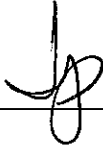


**City of South Lyon
Planning Commission
Regular Meeting Minutes
November 8, 2018**

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
Erin Kopkowski, Commissioner
Jason Rose, Commissioner

Absent: Wayne Chubb, Commissioner
Michael Joseph, Commissioner

Also in attendance:

Kelly McIntyre – City Planner
Judy Pieper – Deputy Clerk

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

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

**Motion to approve Agenda as amended – removing item #1 under New Business
Motion by Bradley, Second by Mosier**

Voice Vote: Ayes: Unanimous

Nayes: None

Motion Approved

Public Comments: None

Tabled Items: None

New Business: None

Old Business:

1. Knolls of South Lyon Elevations

Kelly McIntyre from CIB Planning references the prior meeting and the new owner of the remaining lots for the Knolls Sub-Division. She states that there are some minor differences in the elevations. These changes can be made administratively; however, the City Manager would like it to come before you (the Planning Commission) for you to review.

Chair Lanam questions if these are different from the last time they saw them. Commissioner Kopkowski states that the issue was that they weren't aware of what they were seeing. Was it old stuff, new stuff, etc? McIntyre adds that what they review last time was the approved rendering of the Knolls. McIntyre states that each of these elevations was represented by a rendering. Commissioner Rose questions the garage door detail.

Nick Bitell, Echelon Homes, clarifies the information regarding the garage doors and adds that they will be including architectural garage door with glass on top. This will be a part of our specifications.

Commissioner Kopkowski states that the problem that they were having was that they just didn't know if they had the proper information. She goes on to state that Echelon put a package together for the Planning Commission, and Carmen never gave it to them. She clarifies that we didn't deny these; we just didn't have enough information to make the decision. She questions if there was a list of requirements that she saw when she was on Council. Rose states that there is not a concise list. However, Bitell states that there is a very concise list. Rose adds that they were never given it. Kopkowski clarifies that she feels Echelon did the work and she does not want to make her decision based on Echelon's work, they

should be basing their decision on the Planning Consultant's, CIB Planning, work. CIB Planning is the consultant that is hired by the city, Echelon is trying to solve the problem, and I don't think that is their job. That's where her problem lies. She does not want to make a decision on something that she gets a day before this meeting. I don't have the information that I need to make the decision. I'm not going to come to a meeting if I don't have a packet. She states that she does understand that there is a change going on in the city right now, but these are her issues and I feel like Echelon is doing the city's job right now. Commissioner Rose adds, not that this is what is happening, but if they are doing the work for us, who's to say that this is accurate.

McIntyre states that perhaps this information wasn't given to you in the proper way, however, CIB Planning and the City Manager are okay with this. This was brought to you to keep you in the loop. It's a minor amendment; so technically, it didn't have to come before the Planning Commission at all. But because the Commission was so heavily involved, it was brought to them.

Commissioner Rose clarifies that he believes what Commissioner Kopkowski is saying is don't bring it to us at all if you don't have the proper information. Kopkowski interjects and states that she is not going to hold up these gentlemen today, that's not what my discussion is for. My discussion is I can't keep serving on Planning Commission and making decisions that I don't have the proper information for. Kopkowski states that we should have been able to make this decision last week.

Chair Lanam states that they had questioned if they had been given the right plans and Kopkowski adds they had not been given the list that they had been given when she was back on Council.

Kopkowski goes on to question if these are some of the elevations from nearby sub-divisions. Bitell confirms that these are from the second phase of the development off of Martindale. He goes on to state that there was a bit of confusion for them too. He states that they were first told that they were denied and goes on to apologize that because of this; his presentation was a bit argumentative. He goes on to say that the elevations that he is presenting now are not that different from the ones that Conzano are building now. He adds that they are a production builder and lot specific plans will be drawn and submitted to the Building Department, not a generic plan.

Kopkowski discloses that she does know Mr. Bitell and he has hired a home warranty company that she has done some part time work for. She wants this on record so that she does not have Council Member Kurtzweil coming after her like she did Council Member Kivell. If you want Kopkowski to abstain from voting she states she will, if you don't she will vote, but wants it known that this man is not paying her to vote in any way.

**Motion to approve Council Member Rose and Kopkowski votes
Motion by Bradley, Second by Mosier**

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

McIntyre states that she wants the record to reflect that this issue could have been administratively approved, but the City Manager wanted this brought to you.

**Motion to support the approval of Echelon Homes 14 Site Plan Approval
Motion by Bradley, Second by Mosier**

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Planning Consultant Report

McIntyre apologies for the confusion, stating that it has been an interesting couple of weeks, we weren't exactly clear to what our responsibility was going to be. Chair Lanam questions if the City has made a decision on hiring a replacement or not. Council Member Rose States that for whatever reasons something is brought to us; it needs to be supported by the original documentation.

McIntyre states that she is trying to put in some office hours, clean up the office and get things organized. Deputy Pieper states that former employee, Megan Blaha, tried to load documents in to our system before she left, meaning minutes, agendas, etc.

McIntyre again reiterates that this meeting was informational. Chair Lanam states there are times that the Committee pushes so hard for something and the end result is not what we planned for. It can be very disheartening, why are we here.

McIntyre states that the Emmanuel Lutheran Church has contacted her regarding the parsonage. They would eventually like to expand off the back of that home. When asked where the church is, McIntyre states the church is on the bypass, Reynold Sweet Parkway next to the Senior Care Facility.

Also, Thomasville has will go for the second reading of the re-zoning. They are ready with all their finals.

Staff Report - None

Adjournment

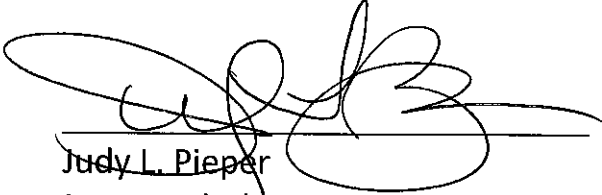
Approval to Adjourn – 7:37 p.m.

Motion by Rose, Second by Kopkowski

Voice Vote: Ayes: Unanimous
 Nays: None

Motion Approved – Meeting Adjourned

Respectfully submitted,



Judy L. Pieper
Deputy Clerk