

**City of South Lyon  
Planning Commission  
Regular Meeting Minutes  
January 28, 2021**

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



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

Roll Call: Commissioner Steve Mosier, Present, South Lyon, Michigan  
Commissioner Tyler Finnegan, Present, South Lyon, Michigan  
Commissioner Michael Joseph, Present, Novi, Michigan  
Chair Scott Lanam, Present, South Lyon, Michigan

Absent: Commissioner Jason Rose

Also in attendance: Kelly McIntyre – CIB Planning  
Lisa Hamameh – City Attorney  
Judy Pieper – Deputy Clerk

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

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Motion to approve Agenda**  
**Motion by Mosier, Second by Joseph**

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Public Comments (Non-Agenda Items): None**

**New Business: None**

Old Business:

- 1. Mural Ordinance Discussion

McIntyre states that the City supports art in the community. Murals being one of the most popular ways to add interest and culture into a community. She goes on to say that she was asked to help draft the Mural Ordinance. This ordinance is primarily to control the commercial messages that could be included in murals. She states that we differentiate between Artistic Murals and a Limited Reference Art Mural, which is a mural that has some sort of signage.

McIntyre states that when the signs are reviewed, we are not permitted to look at the contents, we are only allowed to see if it meets the size requirements, the placement and the material. She adds to keep the review consistent, we are including the Mural Ordinance portion in the Sign Ordinance, which will give us the ability to control the message.

McIntyre states that in December, we went over the draft of the ordinance that she has prepared. At that time, the Planning Commission had a few questions, so she has attempted to clarify them and add some information.

McIntyre states that she did add additional language about the purpose of a Mural and she would like to emphasize that the City supports Murals and sees them as a welcoming addition to the community.

McIntyre states that there was a question on how to control the size of the commercial message on a Mural. We have stated that it may not exceed more than 20% of the Mural. It also has to meet the other standards.

Commissioner Joseph confirms with McIntyre that if they have a sign on their building already, the mural cannot include advertisement for their business.

McIntyre states that most buildings that are going to have a mural are going to be on a corner, which will give them two fronts. With that said, they are allowed to have two signs. They could have one sign on the front, and they could have limited amount on the mural message. But again, the total of those two signs together may not exceed the maximum.

McIntyre states that right now we do not have standards, but when the City adopts this we will have standards for Art Murals and for signage and this will help us to have some control.

McIntyre goes on to state that there was a question on where we want to permit Murals. She states that she does not want to exclude anyone from this option. It's okay to set boundaries but we don't want to exclude anyone from the opportunity.

Chair Lanam confirms with McIntyre that we are restricting this to a side or rear wall.

McIntyre questions the Commissioners what they are comfortable with, are they comfortable with just saying commercial or would you rather do a particular district.

Commissioner Mosier states that the business would have to have enough space to do it.

McIntyre states that she did add language stating that we do not want to obstruct windows or entrance ways. We do not want to disrupt the architectural flow of the building or become a visual distraction to an adjacent or neighboring building.

Chair Lanam questions #3 under Placement – Disrupting Pedestrian Circulation? McIntyre states that last time they had talked about different materials that are used. Can there be a mural that is not painted on, can it be an application. The point was not to have something sticking out so as to not disrupt a pedestrian walking by.

McIntyre goes on to discuss the maintenance and the best practices that the City could adopt. It would not be within the ordinance, but the ordinance would refer to it. This would allow changes and updates without having to amend the ordinance. She states that this goes on to talk about how to choose a wall, how to prepare the surface, what kind of paint to use, etc.

McIntyre goes on to discuss the question regarding ownership of the mural. She states that the mural goes with the building, so the new owner would assume responsibility for the mural. McIntyre adds that when you buy a building you are responsible for the façade and for maintaining the building.

Commissioner Joseph asks the other members if they had looked at the coatings. Chair Lanam states that it's not really specific.

McIntyre addresses the question regarding mural life span. She adds that she did not put a life span limit on it. She states that as long as it is maintained and repaired and in good condition. Free from graffiti, may not be chipped, peeled or faded. Faded paint can be a little subjective as some of the most iconic murals on buildings are faded.

Chair Lanam states perhaps we can add faded beyond the original sample that was provided. Also, you may want to add chalked.

McIntyre asks if there are any other comments or concerns. The next step is for the attorney to look at this one more time and then it will come back to the Planning Commission for a Public Hearing and then on to City Council.

Chair Lanam goes on to ask if anyone has anything to add.

Commissioner Mosier states that he likes the changes that were made and likes the best practices that are included.

Commissioner Finnegan states that he agree and the overall changes are good.

Commissioner Joseph states that he also agrees.

Chair Lanam states that all his questions were covered. He questions what transpired with the one that is already at the Corner Social. McIntyre states that they have been asked to pull a permit, but does not know the status on that.

Commissioner Finnegan questions what the issue is with the Corner Social.

McIntyre goes on to explain that a permit was not pulled for a sign that was painted on their wall. This needs to be looked at so that we can evaluate and apply the sign ordinance standards to that.

Consultant Report –

McIntyre advises the Commissioners that the Holly Hills conditional rezoning will go before City Council the 2<sup>nd</sup> meeting of February.

Staff Report – None

## Adjournment:

Motion to Adjourn

Motion by Mosier, Second by Finnegan

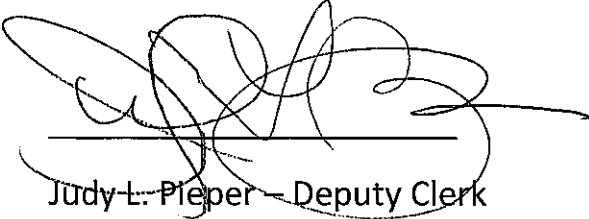
Voice Vote: Ayes: Unanimous

Nays: None

Motion Approved

## Meeting Adjourned

Respectfully submitted,



Judy L. Pieper – Deputy Clerk