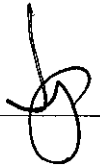


**City of South Lyon  
Planning Commission  
Regular Meeting Minutes  
February 23, 2023**

Approved: 

The meeting was called to order by Chairman, Scott Lanam at 7:00 p.m.

Roll Call:       Commissioner Steve Mosier  
                  Commissioner Tyler Finnegan  
                  Commissioner Michael Joseph  
                  Chair Scott Lanam

Also in attendance: Hannah Smith – Planner, CIB Planning  
                          Judy Pieper – Deputy Clerk

Absent:           Commissioner Kopkowski  
                      Commissioner Frost

**Motion to excuse Commissioner Kopkowski and Commissioner Frost for their absent  
Motion by Mosier, Second by Finnegan**

**Motion to approve Agenda  
Motion by Mosier, Second by Finnegan**  
Voice Vote: Ayes:    Unanimous  
                  Nays:    None

**Motion Approved**

**Motion to approve Minutes – January 12, 2023  
Motion by Mosier, Second by Joseph**  
Voice Vote: Ayes:    Unanimous  
                  Nays:    None

**Motion Approved**

**Public Comment – None**

**New Business – None**

## Old Business

- a. Site Plan Review: SPR#23-01 Ivy Townhomes, located at vacant parcel on south side of 11 Mile Road (Parcel ID #21-19-201-012). The applicant is seeking site plan approval for the development of a total of 25 townhomes in three two-story buildings.

Planner, Hannah Smith, advised the Commission that they have reviewed the revised site plan to construct townhomes on vacant parcel #21-19-201-012, the site of the previous Jamie Vista project. The proposed project includes three (3) buildings with a total of 25 townhome units, along with an interior street, parking, landscaping and other improvements. There are three proposed buildings – one with seven units, one with eight units, and one with ten units. The Planning Commission considered the site plan at the January 12<sup>th</sup>, 2023, Planning Commission meeting, where the request was tabled to allow the applicant to provide needed additional information on a revised site plan. The property is zoned RM-1, Multiple Family Residential District, in which townhomes are a permitted use.

Smith refers to the letter that the Commissioner's received in their meeting packet. She discusses the elevations that were a concern at the last meeting and adds that a set of the updated building elevations have been provided. The updated elevations show vertical siding and stone/brick on all of sides of the building, as well as on the front façade. The buildings have jogs in the building to break up the building line, as well as differing overhangs over the rear walk-out doors to provide some architectural variety. Smith adds that the applicant has also indicated that asphalt shingle roofs are proposed for the building roofs and metal roofing is proposed for the roofs over the front entryways.

Smith states that the applicant has brought in sample colors, which was recommended at the last meeting. The floor plans were discussed and the applicant has confirmed that all units are 3-bedroom units and have the same layouts.

Smith states that the updated plans also include information on the concrete patios for each unit and an 8' x 6' privacy fence between rear patio units. This will be acceptable, but she will need to see the screening fence. Smith adds that this will be able to be submitted to the administration for approval. Smith adds that individual air conditioning units are proposed for each unit and that mechanical equipment is required to be screened by a solid wall, fencing or landscaping. She states that the revised plans indicate privacy fencing between the units, however, additional screening of mechanical equipment is required, such as landscaping surrounding the units. This too can be administratively approved.

Smith advises the Commissioners that as far as everything else that they had requested, the applicant has provided everything that we are needing. The updated plans confirm that the pedestrian pathways are 5-ft wide and are paved asphalt. The plan also includes updated lighting information and light pole details that meet the allowed height requirement.

Smith states that the following waivers listed from the last review still apply. She adds that they do recommend that the site plan for Ivy Townhomes, located at parcel #21-19-201-012, be approved subject to the following conditions:

1. Planning Commission approval of a waiver to allow 5-ft parking setback adjacent to Alexandria Court, where 10-ft is required;
2. Planning Commission approval of a waiver for substitution of evergreen trees for required canopy trees in greenbelt landscaping;
3. Details of privacy fencing and mechanical unit screening for the AC Units be provided for administrative approval;
4. Review and approval from all applicable consultants, departments, and agencies.

Danny Veri, Livonia Builders, 18261 Shelley Pond Court, Northville, Michigan

Veri presents samples of the brick and stones that they will be using, along with the siding color of Mocha. He also verifies with Smith that the landscaping around the AC Units can be handled administratively.

Commissioner Joseph compliments the gables that have been added to the back of the roof. Commissioner Finnegan questioned the color of the grout being used. Veri stated that he was going to suggest to the owner to go with black, but it will be up to the owner.

Chair Lanam confirms that the samples that the applicant brought in will remain here so that we can reference them if needed.

Veri confirms that the shingles being used are black and will be dimensional and adds that it is actually cheaper to go with the dimensional instead of the three tabs.

Commissioner Finnegan questions if there will be additional landscaping besides the landscaping being used as a buffer. Veri references pages LS1 and LS2 in the plans and says that there does look like some additional has been added.

Commissioner Finnegan references the floor plans that face 11 Mile Road and what is the bump out. Veri states that this is for the meters and will look like part of the building. The only difference is that the door will not have a window, it will be a solid two panel door.

Commissioner Joseph states that he would like to see a standing seam on this bump out. Veri states, this can be done.

Chair Lanam discusses with Smith some of the details regarding the fencing. Veri states that all fencing used will be vinyl not wood. He adds that they usually use tan fencing, not white.

Chair Lanam states that the Administration can look at the rental agreement to review and approve the rules for trash can storage. It is also confirmed that there is no community dumpster.

**Motion to approve Site Plan Review: SPR#23-01 Ivy Townhomes, located at vacant parcel on south side of 11 Mile Road (Parcel ID #21-19-201-012). The applicant is seeking site plan approval for the development of a total of 25 townhomes in three two-story buildings. With the following waivers:**

1. **Planning Commission approval of a waiver to allow 5-ft parking setback adjacent to Alexandria Court, where 10-ft is required;**
2. **Planning Commission approval of a waiver for substitution of evergreen trees for required canopy trees in greenbelt landscaping;**
3. **Details of privacy fencing and mechanical unit screening for the AC Units be provided for administrative approval;**
4. **Review and approval from all applicable consultants, departments, and agencies;**
5. **Adding standing seam to the utility rooms.**

**Motion by Mosier, Second by Joseph**

Voice Vote: Ayes: Unanimous

Nays: None

**Motion Approved**

**Consultant Report:**

Smith introduces the new member of the Planning Commission, Leah Daily.

Smith adds that they had a discussion regarding West End Industrial Site. This could be coming down the line. Also, the BP station is looking to make some changes and this too could be coming to the Planning Commission.

**Staff Report: None**

**Motion to Adjourn**

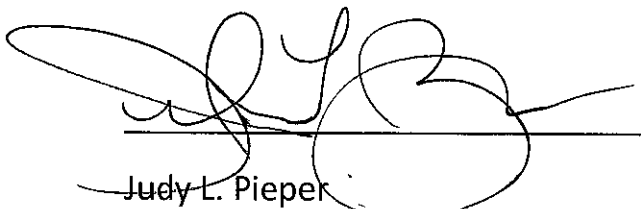
**Motion by Mosier, Second by Joseph**

Voice Vote: Ayes: Unanimous

Nays: None

**Motion Approved – Meeting Adjourned 7:47 p.m.**

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Judy L. Pieper', is written over a horizontal line. The signature is stylized and cursive.

Judy L. Pieper

Deputy Clerk Treasurer