

April 17, 2024

To the Northville City Council and City Manager George Lahanas,

I am a building and business owner in Northville's Central Business District (CBD). I have heavily invested, through the assessment of mandatory parking credits, to pay for the provision of public parking in the CBD. Some of us have paid almost a quarter of a million dollars, without complaint, to ensure that our staff and/or clients may park nearby.

Three factors have recently caused us to question the fairness and veracity of the city's provision of this function that we have paid heavily for the past five decades. (Please keep in mind, currently a single space parking credit has run as much as \$15K.) Those three factors are:

1 – The loss of on-street parking spaces (approximately 42) during past street closures (four years so far) and at least half of 2014 moving forward under the 4/3/23 Seasonal Street Closure scenario of May to November. We have also lost parking spaces with the implementation of additional traffic controls, most recently on Cady Street. We are likely to lose the use of Cady Street parking spaces between Center and Griswold, starting in July for HPN development activities. The gravel lots have now been fenced off, bringing the estimated total of lost spaces to 300.

2 – Upon information and belief, the weightier factor is the impending loss of ninety-two public parking spaces when Hunter Pasteur Northville (HPN) purchases the parking lot on Cady. According to the Purchase Agreement HPN must "demonstrate how HPN shall replace the ninety-two parking spaces on property located within six hundred feet of the Northville Property in any direction which, by way of example, may include street and lot areas within the Development and on the Adjoining Property. These ninety-two spaces shall be in addition to the number of parking spaces required by Article 17 of City Zoning ordinance for the Development..."

3 – The striping of "new" parking spaces on streets not within 600 feet of the CBD is concerning, unlikely to be used by visitors or staff due to their increasingly remote locations (i.e., Griswold as far south as Beal St.).

Providing public parking is a mandatory function of the City Council and City Administration according to a Northville Zoning Ordinance which states: "The City shall assure the creation of parking and future parking for the CBD..." Further, the City Administration and Council need to provide the location of these ninety-two soon-to-be-lost spaces. We are aware of numerous residents (through citizen comments and letters inquiring about these spaces) yet public information has not been provided on this issue.

The lack of appropriate proximate parking impacts the function and value of our businesses. We request the location and map identifying the replacement of these ninety-two spaces prior to the execution of HPN's purchase of the parking lot property, as required by the purchase agreement and subsequent options/amendments, or receive refunds.

In addition, we are researching the filing of a Lis pendens order to protect our investment. I look forward to mutually informative and beneficial discussions on this topic soon.

Sincerely,

Dennis Engerer

From: [John Roby](#)
To: [Public Comment](#)
Subject: On Closures, I support your DECISION and AUTHORITY
Date: Wednesday, April 24, 2024 1:54:35 PM

External Sender - From: ("John Roby"
<johnroby@luxsci.net>)

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Northville City Council:

You may remember I saw the Closure Question as a very close call of competing 'goods'. To me, the complexity of Center Street Bypass and traffic burden to adjacent neighborhoods swung the balance against closing Center Street beyond limited events. With much deliberation, Mobility Network came out the same.

BUT I am at peace with your chosen Seasonal path...done thoroughly and well...and continually evaluated through time.

It seems the endless litigation (both casual and literal) has sucked all the air out of Mobility Network questions much broader and often helpful to the Closure effects, themselves. **I support your running this unfortunate hyper-polarization aggressively to ground, assuring full city control...yet also a little wiser on handling the fray.**

Then, hopefully, fullest attention to best bypass/ring-road safety and comfort in concert with other Network enhancement that 'lives best' across gridded Northville through change and time.

Best of...

John Roby

511 W Dunlap St
Northville, MI 48167
(248)348-7047

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From: [Alexis Susanne Shackelford](#)
To: [Public Comment](#)
Subject: In Support of Northville Pedestrian Only District
Date: Wednesday, April 24, 2024 12:23:11 PM

External Sender - From: (Alexis Susanne Shackelford
<alexis.shackelford@basf.com>)

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Greetings,

I am writing to express my support of the Northville Pedestrian Only District.

