

**City of South Lyon  
Planning Commission  
Regular Meeting Minutes  
March 31, 2016**

Approved: \_\_\_\_\_

The meeting was called to order by Mr. Lanam at 7:04 p.m.

Roll Call: Scott Lanam, Chair  
Steve Mosier, Commissioner  
Carol Segal, Commissioner  
Jason Rose, Commissioner  
Frank Leimbach, Commissioner  
Wayne Chubb, Commissioner

Absent: Michelle Berry, Excused  
Keith Bradley, Excused  
Jerry Chaundy, Excused

Guests: 1

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 Leimbach, Second by Steve Mosier

Motion made to add Car Wash sign back on to agenda.

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Approval of Meeting Minutes**

**Motion by Mosier, Second by Rose**

Motion made to approve minutes.

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Public Comments:**

Carl Richards, 390 Lennox, South Lyon, Michigan – Carl requested that the following be noted for the record, he had spoken at two meetings prior to this one, dated 3-14-2016 and 3-28-2016, and had made a mistake and got a business wrong.

Carl commented on the number of zoning ordinances that has recently been passed. He also advised that he has been in touch with Warren Kelly from HRC.

Carl also brought up the new plan for Volunteer Park. He attended the last Park and Rec meeting where Mark Russell, Architectural Consultant from Russell Design of Farmington, was in attendance to make some recommendations.

He noted that there are public notices posted in the Post Office regarding catch basins in the area.

He last noted that things that are going on in the township, even though Oakland County Drain Commission are well aware, can have an impact on our water table 15 to 20 years down the road.

**Public Hearings:** None

**Old Business:** None

**New Business:**

- 1. Discussion of Car Wash Sign – Lyon Auto Wash, 597 S. Lafayette, South Lyon, MI**  
Extensive questioning was done regarding the new car wash sign from the Planning Commission to Planning Consultant Avantini and Director of Community and Economic Development McIntyre. This included size, set back, right of way location, color and LED Lighting. Avantini explains that the sign does meet all the ordinance requirements. This was a very unusual circumstance and there are quite a few variables that came in to play. Avantini agreed to edit the ordinance to help deal with circumstances moving forward.

City Attorney Tim Wilhelm confirmed speaking with Building Official, Ken Pike, and discussing the setback.

Discussion continued regarding the placement of the sidewalk and how the business owner is willing to move it.

Commissioner Leimbach stated that he feels each sign must come before the Planning Commission for review.

Wilhelm's concern is that you must have the guide lines set before you can evaluate a sign. The First Amendment would not allow otherwise. Any discretion in permitting, must be set ahead of time.

Commissioner Rose commented that as long as the current sign meets and conforms, he has no problem with it.

McIntyre stated that she will meet with all parties involved, including the business owner, to come to a resolution.

### **No Motion Needed – No Further Questions**

## **2. Review of Draft Zoning Ordinance**

Planning Consultant, Avantini begins to review in detail, the draft of the new Zoning Ordinance. Beginning with the Table of Contents:

### Article 1 - Title, Purpose and Authority

- Section 102-1 Title
- Section 102-2 Purpose
- Section 102-3 Conflicting Regulations
- Section 102-4 Vested Rights
- Section 102-5 Authority
- Section 102-6 Validity and Severability
- Section 102-7 Effective Date
- Section 102-8 Repeal of Prior Ordinance

From there, we jump over to General Provisions, beginning at:

- Section 102-09 Accessory Buildings, Structures, and Uses
- Section 102-10 Adult and Child Care Facilities
- Section 102-11 Antennas and Towers
- Section 102-12 Application Procedures in General
- Section 102-13 Building Facade Design

Avantini said that the commission will continue to look at each section of the ordinance over the next several Planning Commission meetings.

**Tabled Items: None**

**Planning Consultant Report:**

Planning Consultant Avantini advises the Commission that the Salvation Army feels that we are giving them the run around and would like to be added to the next agenda.

**Staff Report:**

Director of Community and Economic Development McIntyre advised that South Lyon Square was denied variance for their real-estate sign.

**Motion by Leimbach, Second by Rose**

Motion to adjourn at 9:30 p.m.

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved – Meeting Adjourned**

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Scott Lanam, Chairman

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Judy Pieper, Recording Secretary

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Jerry Chaundy, Secretary