

**City of South Lyon
Planning Commission
Special Meeting Minutes
November 13, 2014**

The meeting was called to order by Lanam at 7:03 p.m.

PRESENT: Keith Bradley, Vice-Chairman
Jerry Chaundy, Secretary
Frank Leimbach
Maggie Kurtzweil
Scott Lanam, Chairman
Steve Mosier
Jason Rose
Carol Segal

ABSENT: Wayne Chubb (excused)

OTHERS PRESENT: Timothy Wilhelm, City Attorney
Kristen Delaney, Director of Community & Economic Development

APPROVAL OF AGENDA:

Motion by Mosier, second by Chaundy to approve the agenda for November 13, 2014 as presented.

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

Delaney noted that the title of the minutes said "Special Meeting" and noted that the word "special" should be removed.

Motion by Chaundy, second by Kurtzweil to approve the minutes for October 9, 2014 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

COMMENTS FROM THE PUBLIC

Carl Richards
390 Lennox

Richards gave an overview of different projects happening around the town.

PUBLIC HEARING

None.

OLD BUSINESS

None.

NEW BUSINESS

1) Park Place Site Plan Amendments: Planning Consultant Avantini reviewed his letter dated November 7, 2014. He noted that the Witch's Hat Brewing Company has sufficient parking spaces to meet their current site plan. The site plan for the Witch's Hat was reviewed and approved administratively. He explained that a site plan for the entire development is being presented to the Commission here tonight because the building owner and the tenant are trying to anticipate future growth and fit in as many parking spaces on the site as the City will allow. Tonight, the site plan presented proposes to increase the number of parking spaces on-site to 56 spaces.

Avantini stated that the ordinance requires landscaped islands in a parking lot of this size. Avantini noted that one island that was shown on the original, approved site plan had already been removed a few years ago without permission. Avantini stated that, in his opinion, it would be reasonable to allow the property owner to remove a landscaped island, in return for them landscaping other areas on their property in return.

Avantini noted that he had visited the site tonight before the meeting and observed wall lights mounted to the exterior of the building facing the parking lot. He stated that the lights were so bright they were glaring from the road. Avantini stated that he would like to know if these are new light fixtures. If so, he would like to see them replaced with the proper shielded fixtures.

Commissioner Mosier asked if any trees were going to be removed as a result of the current revised site plan presented tonight. Avantini stated that the applicant was proposing to remove two trees and that these trees would need to be replaced.

Avantini noted that this site presents some challenges. In particular, the applicant has a challenge in finding more room to plant trees. Avantini noted that there just wasn't a lot of space on this site that isn't covered by the parking lot or the building footprint.

Commissioner Kurtzweil discussed some alternative landscaping ideas. The plan as presented shows a row of burning bushes. Kurtzweil stated that she would like to see something with more year-round interest. She suggested a yew or boxwood instead. Kurtzweil went on to note that she would like to see something creative on this site, something that will reflect the creativity of a business like the Witch's Hat Brewing Company. Kurtzweil stated that a metal

fence or brick fence with metal details might be a nice addition to this site. She stated that instead of the trees they are proposing, the applicant might consider planning a Ginkgo tree.

Bruce Pindzia
P.O. Box 234, Grass Lake

Pindzia stated that he was here on behalf of the applicants and that both he and the applicant would embrace the ideas presented by the Commission. Pindzia suggested installing sections of fencing interspersed with landscaping.

There was a discussion about a future outdoor seating area. Avantini stated that that issue would have to be brought before the Planning Commission for approval.

Chairman Lanam stated that he was in favor of approving the removal of the islands in the parking lot, but he would like the applicants to come back with a plan that reflects the comments and suggestions made here tonight. Commissioner Leimbach agreed.

Pindzia asked the Commission for specific direction. He asked the Commissioners what height of fence they would like to see. There was general consensus that a 3' fence would be a good height. As for the landscaping, the Commission declined to give specific instructions, stating that a mix of the suggestions made tonight would be sufficient. Kurtzweil stressed that they wanted to see landscaping that would have year-round color and interest. There was a discussion of planting clematis on the fence.

