

**City of South Lyon  
Planning Commission Meeting**

February 24, 2011

Chairperson Weipert called the meeting to order at 7:03 p.m.

All present recited the Pledge of Allegiance to the Flag

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

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

**APPROVAL OF AGENDA:**

**Motion by Mosier, supported by Lanam**

**To approve the Agenda February 24, 2011 as amended.**

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**APPROVAL OF MINUTES:**

**Motion by Bradley, supported by Lanam**

**To approve the Minutes for February 10, 2011 as amended.**

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**PUBLIC COMMENT**

Mark and Gail Mitchell, 21225 Laser Lane

Mr. Mitchell is a financial planner and is looking to move his business out of his home and into another house that he would like to purchase strictly as an office.

Mrs. Mitchell prepared a letter explaining the business, why an overlay district would work for them, and requested the Commission reconsider enacting an overlay district. She read the letter.

Mr. Mitchell stated ninety-five percent of his business is public sector employees. He

does not want or need a storefront. His business does generate tax revenue and will bring people into the downtown area. He has an immediate need to move his office and wants to stay in South Lyon.

Weipert stated the Planning Commission was about to begin a review of the Master Plan and it will be consider during that process.

### **OLD BUSINESS**

#### Master Plan Presentation

Tallerico gave a PowerPoint presentation of the Master Plan Components, a price review for each stage and explained how each stage works.

There was a general discussion regarding how much a complete review will cost and the cost-effectiveness of it.

Weipert asked if the Planning Commission should make a recommendation for a complete review and see what happens. There was general discussion regarding the best way to move forward. Weipert will speak with the city manager.

#### Sandwich Board Signs

There was a general discussion regarding sightings of sandwich board signs outside of downtown areas.

Mosier stated he did not think sandwich board signs will work outside of a downtown area. He suggested looking at the temporary sign ordinance and making adjustments to that instead.

Weipert stated she was not sure if there was concern because there are signs visible from the road for businesses outside of the downtown. Her concern was if they were to be allowed outside of downtown there could be sign pollution.

Weipert asked if there are size limitations for the temporary signs. Delaney replied size limitations are not specified.

Weipert suggested allowing the sidewalk signs on the sidewalks of the shopping malls but not at the street.

Delaney stated one idea was to alter the temporary sign ordinance or another was to allow the sandwich boards but they will have to be within five-feet of their door.

Lanam noted the strip malls are farther back off the road so the building signs are easier to see but downtown that was not the case. He does not think anything needs to be changed in either ordinance.

There was a general discussion and it was decided to make no changes to either sign

ordinance.

**Motion by Leimbach supported by Lanam**

**To make no changes to the sign ordinances**

**VOTE**

**MOTION CARRIED – seven yay, one opposed**

**TABLED ITEMS**

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

**PLANNING CONSULTANT REPORT**

Tallerico will present his report monthly. He has nothing new until March.

**STAFF REPORTS**

There was a general discussion regarding the Farmer's Market and the fact that nothing is going to change operationally for this summer.

**ADJOURNMENT**

**Motion by Culbertson supported by Lanam**

**To adjourn the meeting at 8:23 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