

**City of South Lyon  
Planning Commission Meeting**

February 10, 2011

Chairperson Weipert called the meeting to order at 7:07 p.m.

All present recited the Pledge of Allegiance to the Flag

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

Also present were Ben Tallerico (Planning Consultant), and Kristen Delaney, Director of Community and Economic Development.

**APPROVAL OF AGENDA:**

**Motion by Mosier, supported by Kurtzweil**

**To approve the Agenda February 10, 2011.**

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**APPROVAL OF MINUTES:**

**Motion by Bradley, supported by Kurtzweil**

**To approve the Minutes for January 13, 2011 as amended.**

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**PUBLIC COMMENT**

There was no public comment.

**OLD BUSINESS**

Master Plan Discussion

Tallerico announced he would be ready to make his presentation at the February 24, 2011 meeting.

Sandwich Board Signs

Weipert stated at the last meeting Joyce Sommerall suggested they address the signs for the businesses outside of the downtown area. Delaney included the current sign ordinance in the packet for this meeting.

Weipert asked what the signs would look like outside of the downtown area.

James Seghi, 440 N. Lafayette

Mr. Seghi stated he was happy with the same restrictions as set in the downtown district. He would just like to promote special events/items and has no intention of bringing the sign in and out every day. He noted in the downtown not every business has a sign out every da.

Weipert asked where Mr. Seghi would put the sign. Downtown has the sidewalk but not everyone outside of downtown has a sidewalk. Seghi replied he would put it close to the bridge so it was visible from the road. He would follow whatever restrictions the city set.

Weipert asked Ms. Sommerall where she would place a sign in a strip mall.

Joyce Sommerall, 22890 Pontiac Trail

Ms. Sommerall replied there was a rotation for the King's Plaza sign, approximately three times per year, for each store in the mall. For the sandwich board signs she would use the set back and place it in line with the King's Plaza sign. She noted there were a lot of people using the sandwich board signs whether they are legal or not.

Weipert stated that in the downtown the signs are restricted to one per entrance so buildings with more than one business have to work that out. In a shopping center should the same rule apply; for example, one per entrance on the berm.

Sommerall replied she was not sure how to handle so the entire area was not littered with signs. In the summer time, there was a lot of activity on the berm. She was not suggesting preference be given to one over the community but unlike the downtown they did not have the same pedestrian traffic so people did not have to navigate around the signs. She did not like the idea of every business having a sign on the berm.

Weipert stated she knew Ms. Sommerall has used the temporary signs to let people know the business was there. Sommerall replied yes, and they do notice a decline in business when the sign goes away.

Randy Clark, 415 Lafayette

Mr. Clark stated he shared the concern of too many signs in front of one business area and has told his tenants they can not, all four, have their signs out at the same time. Over time it has naturally controlled itself. He did not think they have had more than two at a time. It was not the issue he thought it would be. Weipert asked where they put the signs. Clark replied between the sidewalk and the curb.

Seghi asked if the Commission would consider a six-month trial. He noted he has never

seen all business with signs out in the downtown district. Business owners are here to help make the community nice.

Lanam stated his biggest concern was having signs everywhere making it look like election season.

Culbertson stated he was in favor of extending to all businesses within the city limits.

Bradley and Mosier agreed with Commissioner Lanam.

Kurtzweil agreed with Commissioner Culbertson. She noted like anything else it was an evolving document and changes could always be made if needed.

Bradley stated he was open to extending the sign outside of downtown, but was just cautious.

Delaney asked if the sign of a sandwich board sign was large enough for outside of downtown. Sommerall replied it would depend on the coloring and size of the font. The key was in the graphics.

There was a general discussion regarding the size of signs, right-of-ways, and possible locations to place the signs.

Tallerico stated the Commissioners seemed to be trying to retrofit an ordinance. He suggested that is they want to allow additional signage in different areas; maybe they should look at different options. Sandwich boards are meant for downtowns. Why not look at what works for outside of a downtown.

There was a general discussion regarding types of signs at various types of business areas.

Culbertson suggested looking at Milford, Chelsea, Monroe, Adrian, and Manchester to see what they do outside of their downtown. Delaney agreed to do the research for the next meeting.

## **NEW BUSINESS**

### Residential/Office Overlay District

Delaney stated she has been approached for several people looking to buy vacant homes, on major roads looking to put a business in the home. They have been advised to apply for rezoning however other communities have an overlay district to solve the problem. She thought it was worth bringing to the Commission to get input because it might also get people investing in properties and fixing up some homes.

Kurtzweil stated there seems to be sufficient space in downtown and thinks this would take away from the downtown district. Or at the very least there was a B3 district that could be changed and keep businesses together.

There was a general conversation regarding geographical areas and district codes.

Mosier stated he agreed with Commissioner Kurtzweil's assessment that there was enough empty space to accommodate prospective businesses.

Bradley agreed and added that parking would be a big problem.

Culbertson stated his initial reaction was not to be opposed especially if the businesses were limited to a CPA or law office.

Lanam stated he was concerned about the affect on neighbors.

Kim Thompson, 225 West Lake

Ms. Thompson stated there are some vacant homes worth preserving but she did know how well adjacent housing would sell with a business next to it. She would not be as opposed if the city was out of business space.

Delaney noted it sounds like this was not the right idea for the right time.

Tallerico stated there are other options for businesses looking to occupy a house. He noted that not every business was not meant for any space.

Weipert stated the problem she had was the spaces were all so far apart and did not flow together.

There was a general discussion regarding locations.

#### **TABLED ITEMS**

Medical Marijuana Dispensary Ordinance  
Complete Streets & Safe Routes to School  
Annual Retreat

#### **PLANNING CONSULTANT REPORT**

Tallerico provided update on state bills and BRI news.

#### **STAFF REPORTS**

Delaney provided a list of things wrong on the zoning map. Weipert asked to schedule a meeting to review the results of the Downtown Development Authority's study that is

completed.

**ADJOURNMENT**

**Motion by Culbertson supported by Kurtzweil**

**To adjourn the meeting at 8:29 p.m.**

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

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Pam Weipert, Chairperson

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Jennifer Knapp, Recording Secretary

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Keith Bradley, Secretary

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