Steve Bailo
11272 Hammerstone Drive, South Lyon

There was a discussion about how quickly changes could be made to the site plan. Bailo noted that he could make the changes and resubmit to the City within the next week.

MOTION TO TABLE THE PARK PLACE SITE PLAN AMENDMENTS:

Motion by Bradley, second by Leimbach to table the Park Place Site Plan Amendments for the plan dated November 6, 2014 until the December 4, 2014 meeting of the Planning Commission.

VOTE

MOTION CARRIED UNANIMOUSLY

2) Sun Steel Site Plan Extension Request: Avantini reviewed a letter from Mike O'Leary of Lindhout Associates requesting a site plan extension for Sun Steel. Avantini reviewed his own letter dated November 7, 2014. He stated that he recommended extending the site plan for another one year period.

Leimbach disclosed that the company he works for does business with Sun Steel. There was

general consensus among the Commissioners that this did not present a conflict of interest.

There was a discussion about whether or not a one year extension would be sufficient. Leimbach recommended granting an 18 month extension from the date that the site plan expired. The site plan expired on February 14, 2014. Eighteen months from that date would be August 14, 2015.

MOTION TO EXTEND SITE PLAN APPROVAL:

Motion by Bradley, second by Leimbach to extend site plan approval for Sun Steel addition for 18 months from the date that it expired (February 14, 2014) for an additional 18 months. The site plan will now expire on August 14, 2015.

VOTE

MOTION CARRIED UNANIMOUSLY

3) Peter's True Value Hardware Site Plan: Avantini reviewed the progress of this project to date. He noted that he had met with the property owner and the consultants that he is working with to tour the Peter's True Value Hardware site as well as the grain mill. Avantini noted that he had studied and worked in the historical preservation field in the past and is in favor of preserving old buildings when it is physically and financially possible. After visiting the site and touring the grain mill, Avantini stated that he thinks the building is functionally obsolete.

Avantini stated that as the City's ordinance now stands, there is nothing in place to prevent the demolition of an historic building. He suggested that perhaps this is something that the Commission may want to address in the future.

Avantini reviewed his letter dated October 20, 2014 and gave an overview of the new structure being proposed. He noted that he was suggesting some façade material and color changes to make the building fit in better on the site and with surrounding structures.

Leimbach stated that he will not vote to demolish this structure. He stated that it is a focal point and gives the community character. Leimbach stated that the applicant can build a storage building somewhere else on his property.

Avantini noted that the Commission is only voting on the site plan before them. The applicant does not need Commission approval to demolish the structure.

Commissioner Rose stated that he would prefer that the structure was not demolished, but he understands that preserving it would be a huge financial burden on the property owner.

Mosier agreed, stating that it would be a shame to see the structure torn down.

Commissioner Segal stated that she had no objection to the property owner demolishing the

grain mill. In her opinion, the structure is an eyesore that needs to be torn down.

Commissioner Bradley stated that the structure has history, but he understands that it is cost prohibitive for the structure to remain.

Commissioner Chaundy agreed that the building had historic significance, but he has concerns about the safety of structure.

Avantini stated that he had toured the grain mill. He stated that the building has a lot of space, but that it is vertical, not horizontal, and as a result it's not very practical for modern uses like storage.

Kurtzweil asked what this proposed structure was going to look like.

Peter Lindhout
10465 Citation Drive, Brighton

Lindhout stated that he had initially wanted to steer the property owner towards preserving the grain mill. However, once he toured the structure and realized what bad shape it is in, he is no longer in favor of preserving or rehabbing the structure.

Lindhout stated that he and the property owner would be happy to address some of the Commission's concerns. He noted that the initial idea was for the new building to have the look of a barn, or rustic look, similar to that of the other buildings on the site. He stated that it will be a wood frame building, and that, in his opinion, a masonry façade would not be appropriate in this context.

Kurtzweil stated that she has seen very creative projects where the architects used reclaimed materials on the new building. She would like to see reclaimed materials from the grain mill used on the new building.

Kurtzweil asked if the stories of the grain mill were functional. Lindhout responded no. He stated that the upper stories of the building were not stable enough for storage or other modern uses. Kurtzweil asked if the new building could be built from reclaimed wood from the grain mill. Lindhout responded no. Those reclaimed materials are compromised and would not be secure enough for reuse because of their age and condition.