During the COVID-19 pandemic, many cities implemented street closures to promote social distancing and prevent the spread of the virus. While the pandemic was undoubtedly a difficult time, it did bring about some positive changes, such as allowing more employees to work from home. Similarly, the closure of city streets to create pedestrian zones was another positive change that emerged during this time. Northville's closure of downtown streets was a welcome change even after the pandemic. My family and I often chose visiting downtown Northville more than neighboring Plymouth due to the street closures. We are often in downtown Northville during the summer almost weekly. We enjoy grabbing ice cream and strolling downtown listening to the live music knowing our small kids are safe. The presence of a pedestrian-only zone ensures that families with small children like mine can safely navigate the area without the worry of cars and traffic. We also enjoy the sense of community the street closure brings. With increased pedestrian traffic, we often run into friends and neighbors fostering a strong sense of community.

When the issue came up for vote and public comments were requested, I did submit my views on the situation. Since then I haven't felt the need to comment after that call for opinions. We were happy with the compromised reached on closing the streets during the summer, and having them open during the winter. However, the stunt pulled to get an injunction filed at the last minute to prevent to the agreed to plan from moving forward has me reaching out now. My family and I want the streets closed for all summers going forward as prior agreed to. It brings a wonderful sense of community during the summer months. The majority of people enjoy the closed streets and how it brings more traffic to Northville businesses.

I sincerely hope the Northville will go forward with closing the streets as agreed upon,

Alexis Shackelford

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From: [Steve Pichan](#)
To: [Public Comment](#)
Subject: April 18, 2024 Brown Dog Council Coffee
Date: Tuesday, April 23, 2024 6:35:05 PM

External Sender - From: (Steve Pichan
<stevepichan@yahoo.com>)

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Hello,

I am writing from the perspective of a Northville citizen who attended the entire meeting on April 18th, 24 at the Brown Dog Creamery.

It is noteworthy that the very packed venue was represented by a notable and vocal majority of citizens favoring the injunction of the planned street closures. There were only two or three speakers that I heard who objected to continuing with open streets with primary complaints about the relocation of the Farmer's Market. Many others spoke passionately about the major inconveniences they experienced in their neighborhoods from excessive traffic diverted into their neighborhoods as well as one woman on Wing Street whose husband observed a child injured by a moving vehicle near their home.

I wish to state again, and reemphasize that the majority of attendees favor the injunction and also favor the pre-pandemic model of closing streets for annual fairs, parades and other such events that do not require closing Main and Center permanently for 6 months of the year.

Please read my comment at the upcoming council meeting.

Respectfully,
Steve Pichan
611 Ashley Court
Northville

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From: markv.ssegroup.011@gmail.com
To: [Public Comment](#)
Subject: Support Street Closure and Dismayed by Injunction
Date: Monday, April 22, 2024 8:08:52 PM
Attachments: [image001.png](#)
[image002.png](#)

External Sender - From:
(<markv.ssegroup.011@gmail.com>)

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Hello,

I am a city resident and would like to voice my support for the street closures this summer. I just read on the City website that an injunction was filed against closing the streets on May 1st. I am very dismayed about that.

Numerous businesses have made plans to utilize the closures and it is unfair to them to have this injunction occur at such a late date. I see this damaging their livelihood. I support the City's emergency appeal in this case.

Thanks, Mark V.

Mark A. Vernacchia (Ver-nock-ya)
Principal and Co-Founder - SSE Group, LLC
INCOSE - Expert Systems Engineering Professional (ESEP)
Professional Engineering (PE)
Pronouns (He/Him/His)
+1 248 535 2882
markv.ssegroup.011@gmail.com



Dear Mayor Turnbull and City Council,

4.24.2024

We were disappointed to hear of the 6 month delay to close the downtown streets.

We hope the City will continue to pursue a street closure for Main and Center.

When we purchased our home in downtown Northville 29 years ago we understood we were moving to a downtown area. We understood that there would be traffic. We understood how our downtown was zoned and were careful to move to a part of the downtown that was a bit further away from the center of town. We understand that a strong downtown that people want to visit is good for our property values and have watched those values rise significantly over the last 29 years. A strong, walkable downtown with stores and restaurants we want to visit and events we want to enjoy is why we moved here.

The street closures made our town even more desirable.

You have listened to our concerns regarding traffic on South Rogers Street and have done a traffic study. When we are still unable to cross Rogers within the crosswalks you listened again and have purchased a pedestrian crossing sign to go in the street and await its installation. We have urged our downtown neighbors to take traffic concerns to the City Council and to the Police Department. Those who live in the neighborhoods are experts on their neighborhoods and understand the issues. We urge Council to continue to listen to what they have to say and offer reasonable traffic calming measures and acting swiftly to enact those measures. We also urge more policing in downtown, especially during high traffic hours in the morning and afternoon.

