



**City of South Lyon
Planning Commission**

February 14, 2013

The meeting was called to order at 7:02 p.m.

PRESENT: Bradley, Chaundy, Culbertson, Lanam Weipert, Mosier

ABSENT: Chubb, Kurtzweil, Leimbach

OTHERS PRESENT: Carmine Avantini (CIB, Planning Consultant)
Debbie Nogle, Administrative Assistant
Tim Wilhelm, City Attorney

APPROVAL OF AGENDA:

MOTION by Culbertson
SUPPORTED by Mosier
RESOLVED, to approve the February 14, 2013 Agenda.
ALL AYES, MOTION CARRIED.

APPROVAL OF MINUTES:

MOTION by Culbertson
SUPPORTED by Chaundy
RESOLVED, to table the Minutes of January 29, 2013 until the March 14, 2013 Planning Commission meeting.
ALL AYES, MOTION CARRIED

PUBLIC COMMENT

No Comment

NEW BUSINESS: SUN STEEL

Carmine Avantini, Planning Consultant from CIB Planning reviewed his letter dated February 11, 2013 and explained the recommendation for approval. The applicant is recommending a site plan approval to construct 4,898sq.ft. addition to the rear of the east side of the building. The upper level will be used for an extension of the current building, while the lower level will be used for storage of steel and equipment. Avantini also reviewed the dimensional requirements, building materials, landscape and screening and project phasing. Culbertson referred to the Fire Department letter dated February 5, 2013 that referenced the addition does not meet IFC 1001.2 Minimum Requirements. Mike O'Leary, 10465 Brighton, MI discussed the use of the building and the requested projected phasing. O'Leary explained there would be an additional door added to satisfy the Fire Department code requirements. O'Leary reaffirmed that trees would not be removed during the construction phases.

MOTION by Culbertson

SUPPORTED by Chaundy

RESOLVED, to approve to the Final Site Plan of Sun Steel, located at 550 N. Mill Street, South Lyon, MI 48178 as amended with a 6 year completion of addition as stated in CIB Planning letter dated February 11, 2013, meet the requirement(s) of the Fire Department letter dated February 5, 2013 and painting the existing CMU fixture and bollards.

ALL AYES, MOTION CARRIED

OLD BUSINESS – SIGNS ORDINANCE DISCUSSION

Avantini advised the Commissioners that the City Manager requested that CIB Planning amend the current Sign Ordinance. He indicated that this ordinance is a preliminary draft and that additional comments would be needed from them, the city attorney and the building official. Avantini reviewed the key changes to the ordinance and received feedback to use when revising those sections. They included direction on electronic message signs (follow the Fenton requirements), sandwich board signs (allow in all districts with conditions), nonconforming pole signs (allow replacement with monument signs that decrease the nonconforming situation), and shopping center monument signs (allow Planning Commission to grant waivers, with conditions, for multi-tenant signs that need more sign area). Avantini indicated that he would make additional revisions based upon the comments be prepared for the public hearing at next month's Planning Commission meeting.

STAFF REPORT

No report

ADJOURNMENT

MOTION by Culbertson

SUPPORTED by Weipert

RESOLVED that the meeting be adjourned.

The meeting was adjourned at 9:24pm.

The next meeting will be Thursday, March 14, 2013

Scott Lanam, Chairman

Debbie Nogle, Administrative Assistant

Jerry Chaundy, Secretary