

**City of South Lyon
Planning Commission
Regular Meeting Minutes
October 10, 2019**

Approved: _____



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

Roll Call: Scott Lanam, Chair
 Steve Mosier, Commissioner
 Erin Kopkowski, Commissioner
 Michael Joseph, Commissioner
 Wayne Chubb, Commissioner

Absent: Jason Rose, Commissioner

Also in attendance: Kelly McIntyre – CIB Planning
 Matthew J. Zalewski – City Attorney
 Judy Pieper – Deputy Clerk

**Motion to excuse Commissioner Rose
Motion by Mosier, Second by Joseph**

Voice Vote: Ayes: Unanimous
 Nays: None

Motion Approved

**Motion to approve Agenda, as amended
Motion by Mosier, Second by Chubb**

Voice Vote: Ayes: Unanimous
 Nays: None

Motion Approved

**Motion to approve Minutes for August 8, 2019, as amended
Motion by Mosier, Second by Joseph**

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Public Comments: None

Public Hearings: Special Land Use #19-004

Apple Renovations Services, 8630 N. Middlebelt Road, Westland, MI 48185
The applicant is seeking special land use approval to expand Immanuel Lutheran Church's parsonage at 318 E. Liberty Street. The Municipal Code, Section 102-203, Uses Permitted Subject to Special Conditions, requires approval from the Planning Commission for this request. The property is zoned R-3, One Family Residential District. The parcel number is 21-29-104-019.

Public Hearing - Open at 7:07 p.m.

Public Hearing - Closed at 7:08 p.m.

New Business:

- a. **318 E. Liberty Street, SLU#19-004 and SP#19-004, Immanuel Lutheran Church parsonage expansion**

Kelly McIntyre, CIB Planning states that the review is completed for the special land use request for a 1,175 square foot addition to an existing 1,226 residential structure, located at 318 E. Liberty for Immanuel Lutheran Church. This lot is a "through" lot meaning it has lot frontage on two streets (Liberty and Elm) and is not a corner lot. The property is zoned R-3, Residential District, where churches are considered special land uses.

McIntyre goes on to say that the addition will be to add two large rooms that will be used for Sunday school and a morning Mommy program. Sunday school is held before church service at 9:00 a.m. Mornings with Mommy is held on Wednesday

and Thursday from 9:00 a.m. to 10:30 a.m., during the school year. This will alleviate the cramped conditions in the Fellowship hall.

McIntyre states that there are six criteria that need to be satisfied:

1. Will be Harmonious, and in accordance with the objectives, intent, and purpose of this chapter.

The City of South Lyon Master Plan designates the subject site as Traditional Residential. Residential activities intended for this category include “incidental non-residential uses like churches or small schools.” With the limited use of the facility, traffic is limited.

Finding: In compliance

2. Will be compatible with a natural environment and existing future land uses in the vicinity.

The subject site is located in a residential neighborhood and the expansion will continue the existing residential architecture of the home. This parsonage currently exists and operates harmoniously with the residences in the vicinity.

Finding: In compliance

3. Will be compatible with the City Master Plan.

This property is master planned for residential in the City Master Plan. Residential uses defined in the master plan include churches.

Finding: In compliance

4. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.

The residential structure is currently served by public facilities, streets, police and fire protection, and refuse disposal.

Finding: In compliance

5. Will not be detrimental, hazardous, or disturbing to existing and future neighboring uses, persons, property, or the public welfare.

The residential structure currently is used as a parsonage. The additional use of Sunday school and Mornings with Mommy program are compatible with the existing and future uses in the area.

Finding: In compliance

6. Will not create additional requirements at public costs for public facilities and services that will be detrimental to the economic welfare of the community.

The parsonage expansion and use will not create additional requirements at public facilities and services that will be detrimental to the economic welfare of the community. It should be noted that the use of the expansion area is different type of user than a typical residential unit; it is limited to Sunday school and a Mornings with Mommy program (Sunday school before church service at 9:00 a.m.; and Mornings with Mommy, held on Wednesday and Thursday from 9:00 to 10:30, during the school year).

Finding: In compliance

McIntyre goes on to recommend that the special land use for Special Land Use #19-004 for Immanuel Lutheran Church, 318 East Liberty Street, be approved as the use is in compliance with the requirements of Section 102.66 (1-6) Special Land Use.

