

**City of South Lyon  
Planning Commission  
Regular Meeting Minutes  
May 10, 2018**

Approved: \_\_\_\_\_

The meeting was called to order by Chairman, Scott Lanam at 7:05 p.m.

Roll Call:     Scott Lanam, Chair  
                  Keith Bradley, Vice Chair  
                  Steve Mosier, Commissioner  
                  Mike Joseph, Commissioner  
                  Erin Kopkowski, Commissioner

Absent:        Jason Rose, Commissioner, Excused  
                  Wayne Chubb, Commissioner, Excused

**Motion to excuse Commissioner Chubb and Commissioner Rose  
Motion by Bradley, Second by Kopkowski**

Voice Vote: Ayes:     Unanimous  
              Nays:     None

**Motion Approved**

Also Present: Carmine Avantini, Planning Consultant  
                  Judy Pieper, Deputy Clerk  
                  Patrick Brzozowski, Zoning Administrator  
                  Tim Wilhelm, City Attorney (Arrived at 7:13)

**Motion to approve Agenda as amended, correcting Minutes date to 2-8-2018  
Motion by Mosier, Second by Bradley**

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Motion to approve Minutes as amended, correcting spelling of Steel  
Motion by Mosier, Second by Bradley**

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Public Comments: None**

**Public Hearings: None**

**New Business: None**

**Old Business:**

**1. Zoning Ordinance Review**

Planning Consultant, Avantini, begins stating that the board has the latest draft of the Zoning Ordinance. He advises that there was a Saturday meeting which resulted in a few last minute changes. He states that there was a number of special land uses in the ordinance and they are taking them and making them conditional. They will maintain the same standards but they will eliminate the Public Hearing. Avantini states that they are trying to make this easier for the developers.

Avantini goes on to discuss materials and how they have changed from the past. He wanted to give them there parameters of what materials should be so they know what they have to work with. He states that because they are architects, he would like Commissioner Kopkowski and Chubb to take a look at this.

Kopkowski states that the big concern would be how the new materials would stand up to the elements down the road, referencing the shingles from the past that were supposed to be better for the environment. She further states that she is in to new products, but there is always a risk. She adds that she would like to see something added regarding if the product fails what will the process be to clean up the situation.

Avantini adds that one of the great things about this ordinance in the site plan review section is that it requires you to maintain your site plan approvals. This is a section that Building Officials use in a lot of places to go after somebody.

Avantini goes on to discuss tree permits and how this section needs to be narrowed down.

Avantini goes on to explain that their intent (and Bob Donohue will be helping with this) for the downtown area (B2 district) would be a PUD.

Avantini states that what he is looking to do is begin the review process, whether we have the Planning Commission look at this again, or an around the table meeting with the Council members. The discussion continues regarding the review process. Attorney Wilhelm agrees that this is a good idea and this could eliminate the issues.

Avantini questions if the Planning Commission would prefer to have a work shop first. Vice Chair Bradley states that they could each take a look at it and focus on things that they see the most. Avantini adds that Kelly McIntyre has been sitting in on this for over 3 years and will be available for input.

The conversation continues regarding a date for the workshop. Avantini adds that he and McIntyre will both be able to attend this workshop. The Workshop date has been set for June 28<sup>th</sup> (as the regularly scheduled meeting)

### **No Motion Necessary**

### **Tabled Items: None**

### **Planning Consultant Report:**

Avantini states that they have a lot of applications coming in, including the revisions for Thomasville and the conditional rezoning for the corner of 10 Mile and Dixboro. Possible nice apartment complex. The conversation continues regarding Apartments, Condo's and single family dwellings.

**Staff Report:**

Discussion regarding 3 conflicts on ZBA for the Alexander’s appeal, the Board will need to fill 1 vacancy and 2 alternatives. Discussion continues regarding filling in the Interim City Manager with the information on BP Gas Station.

**Adjournment:**

**Approval to Adjourn**

**Motion by Bradley, Second by Mosier**

Voice Vote:   Ayes: Unanimous  
                  Nays: None

**Motion Approved – Meeting Adjourned – 8:12 p.m.**

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Scott Lanam, Chairman

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Judy Pieper, Recording Secretary

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Steve Mosier, Secretary