There were discussions in the past few years regarding changing the two parking spots on Main Street in front of Dancing Eye Gallery to drop off only. We would like to urge the City to consider this again as a convenience for businesses and those using those businesses. A repeated expectation from the Open the Streets group is that they want to be able to double park in front of businesses to drop off those with disabilities or with large packages. Of course this is illegal and causes traffic back ups. It's also dangerous for pedestrians and cyclists. We urge the City to be more strict with Police enforcement of parking and speeding laws. If we can get a ticket for forgetting to call in a license plate for one of our cars parked in front of our home overnight, the city can certainly ticket illegal parking and speeding in our downtown.

There are many residents downtown who had signs in their yards but many who did not. We do not want to argue with our neighbors who feel so strongly that the streets must stay open, but we also cannot remain silent when we disagree. There is a lot of change that has happened in Northville and much more change to come. We can't stop it so we need to consider how we can and must adapt. We acknowledge that people have different opinions, but filing a lawsuit was, in our opinion, taking it too far. It doesn't respect the democratic process of an elected government. There was much debate and our government made a decision based on significant input. We understand the City must respond appropriately to the litigation, and we support the city's position to fight this case.

Thank you for your time and consideration and for your service to our community.

Jennifer and Tim Luikart
521 W. Cady St.

From: [Michael Smith](#)
To: [City Council](#)
Cc: [Michelle Massel](#)
Subject: FW: City Street Closures
Date: Wednesday, April 24, 2024 3:04:44 PM

FYI. Passing this along

Regards,

Michael Smith, MPA, CMC

City Clerk | City of Northville | 215 W. Main Street | Northville, MI 48167

Direct: 248.449.9904 | **Main:** 248.349.1300 | **Fax:** 248.305.2891

From: Gina Cunningham <cunninre@gmail.com>
Sent: Wednesday, April 24, 2024 12:58 PM
To: Michael Smith <msmith@ci.northville.mi.us>
Subject: City Street Closures

External Sender - From: ([Gina Cunningham](#)
<cunninre@gmail.com>)

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Dear Mr. Mayor and City Council Members,

I have lived away from Northville for a few years and have moved back home within the past year. What a delight it was to see that the city blocked off the streets so that during the warmer months we can enjoy our beautiful downtown. It becomes a community center where people can gather. It adds to the charm of our city.

I of course was dismayed by the animosity I have seen with the street closures. Those for, those against. I think we have the best of both worlds by closing the streets off during the warmer months and opening it up during the colder months.

I understand concerns about traffic by surrounding neighbors. I admit, I never drive through downtown because of the stop lights, people crossing the streets, etc. My driving patterns do not change with the closure of the streets. During the school year I can barely get out of my driveway due to Our Lady of Victory morning traffic. It is something that I just have to accept and be prepared for.

My shopping habits do not change with the closing of the streets. It would be interesting, if you have not already done so, to do a study to see if businesses truly are affected by the street closures. My guess is not.

I am strongly in favor of keeping the street closed during the warmer months and for special events.

Sincerely,

Gina and Tom Cunningham
212 S. Rogers Street
Camp ALEC
Alec G. Cunningham Foundation
www.campalec.com

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From: [Stephen Calkins](#)
To: [Public Comment](#)
Subject: Pink Signs
Date: Wednesday, April 24, 2024 3:14:29 PM

External Sender - From: (Stephen Calkins
<calkins@wayne.edu>)

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To the City Council:

Apparently the Pink Signs crowd is urging supporters to turn out tonight and ask you to change your seasonal street policy. I regret that I cannot attend.

We recently had an election, and one of their candidates won, one lost – so the voters, given a chance, did not vote for change.

Now it seems that anonymous persons have sponsored a lawsuit that succeeded temporarily in winning, from a judge, the outcome they failed to win at the ballot box.

I urge you to: (1) share a copy of the court's opinion; (2) identify for us the persons sponsoring this lawsuit; and (3) confirm whether they are still asking the court to order taxpayers to pay their attorneys' fees.

Two City Council members have terms that expire in a year and a half. If the Pink Signs folks are so sure they are on the popular side of this issue, why not try to resolve it by electing two supporters, which they so recently failed to do?

Meanwhile, they are costing us taxpayers a lot of money and distracting you from important work.

Stephen Calkins
317 W. Dunlap
Northville, MI 48167
(248) 946-9313 (mobile)

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