

**City of South Lyon
Planning Commission**

December 13, 2012

The meeting was called to order at 7:01 p.m.

PRESENT: Commissioners Kurtzweil, Lanam, Bradley, Weipert, Leimbach, Culbertson, Bradley, Mosier and Chaundy were present. Commissioner Chubb was absent and excused.

Also present were Carmine Avantini (Planning Consultant) and Debbie Nogle, Administrative Assistant.

APPROVAL OF AGENDA:

Motion By Culbertson, Supported By Kurtzweil

To Approve the December 13, 2012 agenda.

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

Motion by Leimbach, supported by Culbertson

To approve the Minutes November 8, 2012 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

None

OLD BUSINESS

None.

NEW BUSINESS

None

TABLED ITEMS

Alexander Center

Avantini reviewed his letter of the site plan review dated November 26, 2012. He recommends approval with the conditions noted.

Weipert questioned the lighting and asked if the lights come as non-adjustable. Avantini stated he was looking for lights that point down and do not adjust to avoid glare.

Kurtzweil likes the sugar maples. She asked the applicant to make certain there will be a sprinkler system.

Leimbach looked at the site and has never seen a situation where there was an intentionally created vacant space in a building. He would like to see more trees in the islands in the parking lot and out front of the structure.

Lanam noted the north side of the original building was supposed to be split face block.

Wayne Perry of Desine Engineering stated he was told last time the original plans were not being enforced. Kurtzweil asked if Chairman Lanam's concern was the appearance. He replied yes.

There was a general discussion regarding the options of materials for the north side of the building.

Perry stated he would talk to the architect about EFIS or brick but he has a problem doing so because he has made every change requested and this was not an issue that had been brought up before. Avantini stated the ordinance calls for masonry but they could use EFIS. Vinyl is not listed as an option. Perry noted if it was an ordinance requirement then they will have to conform.

There was another general discussion regarding material options and what would match the other materials.

There was general discussion regarding the air conditioning units on the north side of the original building and where new units would be placed. Avantini noted the walkway in the back is going to be used for mechanical units. It is not a useable walkway. Kurtzweil noted they could put a section of fencing and landscape to make the view down the walkway more attractive. Kurtzweil provided specific suggestions, such as ornamental grasses and creative fencing.

Avantini stated if the Commission would provide him with a clear direction he could make certain it is followed through the construction phase. He was not sure they could add more trees in front of the building because there would be a spacing concern. The islands should not be a problem. Leimbach stated just something to fill in between the three trees in front.

Motion by Weipert, supported by Bradley

To approve Alexander Center Site Plan contingent on the following:

- All items in CIB Planning letter and HRC's letter be met
- HVAC screening on north side of building
- Additional landscaping be added to west side and north west corner of building
- Vinyl siding on north side be replaced with EFIS
- Color should match the south side

VOTE

MOTION CARRIED – ONE OPPOSED

PLANNING CONSULTANT REPORT

Master Plan Update

Avantini provided a summary of the Open House. He did not hear anything that surprised him. There was general discussion regarding the responses to the Open House. There was a general discussion regarding signs and how new signs would be approved. There was a general discussion regarding the next steps.

Avantini provided updates on Oakland 40 and Lexington Place .

STAFF REPORT

None

Motion by Culbertson, supported by Leimbach

To adjourn the meeting at 8:27pm.

VOTE

MOTION CARRIED UNANIMOUSLY

Scott Lanam, Chairman

Jennifer Knapp, Recording Secretary

Jerry Chaundy, Secretary