AICP

**DATE:** July 27, 2022

**RE:** 590 Dubuar St. Lot Split (North Side) – Timing Issue

The property owner of 590 Dubuar St. submitted an application to the City for a lot split on June 20, 2022. We have been working with this applicant to resolve several issues in relation to the lot split, and the applicant is in the process of responding to our questions.

However, Sec. 78-166 of the Lot Split Ordinance states that:

*“Within 45 days of the receipt of the application under this article, the planning commission shall meet and grant approval, conditional approval, denial or an action to refer the application back to the applicant for additional information to the parcel division.”*

Since the ordinance requires the Planning Commission to act within 45 days, we have placed this project on the August 2, 2022 agenda so that the Commissioners may “refer the application back to the applicant for additional information to the parcel division.” This will give the applicant more time to thoughtfully address the questions regarding the split.

Please don’t hesitate to contact me if you have any questions.

  
\_\_\_\_\_  
CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP  
Principal

Cc: Patrick Sullivan  
Dianne Massa  
Brent Strong  
Thomas Prose ([tprose@generalmedicine.com](mailto:tprose@generalmedicine.com))