

**City of South Lyon  
Planning Commission  
Regular Meeting Minutes  
December 12, 2019**

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  
                  Michael Joseph, Commissioner

Absent:        Jason Rose, Commissioner  
                  Wayne Chubb, Commissioner

Also in attendance: Kelly McIntyre – CIB Planning  
                          Judy Pieper – Deputy Clerk

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

Voice Vote: Ayes:     Unanimous  
              Nays:     None

**Motion Approved**

**Motion to approve Agenda  
Motion by Kopkowski, Second by Mosier**

Voice Vote: Ayes:     Unanimous  
              Nays:     None

**Motion Approved**

**Motion to approve minutes from 10/10/2019, as amended**

**Motion by Mosier, Second by Joseph**

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Motion to approve minutes from 11/24/2019**

**Motion by Kopkowski, Second by Mosier**

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Public Comments – None**

**Public Hearings – None**

**Tabled Items – None**

**New Business – None**

**Old Business –**

**a. SPR 19-001 Stryker Apartments (Now called Creekside Village)**

CIB Planning, Kelly McIntyre, advises the Board that this application was last before them on 10/10/2019. She goes on to say that the applicant has submitted new plans with quite a few changes. McIntyre adds that the Board was questioning Unit sizes and wanted to see floor plans for the units. The applicant has now included those.

McIntyre goes on to reference the note from the engineer, regarding the minimum space from the driveway to the adjacent property. The current development does not meet this, however, this is an old requirement and it will not be a part of the new zoning ordinance. She adds that this mostly pertains to a commercial site, and this site is located in a residential area and the Planning Commission has the authority to waive this.

Next, per the Planning Commission's discussion, Building G has been shifted to the east to allow adequate fire truck turning. Chair Lanam confirms that they are actually shifting the entire building.

McIntyre goes on to talk about the parking, and advises that the site plan has been updated to meet the requirements and are compliant with each phase. She adds that the parking dimensions will require a waiver as they are required to be 9 ft. x 20 ft. and the applicant is proposing 9 ft. x 18 ft., but with a 2 foot sidewalk overhang.

McIntyre adds that in the original plan, we did not have parking lot or landscape calculations, she adds that earlier this week, the applicant did provide her with the updated plans and it does meet the standards. She goes on to discuss the recreation and landscaping. McIntyre wanted to verify that if the plan stops, Phase I will meet all the requirements that are needed and it does not. The applicant did put a note stating that if the project ends at Phase I, they would add the additional required landscaping and she suggests that they require a time frame for this. She also adds, that the applicant made a significant revision to the landscape plan and has reduced the number of deficient trees from 180 to 18. The applicant has asked to make a contribution to the City's tree fund in lieu of planting the total number of required trees.

McIntyre states that there will no mechanical units on the roof tops, they will be on the ground and they will have landscaping around them.

She goes on to say that as far a lighting, they now have a photometric plan illustrating that the footcandles meet the standards.

McIntyre adds that there was a discussion regarding the building elevations, specifically the Juliet Balconies and how the useable/occupy-able balconies should be provided instead.

She states that the applicant had not provided information regarding the dumpsters. But they are now included and they are in compliance.

She states that they have added the entrance sign, showing what the sign will look like and that the materials match.

McIntyre goes on to say, based on this discussion, CIB recommends that the site plan be approved conditioned on the following:

1. Planning Commission waiver to allow 18 ft parking stalls with a 2 ft sidewalk overhang;
2. Planning Commission waiver to allow reduced spacing between the driveways/entrances and adjacent property lines;
3. Recreation Space for Phase I be increased to meet ordinance requirements;

4. Parking lot landscaping meet ordinance requirements;
5. Planning Commission's acceptance of a deposit to the City's Tree Fund in lieu of planting 18 trees;
6. Construction of useable balcony (in lieu of Juliet balcony);
7. Approval of the EGLE for wetland fills and mitigation prior to construction;
8. Approval from the Oakland County Resource Commission to cross the Yerkes drain with infrastructure prior to construction; and
9. Approval of other departments and agencies as required to meet requirements and regulations.

Chair Lanam asks McIntyre for clarification on expiration of site plan, if it expires after a year. He also questions if permits expire after a year. McIntyre states that with each Phase, the procedure is that it has to come through Planning and Zoning, and we compare the final site plan with the construction plan. The site plan approves all the Phases, but before each Phase starts construction, the applicant must present a site plan to compare to the final approved plan. This is done administratively.

Commissioner Kopkowski questions if they would need to know if they could do Phase III, before we give them a permit for I and II. McIntyre states that this would be up to the Planning Commission.

Mark Schovers, Designhaus Architecture, 301 Walnut Blvd., Rochester, MI

Schovers states that the recreational area in Phase I will be expanded if they can only build Phase I. They would increase to 5,000 square feet on the foot prints of Phase III, where Building C would be.

Schovers requests that this be part of the Motion and when Phase II happens, this area will be cut in half.

Commissioner Joseph questions what the time table is for Phase I, Phase II and then Phase III. Schovers states that it will depend on the market. Ideally, we would like it to go one after another, however, if the market is a little soft, there might be a one or two year lag between them.

Chair Lanam questions if this lag time occurred, would the site plan expire?

McIntyre states that they would have to come back to Planning. Lanam confirms and states that after 18 months, they would have to come back to make sure that zoning laws haven't changed. Schovers states that each building would have its own permit.

McIntyre confirms that if they stop at Phase I, this will still consist of Buildings A & B.

**Motion to approve Site Plan SPR 19-001 Stryker Apartments (Now called Creekside Village) with the following recommendations from CIB Planning, letter dated 12-2-2019**

1. Planning Commission waiver to allow 18 ft parking stalls with a 2 ft sidewalk overhang;
2. Planning Commission waiver to allow reduced spacing between the driveways/entrances and adjacent property lines;
3. Recreation Space for Phase I be increased to meet ordinance requirements;
4. Parking lot landscaping meet ordinance requirements;
5. Planning Commission's acceptance of a deposit to the City's Tree Fund in lieu of planting 18 trees;
6. Construction of useable balcony (in lieu of Juliet balcony);
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9. Approval of other departments and agencies as required to meet requirements and regulations.

**Motion by Mosier, Second by Joseph  
Motion Approved**

**Adjournment**

**Motion to adjourn – 7:25  
Motion by Mosier, Second by Joseph**

**Meeting Adjourned**

**Respectfully submitted -**

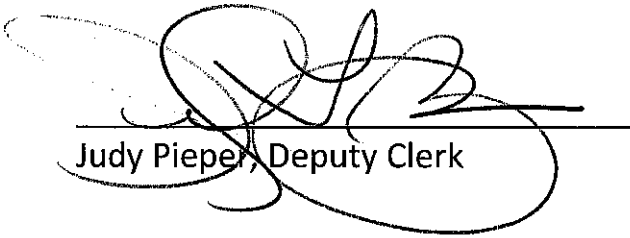
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Scott Lanam, Board Chair

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Judy Pieper, Deputy Clerk

**Respectfully submitted -**



Judy Pieper, Deputy Clerk