

~ City of Northville ~

Council Communications

To: Mayor and City Council
From: Pat Sullivan, City Manager
Date: June 1, 2020
Subject: Historic District Survey Extension

Background: On June 6, 2019, the Local Historic District Study Committee (LHDSC) held its final public hearing regarding the Northville Local Historic District Study Report (“Historic District Survey”), and recommended the final draft to City Council for adoption, as revised. The final draft recommended changes to the Historic District boundary. The modified boundary must be reflected in the Historic District Ordinance; therefore, the ordinance needs to be updated and adopted to include the new legal description of the modified boundary.

Analysis: An analysis from Carlisle-Wortman (Attachment A) states City Council has the final authority to adopt the Study Report and approve the modified ordinance. However, the state law and Northville’s Historic District ordinance gives City Council one year from the date of the final Public Hearing to adopt the Report and new ordinance. Since the final public hearing was conducted on June 6, 2019, Council only has until June 6, 2020 to take action.

However, both laws also include language that allows the legislative body of the local unit to extend the adoption deadline to consider and adopt the Report and ordinance.

Recommendation: It is recommended that City Council extend the adoption deadline for 90 days to September 6, 2020 to give Council time to notice the ordinance amendment, have first and second readings for the ordinance, and to adopt the Study Report.

Recommended Motion: Move to authorize a 90-day extension to September 6, 2020 to adopt the Study Report and updated Historic District Ordinance.

DEPARTMENT

Patrick Sullivan
CITY MANAGER



Carlisle | Wortman
ASSOCIATES, INC.

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May 20, 2020

Pat Sullivan, City Manager
City of Northville
215 West Main Street
Northville, Michigan 48167

Re: Local Historic District Study Report (Historic District Survey) - Extension

Dear Mr. Sullivan:

The purpose of this memo is to provide an update on the status of the Northville Local Historic District Study Report, and to recommend that Council authorize an extension to allow time to adopt the Study Report and updated Historic District Ordinance.

Background

On June 6, 2019, the Local Historic District Study Committee (LHDSC) held its final public hearing regarding the Northville Local Historic District Study Report (“Historic District Survey”), and recommended the final draft to City Council for adoption, as revised. The final draft recommended changes to the Historic District boundary. The modified boundary must be reflected in the Historic District Ordinance; therefore, the ordinance needs to be updated and adopted to include the new legal description of the modified boundary.

City Council has the final authority to adopt the Study Report and approve the modified ordinance. However, the state law and Northville’s Historic District ordinance gives City Council one year from the date of the final Public Hearing to adopt the Report and new ordinance. Since the final public hearing was conducted on June 6, 2019, Council only has until June 6, 2020 to take action. However, both laws also include the following language:

399.203 Historic districts; establishment; study committee; duties; public hearing; notice; actions; availability of writings to public. Sec. 3 “(3) After the date of the public hearing, the committee and the legislative body of the local unit shall have not more than 1 year, **unless otherwise authorized by the legislative body of the local unit**, to take the following actions:...”

Therefore, it is possible for City Council to extend this time to consider and adopt the Report and ordinance. We would recommend that City Council extend the adoption deadline for 90 days to September 6, 2020 to give Council time to notice the ordinance amendment, have first and second readings for the ordinance, and to adopt the Study Report.

Very truly yours,



CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal

Cc: Dianne Massa