

**City of South Lyon
Planning Commission
Regular Meeting Minutes
February 11, 2016**

Approved: _____

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

Roll Call: Scott Lanam, Chair
 Steve Mosier, Commissioner
 Keith Bradley, Commissioner
 Carol Segal, Commissioner
 Jerry Chaundy, Secretary
 Jason Rose, Commissioner
 Frank Leimbach, Commissioner
 Michele Berry, Commissioner

Absent: Wayne Chubb, Commissioner, Excused

Guests: 4

Also Present: Tim Wilhelm, City Attorney
 Kelly McIntyre, Director of Community and Economic Development
 Carmen Avantini, Planning Consultant
 Judy Pieper, Deputy City Clerk/Treasurer

Approval of Agenda

Motion by Chaundy, Second by Leimbach

Voice Vote: Ayes: Unanimous
 Nays: None

Motion Approved

Approval of Meeting Minutes

Chair Lanam indicated the following corrections on last month’s meetings; page four of the minutes should be corrected to read - concerns on storage building at McCarter Construction. Also on page four; comments were made regarding BP – repairs to main building and demolition or rebuilding of car wash...

Motion by Bradley, Second by Leimbach

To approve the February 11, 2016 Minutes

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Public Comments: None

Public Hearings:

Community Director McIntyre advised that the Public Hearing date needed to be changed to March 10, 2016.

Motion by Bradley, Second by Berry

Motion made to change Public Hearing date to 3-10-2016.

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Old Business: None

New Business:

1. Discussion item: West End Industrial Park

Cliff Seaver and Marc O’Rourke from Landmarc Building Development, Inc., gave a presentation regarding alternate use for the additional land located near the Tube Mill known as West End Industrial. The alternate use would be changing the zoning from Light Industrial to Multi Family dwellings – Ranch Condos.

Extensive conversation regarding noise levels from the Tube Mill, land size, roads, land availability.

Consensus with the committee is to review additional information regarding viability of property as industrial before a decision to re-zone is made.

Tabled Items:

1. Food Truck Ordinance

City Attorney, Wilhelm presents an overview of the ordinance and maps of permitted areas. Fire Chief Kennedy included information regarding locations and fire code requirements.

Wilhelm advised that this approach will be more restrictive and that we will be able to open it up if needed. He also included that Special Events (Pumpkin Festival, Carnivals, etc.) will apply for Special Event Permit.

Food Trucks located on private property will require both parties to pull a license from the City.

Commissioner Rose suggested including Volunteer Park and McHattie Park.

Planning Consultant Report

Planning Consultant, Avantini advised that the Zoning Ordinance update is almost complete and will be sent over to the Planning Commission for review. Once the Planning Commission has reviewed, a joint meeting with City Council will be held for further discussion and review before approval. Avantini also touched base on the Knolls Development and previously discussed tree sizes. Trees appear to be in line with guidelines, however, he does have plans to take another look in the spring, again, trying to remain proactive on the landscape development.

Staff Report

Planning Consultant, Avantini and Community Director McIntyre met with architect from Pullum Windows.

The debris issue at Biggby was discussed. McIntyre advises that Ordinance Officer, Tom Lyon, has been keeping a close eye on the situation. Also, Biggby is still working on their color scheme. McIntyre advised that if any changes were going to be made from the original plan, they would have to approach the Planning Commission for approval.

Motion by Rose, Second by Bradley

Motion to adjourn at 8:53 p.m.

Voice Vote: Ayes: Unanimous

Nays: None

Motion Approved – Meeting Adjourned