

**City of South Lyon
Planning Commission Meeting**

January 28, 2010

Chairman Weipert called the meeting to order at 7:04 p.m.

All present recited the Pledge of Allegiance to the Flag

PRESENT: Commissioners Kurtzweil, Mosier, Weipert, Culbertson, Lanam, Subotich, Chubb, Leimbach and Bradley.

Also present were Ben Tallerico (Planning Consultant), and Kristen Delaney, Director of Community and Economic Development

APPROVAL OF AGENDA:

Motion by Bradley, supported by Mosier

To approve the Agenda for January 28, 2010.

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

Motion by Mosier, supported by Lanam

To approve the Minutes for December 10, 2009 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

Blight – Vacant, Abandoned and Foreclosed Structures Registry
Delaney made changes to the affidavit and asked if the revisions were better suited to everyone's needs. Kurtzweil was not certain why the form asks for date of birth. Delaney stated it was on another example so she used it. Kurtzweil was not sure why it would be applicable. Delaney noted some examples asked for date of birth and others asked for the driver's license information. The Commissioners agreed the driver's license would be

sufficient.

Delaney asked Commissioner Culbertson if her memo addressed his concerns. Culbertson replied yes.

Weipert suggested referring to the fee schedule instead of listing fees in the ordinance. The Commissioners agreed. Weipert asked to add the property maintenance code on page two. Delaney agreed.

By-Laws Update

Tallerico reviewed the changes made from the previous meeting. A few minor corrections were discussed.

Motion by Culbertson supported by Leimbach

To approve and adopt the By-Laws with noted changes, effective January 28, 2010.

VOTE

MOTION CARRIED UNANIMOUSLY

Changes to Section 102-442, Building Façade Design

Tallerico reviewed the changes from the previous meeting and noted the Commission needed to determine what, if anything should change on the matrix.

Lanam thought the precast concrete percentage was too high for B1, B2, and B3. There was a general discussion and a decision to reduce the percentage to fifty-percent. There was a general discussion to restrict the use of effice below four-feet. Chubb asked if would apply to all walls. Tallerico stated per the definition it would be applicable to all walls.

Chubb suggested adding a note reference back to building codes. Tallerico agreed.

Leimbach stated these changes would give a little firmer footing and sends a stronger message to developers that this is the minimum the city expects to see.

Tallerico reviewed the changes per the discussion and will provide another revised draft for the next meeting.

Blight: Grass Height

Weipert reported the change in the grass height passed the first reading at the last City Council meeting.

Wind Energy Ordinance

Tallerico recommended the Commission add an ordinance to cover a few of the nuisances that could occur with wind energy, such as shadow flicker and noise. Mosier

noted they turbines were not necessarily loud but would have a constant hum. Lanam stated the cylinder style one on the way to Grand Rapids was like a strobe light off the highway and was very distracting. Chubb noted Manchester was dealing with this issue also. Kurtzweil stated her fear would be the government coming in and prohibiting the technology which limiting noise could do. She stated she was not certain, just brainstorming.

There was a general discussion about wind energy and the positive and negative sides to the community. Tallerico noted he thought they would like to have some measure of control but the issue could wait. Culbertson stated he was not certain he had a gauge of what would be a nuisance. Tallerico stated he would bring in a few examples of ordinances that had been implemented.

NEW BUSINESS

No new business.

TABLED ITEMS

Annual Retreat

STAFF REPORTS

Delaney reported the joint meeting between the Planning Commission and the Downtown Development Authority would be in two weeks.

Tallerico reported Beckett and Raeder have been awarded by the governor with a Downtowns of Promise contract.

Weipert reported that the special use ordinance pass City Council. Weipert also noted that her term on the Planning Commissioner as well as Commissioners. Kurtzweil's and Bradley's would expire in March.

There was a general discussion about comments posted on the websites and/or Facebook pages that promote South Lyon. Kurtzweil feels it reflects poorly on the city.

Bradley provided an update from the previous Zoning Board of Appeals meeting.

ADJOURNMENT

Motion by Culbertson supported by Subotich

To adjourn the meeting at 8:21 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY

Pam Weipert, Chairperson

Jennifer Knapp, Recording Secretary

Keith Bradley, Secretary