

**City of South Lyon  
Planning Commission  
Regular Meeting Minutes  
August 9, 2018**

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

The meeting was called to order by Chairman, Scott Lanam at 7:00 p.m.

Roll Call:     Scott Lanam, Chair  
                  Keith Bradley, Vice Chair  
                  Steve Mosier, Commissioner  
                  Michael Joseph, Commissioner  
                  Erin Kopkowski, Commissioner (arrived late 7:21)

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

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

Voice Vote: Ayes:     Unanimous  
              Nays:     None

**Motion Approved**

Also Present: Kelly McIntyre, Planning Consultant  
                  Judy Pieper, Deputy Clerk  
                  Patrick Brzozowski, Zoning Administrator

**Motion to approve the Agenda for August 9, 2018**

**Motion by Mosier, Second by Joseph**

Voice Vote: Ayes: Unanimous

Nayes: None

**Motion Approved**

**Public Comments: None**

**Public Hearings:**

- 1. Consideration of Zoning Ordinance Amendment for Maximum Percent of Lot Area Covered by All buildings from 25% to 30% in the R1-A:RM-3 Districts.**

Planning Consultant McIntyre explains a bit of the background on this subject referring to the CIB Planning letter dated 2-7-2017. McIntyre states that in the past year, the City has seen an increase in the number of variance requests for lot coverage. She suggests that we may want to change lot coverage to not only include building but a large number of impervious surfaces. She then adds that Patrick has done a wonderful job on putting all the data together showing the past several years.

Zoning Administrator Brzozowski goes on to explain in detail the data that he has put together for the Commissioners. He states that he gave a comparative analysis to Cities that have similar density. Cataloging what their standards are. Second, looking at a historical view of Zoning Board of Appeal applications (since 2010) understanding what the numbers suggest. It does imply that in the past two years, there has been a large increase in the demand for lot coverage variance, which supports the need for a change.

Commissioner Joseph states that he does live in Trotter's Pointe and actually had to apply for a variance about 12 years ago. He questioned that if 25% is that the building portion.

McIntyre clarifies that the way it stands now, 25% is for everything.

Brzozowski clarifies that in the proposal; it is suggested to break things out in to 2 separate categories. He adds that a lot of the information that he has put together has come from Oakland County Equalization Department. With that said, some of the properties have not been developed yet.

Commissioner Joseph states that he feels looking back at what was approved years ago, it seems that the actual issue here is that we approved lot sizes that were way too small.

Chair Lanam Adds that Charleston Park actually went to court so that they were able to build big houses on the smaller lots.

McIntyre adds that the Knolls were approved building footprints, so they were approved a floor plan for a house but in some instances, that floor plan on top of the building envelope is already 26%.

Commissioner Joseph states with this thought in mind, you have to be able to build a house on it, you have to let people build a deck on it and a lot of people want to have a pool. So then why are we forced to approve a lot that everyone knows that is too darn small?

Commissioner Bradley states that Charleston knew that they were going to have to have a variance for every lot in there.

McIntyre adds that historically, the application of what lot coverage is has not been consistent. If you look back, it appears that sometime just buildings were considered, sometimes they considered the deck and sometimes they didn't consider the deck.

Chair Lanam goes on to question where did we miss on this one? He and Carmen (Avantini) were assured the numbers were there. Perhaps we can ask Carmen.

Commissioner Joseph adds that this should be a lesson for the future.

The conversation continues – reviewing the numbers/percentages on the report that was presented by Patrick.

Commissioner Kopkowski clarifies that we are currently at 25% and we want to go to 30% for a House with a shed or with a detached garage and then go up to 35% which includes your driveway, a pool, a patio or a deck.

**Closing Public Hearing, Items #1, #2 and #3 – 8:09 p.m.**

- 2. Motion to deny the consideration of the zoning order amendment for Maximum Percent of Lot Area Covered by All buildings from 25% to 30% in the R1-A:RM-3 Districts.**

**Motion by Bradley, Second by Kopkowski**

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

- 2. Consideration of Zoning Ordinance Amendment for Maximum Percent of Lot Coverage of Impervious Surfaces to 35% in the R1-A:RM-3 Districts.**

**Motion to Consideration of Zoning Ordinance Amendment for Maximum Percent of Lot Coverage of Impervious Surfaces to 35% in the R1-A:RM-3 Districts.**

**Motion by Kopkowski, Second by Joseph**

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

- 3. Consideration of Zoning Ordinance Amendment to Sec 102-457 "Notes to Schedule of Regulations" to include subsection (0) "Impervious surfaces including, but not limited to: Pools, un-enclosed decks, enclosed-decks, sheds, at-grade patios, raised patios, pergolas, and any other artificial structure covered by impervious materials such as**

**asphalt, concrete, brick, and stone that limits infiltration and natural groundwater recharge.”**

**Motion to recommend to Council the Consideration of Zoning Ordinance Amendment to Sec 102-457 “Notes to Schedule of Regulations” to include subsection (0) “Impervious surfaces including, but not limited to: Pools, un-enclosed decks, enclosed-decks, sheds, at-grade patios, raised patios, pergolas, and any other artificial structure covered by impervious materials such as asphalt, concrete, brick, and stone that limits infiltration and natural groundwater recharge.”**

**Motion by Bradley, Second by Joseph**

Voice Vote: Ayes: Unanimous

Nays: None

**Motion Approved**

**New Business: None**

**Old Business: None**

**Tabled Items: None**

**Planning Consultant Report:**

Parkside Apartments has re-submitted the site plans for their development. McIntyre goes on to discuss Thomasville. She states that they were at Council. The applicant had another meeting with herself and Patrick to explain to them that it is very important to provide as much information to Council as possible. Additional elevations were added with much more variations as the Planning Commission had suggested.

**Staff Report:**

Patrick stated that they have had more discussion regarding the Memorial Parking Lot. Also, Heinanen Engineering has added a base to install a large Christmas Tree for this season.

**Adjournment:**

**Approval to Adjourn**

**Motion by Bradley, Second by Mosier**

Voice Vote:   Ayes: Unanimous  
                  Nays: None

**Motion Approved – Meeting Adjourned – 8:20 p.m.**

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Scott Lanam, Chairman

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Judy Pieper, Recording Secretary

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Steve Mosier, Secretary