


**City of South Lyon
Planning Commission
Regular Meeting Minutes
March 22, 2018**

Approved: 

The meeting was called to order by Chairman, Scott Lanam at 7:05 p.m.

Roll Call: Scott Lanam, Chair
Keith Bradley, Vice Chair
Steve Mosier, Commissioner
Mike Joseph, Commissioner

Absent: Jason Rose, Commissioner, Excused
Wayne Chubb, Commissioner, Excused
Erin Kopkowski, Commissioner, Excused

Also Present: Patrick Brzozowski, Zoning Administrator
Kelly McIntyre, Planning Consultant
Judy Pieper, Deputy Clerk
Tim Wilhelm, City Attorney
Mike Darga, HRC

Motion to excuse Commissioners Rose, Chubb and Kopkowski absence for tonight's meeting

Motion by Bradley, Second by Mosier

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Motion to approve Agenda

Motion by Bradley, Second by Mosier

Voice Vote: Ayes: Unanimous
Nays: None

Public Comment – None

Public Hearings: None

Tabled Items: None

New Business:

1. Carriage Trace Final Site Plan Review – Phase 5

Planning Consultant, Kelly McIntyre states that Phase 5 of Carriage Trace consists of 8 lots that meet the lot size and set back requirements of 12,000 – 15,000 square feet. She goes on to include that the original development was approved in 1999 using the open space provision, allowing lot sizes of a minimum of 12,000 square feet.

McIntyre states that her firm (CIB Planning) recommends approval of the proposed final site plan for Carriage Trace, Phase V, conditioned upon the following:

1. The Master Deed amended to reflect Phase V;
2. A 50 foot landscape and irrigation easement be maintained along the south property line, providing a buffer between the development and motel;
3. A staggered evergreen buffer, no less than 20 feet in width be planted along the north property line and Trebor Drive;

4. Replacement of any street trees and sidewalks damaged during the construction of the homes;
5. Proper permits to fill the two regulated wetland obtained and submitted to the City; and
6. Review and approval from other applicable consultants, departments and agencies.

Sean Havera, Hughes Properties, Inc., 30100 Telegraph Road, #220, Bingham Farms, Michigan

Chair Lanam inquiries about any sewer issues that may come in to play. McIntyre advised that the plan includes the extension of water/sanitary system along Coach House Lane to serve the 8 proposed lots as requested by the original annexation in to the city.

Commissioner Joseph discusses the concern for traffic flow pulling in off of Pontiac Trail for Lot #8. (Stating that this could be a safety issue)

Havera confirms that the entry way is double wide and the island in the entrance way is the exact same scenario as Phase I.

The conversation continues regarding the street trees on Coach House Lane, noting that if they are damaged during construction, they will need to be replaced.

This also includes the existing berm, should there be damage or if it is altered as a result of the construction of the new homes, the developer is required to replace and satisfy the required of the Master Deed.

McIntyre states that two regulated wetlands exist, one on lot 7 and the other on Lot 5. The applicant is proposing to fill the wetlands. In order to do this, proper permits must be obtained and provided to the City to keep on file, prior to any development of these lots.

Chair Lanam questions if they will be providing Elevations tonight. Havera advises that he will not. He states this will be an addendum; the by-laws on the existing

Association include plan requirements for the homes consistent with what they have now.

Motion to approve Carriage Trace Final Site Plan Review – Phase 5

To include the following recommendations from CIB Planning:

- 1. The Master Deed amended to reflect Phase V;**
- 2. A 50 foot landscape and irrigation easement be maintained along the south property line, providing a buffer between the development and motel;**
- 3. A staggered evergreen buffer, no less than 20 feet in width be planted along the north property line and Trebor Drive;**
- 4. Replacement of any street trees and sidewalks damaged during the construction of the homes;**
- 5. Proper permits to fill the two regulated wetland obtained and submitted to the City; and**
- 6. Review and approval from other applicable consultants, departments and agencies.**

Motion by Bradley, Second by Mosier

Voice Vote: Ayes: Unanimous
 Nays: None

Old Business:

Planning Consultant Report:

Staff Report:

Zoning Administrator, Brzozowski advises the Planning Commission that they will be discussing the Parkside Apartment development at the April meeting. He did advise that these apartments will be compatible with what is in the area. It will be a multi-family low rise apartment building.

Adjournment

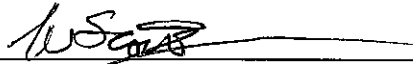
Approval to Adjourn

Motion by Bradley, Second by Mosier

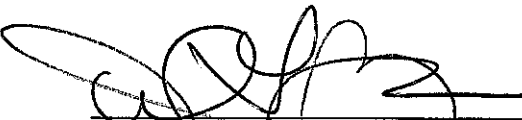
Voice Vote: Ayes: Unanimous

Nays: None

Motion Approved – Meeting Adjourned



Scott Lanam, Chairman



Judy Pieper, Recording Secretary

