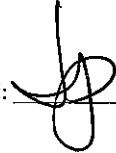


**City of South Lyon
Planning Commission
Regular Meeting Minutes
October 25, 2018**

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
 Wayne Chubb, Commissioner

Absent: Keith Bradley, Vice Chair
 Jason Rose, Commissioner

Late: Michael Joseph, Commissioner
 Arriving at 7:06 a.m.

Also in attendance:

Carmen Avantini – City Planner
Tim Wilhelm – City Attorney
Paul Zelenak – City Manager
Judy Pieper – Deputy Clerk

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

Voice Vote: Ayes: Unanimous
 Nays: None

Motion Approved

Motion to approve Agenda
Motion by Chubb, Second by Mosier

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Motion to approve the Minutes for September 13, 2018 as amended
Motion by Mosier, Second by Chubb

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Public Comments: None

Tabled Items: None

New Business:

- 1. Administrative Approval/Informational Update: Alexander's Parking Study (Discussion)**

Attorney Wilhelm, states that the Commission has been provided Attorney/Client privilege communication that provides some background information. The owner of the property has requested permission to expand the restaurant. This came in the form of a request to amend the site plan. The Planning Commission denied the request due largely to the fact that the parking requirements were inadequate at the time. They were offering no additional parking spaces which led to the denial. The City then met with them and they have always asserted that the city parking requirements were excessive. There is some acknowledgement from the staff that the parking requirements have not been amended or reviewed in a long time. The general trend is to require less onsite parking. Wilhelm goes on to say – a professional study of the parking activity (when it is used, when it is not used, etc.) has been presented to the Commission, HRC engineers have reviewed

it, essentially what we are looking at is a proposal where they get approval to expand. Wilhelm states that we need to figure out a way to allow this development to be fully occupied without the city having to control the spaces. Whether it's through an arrangement like this, whether it's a zoning amendment that produces or alters current parking requirements and or a variance that gives us some type of waiver.

Chair Lanam states that what he has seen so far from HRC, is that they have enough parking for the current use. It doesn't really say that they have enough parking for the expanded use. Lanam advised City Manager Zelenak that this has been going on for a long time.

Commissioner Chubb questions if they should let this go back to Zoning.

Commissioner Kopkowski verifies (as a refresher) that the owner owns the entire strip and he has two other suites that are attached to his current location that he would like to expand his restaurant in to both of them?

Lanam goes on to explain a bit of the history of what is going on. Beginning with when the restaurant was originally at the Brookdale strip mall.

The discussion continued in detail among the City Attorney, the Planning Commission and the City Planner in regards to moving forward and giving the applicant direction.

2. Knolls of South Lyon Elevations (Discussion)

City Planner, Avantini, begins with information regarding the building company of the Knolls. He states that up until now, there has only been one single building company. He goes on to add that a new building company is now in agreement to develop 11 of the parcels in the second phase. With the way the development agreement is written, it has included in there the Planning Commissions motion that includes the requirement for variety, non-monotony rule, the use of the vinyl siding (must be heavy vinyl siding) and there also has to be two materials on each side of the building. Avantini goes on to explain that if the builder was coming in with totally new models, they would have to go back to the Planning Commission for approval. So when the builder contacted them regarding the

eleven buildings, he indicated to them that they have to do models that are comparable (not exact but comparable to what is being built out there now) Avantini adds that his review of the elevations that were submitted is that they are comparable. The only difference he could see is that on some of the ranches that were submitted, he does not see brick along the entire front face of the building whereas the ones that are out there now do.

As copies of the elevations were passed out, the conversation continues regarding the different plans and models. Because of the outcome, a suggestion is made to review the elevations, verify that these are the correct ones and bring this back to a future Planning Commission Meeting.

Motion to table New Business, Item #2, and request that applicant bring back revised elevations for review and approval.

Motion by Chubb, Second by Joseph

Voice Vote: Ayes: Unanimous
Nayes: None

Motion Approved

3. Zoning Ordinance Update (Discussion)

City Planner, Avantini goes on to explain that there were a number of things that the commission was looking for when we met for our special meeting to review this Ordinance. One of them was an executive summary of the key points in the Zoning Ordinances. This was not a situation where we could compare the current summary to the new one, as there was no comparison. He goes on to state, with the exception of a couple of ordinances; a decision was made to throughout the ordinances as they were just out dated.

Old Business: None

Planning Consultant Report

Staff Report

Adjournment

Approval to Adjourn

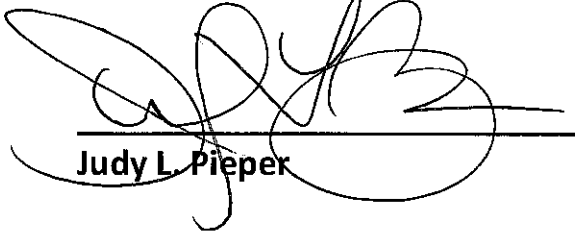
Motion by Mosier, Second by Bradley

Voice Vote: Ayes: Unanimous

Nays: None

Motion Approved – Meeting Adjourned

Respectfully Submitted,



A handwritten signature in black ink, appearing to read 'Judy L. Pieper', is written over a horizontal line. The signature is stylized and cursive.

Judy L. Pieper