



**City of South Lyon  
Planning Commission**

November 8, 2012

The meeting was called to order at 7:07 p.m.

PRESENT: Commissioners Chaundry, Chubb, Culbertson, Kurtzweil,  
Lanam, Weipert, Leimbach

ABSENT: Bradley, Mosier

OTHERS PRESENT: Carmine Avantini (CIB, Planning Consultant)  
Debbie Nogle, Administrative Assistant  
David Murphy, City Manager

**APPROVAL OF AGENDA:**

MOTION by Chaundry

SUPPORTED by Kurtzweil

RESOLVED, to approve the November 8, 2012 Agenda.

ALL AYES, MOTION CARRIED.

**APPROVAL OF MINUTES:**

MOTION by Chaundry

SUPPORTED by Leimbach

RESOLVED, to approve the Minutes of September 13, 2012 with the following corrections:

“Chubb stated via email that if a parking easement is accomplished between the two parcels, then a pedestrian route that resolves the grade change between the properties could be created.”

ALL AYES, MOTION CARRIED

**PUBLIC COMMENT**

No Comment

**OLD BUSINESS: ALEXANDER CENTER**

Carmine Avantini explained his review from his recommendation letter dated October 31, 2012. Avantini recommended approval conditioned upon no expansion beyond what is shown on the site plan; replace bumper blocks with curbing along south edge; replace maple trees with little-leaf species; background of the monument sign being blacked out internally if illuminated plastic panels are used; planning commission review of reports by city departments and city engineering consultant. The commission discussed that the drawing needs to be consistent and clearly state that the adjoining spaces, A and C, are not intended for occupancy. The commission requested the words “Tenant A” and “Tenant C” be removed and add “not intended for occupancy” be documented on the drawing. A satisfactory parking agreement with the adjoining property owner, or an

alternate solution, needs to be rectified in order for A and C adjoining spaces to be occupied. The additional parking island needs correction; currently the drawing only shows a landscape island on the south side and needs to have a parking island on the north side of the entrance. Bumper blocks need to be replaced with curbs and the drawing needs to be updated to show this change. The commission recommended, but did not require, that an irrigation system be installed. Wayne Perry from Design Engineering in Brighton at 2183 Pless Drive, Brighton, MI 48114 explained the items have been corrected per the letter dated October 31, 2012 from Andy Grecke, City of Novi and added that the windows installed were not those on the plan, but are aesthetically better windows than those in the drawing. Perry added that the recommendations from the Planning Commission will be completed and will note changes and submit a drawing with the updates.

MOTION by Kurtzweil

SUPPORTED by Leimbach

RESOLVED, to approve to table Alexander Center Site Plan, so that the Planning Commission concerns can be addressed.

ALL AYES, MOTION CARRIED

#### **PLANNING CONSULTANT REPORT – Sign Ordinance Technical Review**

Carmine Avantini explained that he will be updating the Sign Ordinance and requested the Boards input on the 4 areas of the sign ordinance. There was a discussion and direction from the Commission for Avantini to move forward with necessary updates.

#### **MASTER PLAN UPDATE**

Avantini updated the commission on the Master Plan Public Open House on November 15, 2012, that will include several topical stations for subareas for the downtown, McHattie Park and the Lafayette commercial corridor. Refreshments and light snacks will be served. The concepts and any information pertaining to the Open House will be uploaded onto the City website to help the citizens who could not attend the meeting. The stakeholder group meeting will be held after the Open House with a date to be finalized. Tabulated results will be available to the commission on at the December 13, 2012 Planning Commission Meeting. Avantini also thanked Wayne Chubb for his assistance with the Master Plan. Chubb was very instrumental in the work sessions held with the consulting team and administrative staff.

#### **STAFF REPORT**

No report

#### **ADJOURNMENT**

MOTION by Culbertson

SUPPORTED by Kurtzweil

RESOLVED that the meeting be adjourned.

The meeting was adjourned at 9:20pm. The next meeting will be Thursday December 13, 2012

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Scott Lanam, Chairman

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Debbie Nogle, Administrative Assistant

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Jerry Chaundy, Secretary