



**City of South Lyon
Planning Commission**

March 14, 2013

The meeting was called to order at 7:06 p.m.

PRESENT: Chaundy, Culbertson, Kurtzweil, Lanam, Leimbach
Weipert, Mosier

ABSENT: Bradley, Chubb

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 amend the agenda, to move Sign Ordinance Discussion under Public Hearing.

MOTION by Culbertson

SUPPORTED by Weipert

ALL AYES, MOTION CARRIED.

APPROVAL OF MINUTES:

MOTION by Culbertson

SUPPORTED by Chaundy

RESOLVED, to approve the Minutes of January 29, 2013 and February 14, 2013 as amended.

ALL AYES, MOTION CARRIED

PUBLIC COMMENT

No Comment

PUBLIC HEARING OPEN 7:15PM: SIGN ORDINANCE

Carmine Avantini, City Planner explained the revised version of the Sign Ordinance dated 02/25/2013 and will go through key changes to the Sign Ordinance:

The Sandwich Sign – there is no difference between a shopping center or a self standing business, clear access, neat professional looking conditions.

Electronic Signs – Standards to allow as an accessory existing free standing sign, strict conditions with content neutral signs. There are some electronic signs that will be grandfathered. The Commission is hoping to encourage creativeness with businesses that may need signs or updating signs.

Monument Signs – Grant waiver to increase height, high visibility which allows anchor

tenants greater visibility to advertise their business and gives authority to Planning Commission.

Weipert reviewed the Sign Ordinance and gave Carmine Avantini recommendations for editing.

PUBLIC COMMENT

Rita Nelson, 1073 Canterbury Street, Grosse Point, MI – Most Communities have a signage criteria to pass on the tenants that is in the lease document of what a tenant can or cannot do. Brookdale Center sign is outdated and would like to update with a back lit sign. The top producers would be acting as the anchor sign. Ms. Nelson also added that the Commission seems to be on the right path by updating their ordinances.

PUBLIC HEARING CLOSED 8:12PM: SIGN ORDINANCE

STAFF REPORT

Avantini received the first draft of the Master Plan from LSL Planning will soon be coming to the Planning for review. The next move will be to have a work session in the future. Culbertson updated the Commission on Larry’s Foodland direction.

ADJOURNMENT

MOTION by Culbertson

SUPPORTED by Kurtzweil

RESOVED that the meeting be adjourned.

The meeting was adjourned at 9:24pm.

The next meeting will be Thursday, April 11, 2013

Scott Lanam, Chairman

Debbie Nogle, Administrative Assistant

Jerry Chaundy, Secretary