

**City of South Lyon
Planning Commission
Regular Meeting Minutes
April 14, 2016**

Approved: _____

The meeting was called to order by Mr. Lanam at 7:00 p.m.

Roll Call: Scott Lanam, Chair
 Steve Mosier, Commissioner
 Keith Bradley, Commissioner
 Carol Segal, Commissioner
 Jerry Chaundy, Secretary
 Jason Rose, Commissioner
 Michele Berry, Commissioner
 Wayne Chubb, Commissioner – Arrived at 7:08 p.m.

Absent: Frank Leimbach, Excused

Guests: 28

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 Bradley, Second by Chaundy

Motion made to reverse Public Hearing items 1 and 2.

Voice Vote: Ayes: Unanimous
 Nays: None

Motion Approved

Approval of Meeting Minutes

Motion by Mosier, Second by Segal

Motion to approve Minutes.

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Public Comments: None

Public Hearings: Special Land Use Review: Case #20016-001, 600 N. Lafayette Street Thrift Store and Sorting Center with drop-off area in an existing building.

The Attorney for the owners of the South Lyon Square LLC and Brian Major, Lisa Hamameh, from the firm Foster, Swift, Collins and Smith PC Attorneys, Farmington Hills, Michigan office, asked that the Special Land Use Review be postponed to review all the materials with her client. To then meet with staff and consultants so that they can better address the concerns that are outlined and hope to come back next time with a proposal that everyone will be happy with.

Planning Consultant, Avantini addresses commission regarding a number of outstanding items and adds that these plans could change significantly and it would be in the best interest to give the applicant an opportunity to address the points that were in the review letter. It would be prudent to give them the postponement that they are requesting and we would bring it back at a future date. Based on the time frame that is needed.

Commissioner Chubb questions if it is fair to the public that did come to speak at the meeting. Again, Avantini explains that there is so many items on the review letter to go through that it would be important for everyone, including the public, to look at an actual plan and comment on the plan that is being proposed. This will make sure that we have a fair process for the applicant and the Public. City Attorney Wilhelm agrees.

Motion by Bradley, Second by Berry

Motion made to table Special Land Use Review: Case #20016-001, 600 N. Lafayette Street

Voice Vote: Ayes: 7
Nays: 1

Motion Approved

5 Minute Recess to clear room

Public Hearings – continued: Master Plan Adoption

Planning Consultant Avantini presents a brief presentation on the Master Plan to give those that are in attendance the ability to see what it’s all about so that the Commission can make a recommendation to the City Council for adoption of this plan.

The Master Planning process started out with a lot of public involvement. Starting with an Open House session, they also held a workshop, an online survey and even met with 2 different High School classes. They also met with Senior’s at the Senior Center. The discussion revolved around maintaining and enhancing neighborhoods, in addition to strengthening our downtown area. The Master Plan also contains information, received from Mark Russell along with the Recreation Committee on McHattie Park. This included a conceptual plan that would introduce new uses in to the park and also better integrate it in to the downtown. All of this tying in to a future land use plan, looking 20 years in to the future along with an Implementation Section.

Public Comments: Ryan Cottongim, Witch’s Hat Brewing Company, 601 S. Lafayette, South Lyon, Michigan

Based on the Master Plan, it appears that part of the plan will incorporate McHattie Park in to the downtown area, somewhat, so why not extend the Downtown to Dorothy Street to include the park. This would then include Ryan’s business, and he would love to be a part of the Downtown. Planning Commission Chair, Lanam advises that this is a future land use, so there is nothing against taking it further. Planning Consultant Avantini adds that this may be something that they can look at in the future, but it’s nothing they want to jump at due to design restriction and zoning problems, it’s something that needs to be well thought out to avoid unintended consequences.

Motion by Bradley, Second by Chubb

Motion to recommend this resolution approving the 2016 Master Plan, City of South Lyon to City Council, resolution attached.

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Old Business: None

New Business:

- 1. Site Plan Review application: Case #2016-004, Salvation Army**

Motion by Bradley, Second by Rose

Motion to table Site Plan Review application: Case #2016-004, Salvation Army

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

2. Sign Ordinance Revisions review

Planning Consultant Avantini advises that he has taken out anything in the ordinance that has to do with speech, needed to make this content neutral. He also refers to Page 70-8, regarding sign setbacks, sidewalks and property lines.

Avantini discusses in length electronic signs – color, message time changing, illumination and advertisement vs billboard, including a proposed potential change in sign size from 72 square feet to 50 square feet.

Public Comments: Caty Stus, Pinz Bowling Center, 700 N. Lafayette Street, South Lyon, Michigan

Stus questions the maximum sign size and if and/or when it was changed. She would like to strongly encourage the Commission to not change the size of the signs, asking that they be a little more pro-business as opposed to cutting back on advertisement.

Commissioner Chubb asks Avantini because we share the downtown corridor with Lyon Township, are we able to get a copy of the Lyon Township ordinance. Avantini agrees.

3. Zoning Ordinance Discussion

Motion by Bradley, Second by Rose

Motion to table Zoning Ordinance Discussion to 4-28-2016 meeting

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Tabled Items: None

Planning Consultant Report

Avantini advises they have been contacted by the engineer for Schroader Properties, he sold the Thomasville project as is. They have requested to meet with us, we should be seeing a final site plan with a possible re-design on the other two.

Paul Elkow, Knolls, pulled their first permit for the model home.

Superb Fabricating is still working on their plans.

Staff Report

Director of Community and Economic Development, McIntyre

Building Department has seen an increase in applications for decks, sheds, etc.

Pullum Windows continues to work on plans for the replacement building.

There hasn't been a lot of communication with Biggby. They are moving equipment in, but they still have a long way to go before they get their Certificate of Occupancy. They are no longer red tagged.

Adjournment

Motion by Bradley, Second by Segal

Motion to adjourn

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved – Meeting Adjourned

Scott Lanam, Chairman

Judy Pieper, Recording Secretary

Jerry Chaundy, Secretary