

**City of South Lyon
Planning Commission Meeting**

July 22, 2010

Chairman Weipert called the meeting to order at 7:05 p.m.

All present recited the Pledge of Allegiance to the Flag

PRESENT: Commissioners Kurtzweil, Mosier, Weipert, Lanam, Bradley, Culbertson, Chaundy and Leimbach were present. Commissioner Chubb was excused.

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

APPROVAL OF AGENDA:

It was suggested the order of the agenda be switched so new business was first.

Motion by Bradley, supported by Lanam

To approve the Agenda July 22, 2010, as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

Motion by Mosier, supported by Culbertson

To approve the Minutes for May 27, 2010 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

Complete Streets Presentation

Tallerico handed out paper copies of a PowerPoint presentation regarding Complete Streets. The overview included:

- Who wants Complete Streets
- Safety concerns
- Making walking accessible, i.e. schools
- ADA compliance
- How to build it correctly
- Costs and growth
- Public health
- Benefits to children
- Enhanced economic competition

Tallerico stated it was a slow process but could be done as roads are in need of repair. MDOT would give preferential treatment to communities with Complete Streets policies in place.

Delaney asked if safe routes to schools would be included. Tallerico replied it would need to be designed and part of the ordinances.

Weipert noted the newer subdivisions had sidewalks that connect. There was a general conversation regarding sidewalk connectivity. Delaney noted it should be part of the Mast Plan. Tallerico agreed and offered to come in and conduct a special presentation of the slideshow and go into more detail.

Weipert asked which bills passed the House of Representatives. Tallerico stated 6151 and 6152 had passed the House and were in the process of being debated by the Senate.

Delaney stated as a city employee and resident she thought there was a need to update the Master Plan. Tallerico noted the last revision did not address all that it should have. Bradley stated he thought it should be revised because the Commission keeps referring back to it when making decisions.

Mike Kramer, 9363 Hidden Creek, South Lyon, MI

Mr. Kramer asked how it would be implemented. Tallerico replied there would be option to review for the Complete Streets. Weipert asked how Oakland County reacted. Tallerico replied they adopted the Main Street so he thought they would work with Complete Streets. He believes it would be standard within the next then years anyway.

Weipert noted there might be portions of ordinances that would need to be revised. She asked if they should wait and see what other bills pass. Tallerico stated it would not need to be addressed in the immediate future. Bradley suggested keeping the item on the agenda as an item to watch.

There was a general discussion regarding who would make the determination of “when appropriate”.

There was a general discussion regarding traffic calming.

Motion by Bradley, supported by Lanam

To add Complete Streets and Safe Streets to School to tabled items.

VOTE

MOTION CARRIED UNANIMOUSLY

There was a general discussion regarding the benefits of Complete Streets policies and an update of the Master Plan.

OLD BUSINESS

Medical Marijuana Dispensary Ordinance Discussion

Delaney stated someone came in looking for a dispensary but wanted more space than there was available. Tallerico stated some want big spaces that they can then divide up and use as separate dispensaries.

Tallerico stated City Council might want to issue a moratorium.

There was a general discussion regarding the pros and cons of a moratorium.

Motion by Leimbach, supported by Bradley

To recommend to City Council for a moratorium preventing medical marijuana dispensaries for ninety (90) days.

VOTE

MOTION CARRIED UNANIMOUSLY

Kurtzweil stated in light of the recent overdose in Green Oaks she did have some concerns. Tallerico stated they did have the right to recommend a complete ban, which may or may not be passed by City Council.

There was a general discussion regarding Parvin Lee's recommendations.

Weipert stated she would like a meeting with City Council to discuss the Medical Marijuana. Tallerico stated he would be willing to conduct a presentation of options to the Commission and City Council. He also suggested having the city's attorney present.

Vacant, Abandoned, and Foreclosed Structures Registry Discussion

Weipert noted City Council did not understand what they city would gain out of this and how it was different from the ordinances that were already in place.

There was a general discussion regarding specific properties in town.

Mosier stated he thought Council believed the city would have to go to court in order to enforce this.

There was a general discussion regarding the burden on the city from Council's

perspective.

Weipert stated the Commission should be prepared and do some homework before the Registry goes to Council so they would be able to answer their questions. Delaney stated she could put some specifics together from communities with this in place. Tallerico stated even if cost the city some money it would add more value for the homeowner and the community as a whole. Weipert stated they would need to tell Council why this is better than what is currently on the books. Bradley suggested taking another look at the whole thing and then at the next meeting try to anticipate and address their questions before sending the ordinance to Council.

Lanam asked if the Police Department was going to be assigned ordinance enforcement. Kurtzweil stated they were currently assigning that to the cadets.

Weipert agreed to bring it back to the next meeting and figure out some answers. Delaney suggested everyone take some pictures of the homes in town that were good examples.

TABLED ITEMS

Annual Retreat

STAFF REPORTS

There was a general discussion regarding Oakland 40.

Delaney stated the next meeting would be August 26, 2010.

Delaney provided updates on the Farmer's Market and the Downtown Design Initiative.

ADJOURNMENT

Motion by Culbertson supported by Kurtzweil

To adjourn the meeting at 9:02 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY

Pam Weipert, Chairperson

Jennifer Knapp, Recording Secretary

Keith Bradley, Secretary