

**City of South Lyon
Planning Commission
Regular Meeting Minutes
April 28, 2016**

Approved: _____

The meeting was called to order by Mr. Lanam at 7:05 p.m.

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

Absent: Frank Leimbach, Commissioner, Excused
Steve Mosier, Commissioner, Excused
Jason Rose, Commissioner, Excused
Tim Wilhelm, City Attorney
Kelly McIntyre, Director of Community and Economic Development

Guests: 2

Also Present: Carmen Avantini, Planning Consultant
Judy Pieper, Deputy City Clerk/Treasurer

Approval of Agenda

Motion by Bradley, Second by Berry

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Approval of Meeting Minutes

Motion by Chaundy, Second by Segal

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Public Comments: Carl Richards, 390 Lenox, South Lyon, Michigan

Mr. Richards informs the Planning Commission that he brings them facts and information that they do not have, so that they are able to make decisions that will be best for the city.

He has been asked about the vacant homes in the city and what the procedure is to remodel and use these homes.

Richard's also advises according to the newspaper, Lyon Township has added a Special Use District ordinance and a Mixed Use District ordinance. He then discusses in detail the size of the city and the increase in the population of the older generation and the lower income residents. Adding the vacancy percentage of Water's Edge Apartments and how it grew from 40% to 97%.

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

Stus discusses the change in sign ordinance that happened February, 2014. She advises that at the time their sign was done (2012) the maximum size was 24 square feet and the maximum height was 5 ft. high. She is happy to know that the size has been increased.

Most of the signs in town, because of the old ordinance, are at 24 square feet. Her concern moving forward is that we have increased the maximum size and are now looking to possible change it again. Which may cause conflict among the other businesses; there is something to be said about consistency. Chair Lanam, adds that they did take a look at Lyon Townships size requirements and they are at maximum 48 square feet.

Old Business: Continuation to review the Zoning Ordinance

Planning Consultant Report:

Avantini advised that they did have a meeting with South Lyon Square to go through everything in detail. He also added that there will be three cases on the next agenda; Superb Fabricating, Pullum Windows and Thomasville. BP has decided to tear down the Car Wash. There is nothing new on Biggby at this time.

Approval to Adjourn

Motion by Chaundy, Second by Chubb

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved – Meeting Adjourned

Scott Lanam, Chairman

Judy Pieper, Recording Secretary

Jerry Chaundy, Secretary

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