

**City of South Lyon
Planning Commission
Regular Meeting Minutes
October 13, 2016**

The meeting was called to order by Chairman Lanam at 7:06 p.m.

PRESENT: Scott Lanam, Chairman
Keith Bradley, Vice-Chairman
Jerry Chaundy, Secretary
Michelle Berry, Commissioner
Wayne Chubb, Commissioner
Frank Leimbach, Commissioner
Steve Mosier, Commissioner
(1) vacant seat

ABSENT: Jason Rose, Commissioner (unexcused)

OTHERS PRESENT: Timothy Wilhelm, City Attorney
Carmine Avantini, Planning Consultant
Megan Blaha, City of South Lyon

APPROVAL OF AGENDA

Motion by Mosier, second by Chaundy to approve the agenda for October 13, 2016.

VOTE **MOTION CARRIED UNANIMOUSLY**

Minor corrections were made to the September 22, 2016 minutes.

APPROVAL OF MINUTES AS AMENDED:

Motion by Bradley, second by Mosier to approve the minutes for September 22, 2016 as amended.

VOTE **MOTION CARRIED UNANIMOUSLY**

COMMENTS FROM THE PUBLIC:

None.

PUBLIC HEARING:

None.

NEW BUSINESS:

1) St. Joseph Catholic Church Sign

Planning Consultant Avantini reviewed the sign application before the Commission. He noted that per the sign ordinance, institutional signs with electronic messages need to come before the Commission

to make sure that they are harmonious with neighboring zoning districts, in particular, residential districts.

Avantini stated that he believes the use is harmonious since the sign will be located on a major thoroughfare.

Commissioner Leimbach asked if the new sign would be larger than the one that is presently on the site.

Steve Kullman
Image 360
1732 Hughes Road, Brighton

Kullman stated that the proposed sign would be larger.

Leimbach stated that he has some concerns. He stated that the old sign ordinance seemed to work, while the new sign ordinance is allowing signs to become larger and larger. He feels that the church's current sign is an adequate size and they don't need to have a bigger one or move it closer to the road as is being proposed. In his opinion, the new ordinance should not be allowing larger signs. Leimbach talked about some new signs around town that he thinks are problematic.

Avantini stated that institutional signs, like those for a church, are limited to 50 square feet, same as it was under the old sign ordinance.

Kullman stated that he is unsure of the exact size of the existing sign. The proposed sign is 41.25 square feet, however the electronic display area is larger than what is permitted under the ordinance. He stated that it needs to be larger so they can put messages on the sign. Kullman stated that they are proposing to move the sign closer to the road because the rest of the signs up and down the road are set closer to the right-of-way and the church wants their sign to be visible.

Leimbach asked if the current sign could be retrofitted.

Kullman stated that it could not be retrofitted, the whole sign needs to be replaced because it is an older sign.

Chaundy stated that the proposed sign may be too close to the sidewalk as shown.

Bradley stated that he was fine with sign if it meets the ordinance.

Lanam stated that the sign, as proposed, does not meet the ordinance and the applicant will need to get a variance.

Kullman stated that the church wants to move forward on getting the sign installed this year. He will discuss with them if they want to alter the proposed design or pursue a variance.

MOTION TO TABLE THE ST. JOSEPH CATHOLIC CHURCH SIGN AS PROPOSED IN THE SIGN PERMIT APPLICATION DATED SEPTEMBER 24, 2016 UNTIL THE COMMISSION IS

PRESENTED WITH A DESIGN THAT MEETS THE SPECIFICATIONS OF THE SIGN ORDINANCE:

Motion by Leimbach, second by Chaundy to table the sign permit application for St. Joseph Catholic Church.

VOTE

MOTION CARRIED UNANIMOUSLY

A role call vote was requested:

AYES:

Lanam
Bradley
Chaundy
Berry
Chubb
Frank Leimbach
Steve Mosier

NAYS:

None

OLD BUSINESS:

1) **Zoning Ordinance Update:** Avantini reviewed the changes to the zoning districts. Issues covered:

- PUD
- PUD overlay district for the downtown
- Special Land Uses (generic and specific)
- Allowable lot coverage in residential districts in order to minimize variance requests

TABLED ITEMS:

None.

PLANNING CONSULTANT REPORT:

Avantini stated that he had received a preliminary site plan for the South Lyon Hotel. They are opting to go with a complete teardown and there will be some issues that need to be resolved such as dimensional requirements, lane widths and setbacks.

Progress at the Salvation Army store located in South Lyon Square was also discussed.

Leimbach stated that the Draught Street has signs covering the windows all along the front of the building. He would like a code enforcement officer to determine whether or not these signs are in compliance with the sign ordinance. He went on to say that the carwash sign is still advertising other

businesses, and the color and brightness of the sign is changing.

STAFF REPORT:

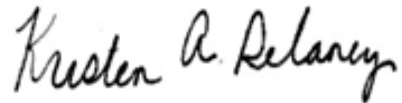
None.

ADJOURNMENT:

Motion by Bradley, second by Berry to adjourn the meeting at 9:06 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY



Scott Lanam, Chairman

Kristen Delaney, Recording Secretary

Jerry Chaundy, Secretary