Kurtzweil stated that the property owner was tearing down a landmark and all the City is getting is a pole barn. She stated that she was not impressed by this design. Kurtzweil stated that the property owner and his architect should take a look at the White Horse Inn in Metamora. They have used a lot of reclaimed materials in their building and it makes them unique. Kurtzweil reiterated that she was not impressed with the design for the new building as presented tonight and would not vote for it.

Peter Grebeck
415 E. Lake Street

Grebeck introduced himself as the owner of Peter's True Value Hardware. He stated that he purchased this building when it was empty and in foreclosure. He initially wanted to repurpose the grain mill but that has proven to be physically and financially unworkable. Grebeck stated that he is concerned every day that the structure is going to collapse and hurt someone. He stated that while some of his customers are not happy that he is planning to demolish the structure, many more agree with Commissioner Segal that it is an eyesore. Grebeck stated that due to the condition and age of the building, they cannot even use a hi-lo or pallet jacks in the building. In short, he stated, that the structure is a big financial burden. Grebeck stated that he is a small business owner with a lot of competition from chain stores. He stated that he needs to be strategic with how he spends his money and pouring a lot of money into a grain mill just doesn't make sense.

Avantini suggested a cupola on the new building, so it would mirror the look of the main building on the site. Lanam responded that he thought it would be confusing to customers. Since the proposed building is only intended for storage, not for customers to enter, making it look more like the main store building would be too confusing.

Rose stated that some color elevations of what was being proposed would be helpful to the Commission. Kurtzweil suggested putting a mural on the side of the new building. Rose stated that there were companies that could print murals right on metal panels. Lanam stated that he liked that idea.

Lindhout stated that he had concerns about proposing a storage building that was nicer than the main building on the site. The primary use of this new building is for storage, not for customers. Lindhout stated that even if the applicant had an unlimited budget, which they do not, this new building is just going to be used for storage.

Rose agreed stating that the main objective is to keep the current business, in business. He noted that it was not good when the property was vacant.

MOTION TO DENY SITE PLAN APPROVAL FOR PETERS TRUE VALUE HARDWARE:

Motion by Kurtzweil, second by Leimbach to deny site plan approval for the Peter's True Value Hardware site plan dated September 24, 2014.

VOTE

(2 AYES, 6 OPPOSED) MOTION FAILED

MOTION TO TABLE THE PETERS TRUE VALUE HARDWARE SITE PLAN:

Motion by Rose, second by Kurtzweil to table the Peters True Value Hardware site plan dated September 24, 2014 until the December 4, 2014 meeting of the Planning Commission.

VOTE

MOTION CARRIED UNANIMOUSLY

1) Planning Commission By-Laws: Delaney stated that the reason this item was on the agenda is that the by-laws seem to have been discussed and possibly amended sometime last year, but it does not appear that the Commission ever formally approved the amended by-laws. City Attorney Wilhelm stated that he had been reviewing Planning Commission meeting minutes and noticed this oversight. Lanam stated that he remembered the Commission discussing the by-laws but does not remember the specific outcome of the discussion or what changes were proposed.

MOTION TO TABLE DISCUSSION OF PLANNING COMMISSION BY-LAWS:

Motion by Bradley, second by Kurtzweil to table discussion of the Planning Commission By-Laws until the December 4, 2014 meeting of the Planning Commission.

VOTE

MOTION CARRIED UNANIMOUSLY

PLANNING CONSULTANT REPORT

None.

STAFF REPORT

Wilhelm gave an update on the status of the Medical Marijuana ordinance. City Council recently re-extended the moratorium. He is gathering examples of ordinances in other communities including Farmington Hills, Ann Arbor, Ypsilanti and Ferndale and will forward this information to the Commission.

Delaney gave an update on the Code Enforcement Officer's progress on the BP Station.

ADJOURNMENT

Motion by Chaundy, second by Leimbach
To adjourn the meeting at 9:12 p.m.

Scott Lanam, Chairman

Kristen Delaney, Recording Secretary

Jerry Chaundy, Secretary