Commissioner Mosier asks if the front is considered Elm Street. McIntyre confirms that it is.

Commissioner Joseph confirms with McIntyre that it will match the existing construction.

McIntyre goes on to explain the parking situation, and explains that based on the physical structure, this is considered residential. She adds that they are not adding any additional landscaping or any additional lighting.

McIntyre states, that they are recommending the site plan approval of the SP# 19-004 conditioned upon the following:

1. Planning Commission's acceptance of supplied material samples.

2. Review and approval from other applicable consultants, departments and agencies.

She adds that they did do a mailing, and there was one person that came in to the City to take a look at the plans.

Bill Hogue, 10620 Aqua Lane, Green Oak Twp., Council President for Immanuel Lutheran Church

Hogue states that Immanuel has been on this site since 1930 and he doesn't see them going anywhere, anytime soon. They plan on holding on to this parsonage for their educational needs. He goes on to say that they are trying to maintain the aesthetic quality of the neighborhood.

Motion to approve SLU #19-004

Motion by Mosier, Second by Kopkowski

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Motion to approve SP #19-004

Motion by Mosier, Second by Kopkowski

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

b. 500 Stryker, #19-001, Stryker Apartments

Kelly McIntyre, CIB Planning states that they have reviewed the revised application for site plan approval to construct seven 16 unit apartment buildings on the south side of Stryker. She states that in March 2018, the property was

rezoned from R3, Single Family Residential to RM-2, Multiple Family Residential. The property is situated east of South Lyon Cemetery and west of South Lyon Woods Mobile Home Park. To the north single family and duplex homes exist.

McIntyre states that the applicant plans on developing this site in phases. Phase I will be Buildings A and B, Phase II will be Buildings C, D and D, and E, Phase III will be Buildings F and G. She states they have met all of the dimensional requirements, as far as height, rear yard, side yard, and front yard setbacks. The applicant is proposing 5 efficiency units, 51 one-bedroom units, and 56 two bedroom units. McIntyre states that the number of units and the unit sizes are in compliance.

The circulation throughout the development is via a two-way ring road, with two entrances/exits off of Stryker Street. The turning templates are shown on the plans for a 42 foot fire truck and a 38 foot garbage truck. The applicant has shown temporary roads for each phase to allow circulation. She states that they will refer to City Engineers for comments on off-site circulation, internal circulation, curb cuts and access. Also, the applicant is proposing two basins, which will not be constructed until Phase III. Again, this will be referred to the City Engineers for compliance with required storm water management throughout the property. McIntyre discusses parking and advises that the proposed parking is deficient for Phase I, as a standalone Phase. But until all the Phases are fully built out, they will not be meeting the parking requirements. She states that her concern is if the Phases are not completed, there would not be enough parking.

McIntyre goes on to discuss the Landscaping and advises that this is subject to the standards of Section 102-491. She does point out that in regards to both Parking Lot and Recreation Area Landscaping, they show "Calculations not provided" and she would like to see those calculations. As far as the Tree Deficit of 180 trees, the applicant has asked to make a contribution to the City's tree fund in lieu of planting the total number of required trees. The Planning Commission may accept this option upon satisfaction that the trees cannot be planted on site.

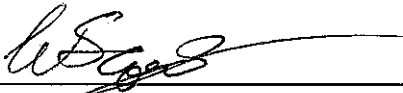
McIntyre goes on to discuss the Wetlands and the Yerkes Drain. The applicant has noted that an application will be submitted to the Michigan Department of EGLE following site plan approval. She does add that the applicant proposes to cross the Yerkes Drain during Phase III to access Buildings F and G, so all permits from the Oakland County Water Resource Commission must be secured before the start of construction of Phase III.

Adjournment

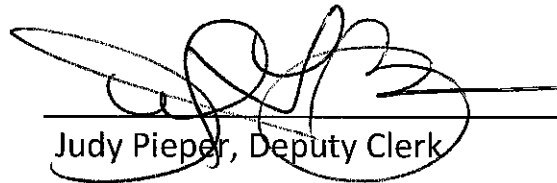
**Motion to adjourn
Motion by Mosier, Second by Chubb**

Meeting Adjourned

Respectfully submitted -



Scott Lanam, Board Chair



Judy Pieper, Deputy Clerk

