

**City of South Lyon
Planning Commission
Regular Meeting Minutes
May 29, 2014**

The meeting was called to order by Lanam at 7:14 p.m.

PRESENT: Keith Bradley, Vice-Chairman
Jerry Chaundy, Secretary
Maggie Kurtzweil
Scott Lanam, Chairman
Frank Leimbach
Steve Mosier
Carol Segal

ABSENT: Wayne Chubb
Jason Rose

OTHERS PRESENT: Carmine Avantini, Planning Consultant
Timothy Wilhelm, City Attorney
Kristen Delaney, Director of Community & Economic Development

APPROVAL OF AGENDA:

Motion by Leimbach, second by Chaundy to approve the agenda for May 29, 2014 as presented.

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

Delaney stated that Commissioner Segal should be noted as absent and excused. Segal sent Delaney an e-mail before the meeting to let her know that she would not be present. The minutes were corrected.

Motion by Bradley, second by Chaundy
To approve the minutes for April 23, 2014 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

COMMENTS FROM THE PUBLIC

Carl Richards
390 Lennox Street, South Lyon

Richards made comments about demographic information for the South Lyon area and projects going on around town.

OLD BUSINESS

1) Aubree's Pizzeria and Grill Request for LED on Façade

City Attorney Wilhelm explained the possible courses of action for reconsidering Aubree's request since their request had been denied at the last Planning Commission meeting. Wilhelm recommending making a motion to reconsider since the applicant was present at tonight's meeting. He noted that making a motion to reconsider did not mean approving the request, rather, it meant giving the applicant a chance to make their case. The Commission could then take a separate vote to approve or deny that request.

Commissioner Leimbach stated that the thought Aubree's signage was adequate. Commissioner Kurtzweil stated that she like the simplicity of the façade as it was. She feels that the building is gorgeous. Chairperson Lanam stated that he did not see a need to deviate from the ordinance by allowing for the LED.

Ron Evangelista
1040 Drakeshire Drive, Commerce Township

Evangelista apologized for not being present at the last Planning Commission meeting. He stated that he understood the Commission's rationale for not approving the red LED. He stated that while red LED is part of the corporate look for Aubree's, he was not sure if he would install it, even if he got approval from the Commission tonight. Evangelista stated that he was just looking for the option to do it. He noted that one benefit of doing the LED was to define Aubree's boundaries within the larger strip center. Evangelista thanked the Commission for their support.

MOTION TO DENY APPROVAL OF AUBREE'S REQUEST TO INSTALL RED LED LIGHTING ON BUILDING FAÇADE:

Motion by Bradley, second by Kurtzweil
To deny approval of Aubree's request to install red LED lighting and the building façade.

VOTE

MOTION CARRIED UNANIMOUSLY

2) Villas of Hidden Lake (11 Mile, West of Pontiac Trail)

Planning Consultant Avantini reviewed his letter dated May 2, 2014. Avantini discussed some of the present challenges that developers currently face when trying to build attached units, and noted that this was one of the reasons that the developer of this conceptual plan is proposing detached units. Avantini stated that while this was just a conceptual plan, he and

Delaney had met with the developer and stressed that high quality housing would be very important. Avantini and Wilhelm reviewed the different density options available. Avantini noted that the previously approved plan, which was a phase of the Colonial Acres development, would have allowed for 90 units and in this conceptual plan, the developer Tom Schroder is proposing 60 units. Avantini noted that everything is conceptual at this point, so there are no hard numbers or specifics, Schroder is simply looking for feedback from the Planning Commission tonight.

Kurtzweil asked Schroder if he owned the property.

Tom Schroder, Cornerstone Residential Group
10758 Waterfall Court, South Lyon

Schroder responded that he was in the process of purchasing the property but he does not own it at this time. Kurtzweil asked if his offer was contingent? Schroder responded yes, that it was contingent on being able to build homes on the property.

Lanam asked if the plan, as approved for 90 units would be buildable today. Wilhelm stated that he would need to find out, since the property is in the process of being sold. He does not know if it is subject to previous site plan approval. Avantini agreed, stating that they would need to research the answer to this question.

Lanam stated that it would seem if the property in question is being split from the rest of the development, then the previous approved site plan would not apply. Schroder noted that the property still belongs to Colonial Acres and they are initiating the split.

Lanam reviewed the letter from Avantini. He noted that the R-3 zoning option would allow Schroder to build 44 units. Lanam asked if that was commercially viable? Schroder said that it depends, but he needs as much density as the Planning Commission will grant him to keep the development affordable. The larger the lots get, the higher the prices of the units will be. He noted that the site presents some challenges – it is near the railroad tracks and located between Colonial Acres and single family residential. He wants something that will be somewhere between these options, both in terms of size and price.

Lanam asked if the development Schroder was proposing would have age limits similar to Colonial Acres. Kurtzweil asked if it would be a co-op development. Schroder responded that it would not be a co-op and would not have age limits. He wants to appeal to a variety of buyers, both empty nesters and families starting out.

Kurtzweil questioned Schroder about his business, asking what specifically he did. Schroder stated that he was both a builder and a developer and that would be his role in this development, if future plans were approved.

Kurtzweil stated that she agreed with Lanam. She feels that there is a need in this community for this type of housing. She likes the fact that there are garages, not car ports. Kurtzweil stated that she is looking for quality homes with architectural detail and variety. She does not

want to see the same model repeated over and over. Kurtzweil asked Schroder what his price point for these homes would be. Schroder responded that it would be under \$200,000. Kurtzweil asked where Schroder had built homes before or is currently building. Schroder mentioned Hidden Lakes, a development in Green Oak. He stated that the name of his development in South Lyon would not be Hidden Lakes, that was the name of his company. He stated that he had also built homes in Tanglewood and Walnut Creek.

Commissioner Chaundy asked about the distance between units. Schroder responded that in the plan as presented to them tonight, the distance between units would be approximately 10' total.

There was a lengthy discussion regarding questions for the Fire Chief and Fire Inspector about the distance between homes and the need for a second access road off 11 Mile. Avantini stated that these issues could be addressed once a detailed, preliminary plan was submitted.

Commissioner Segal stated that she thought that there would be a problem having only one entrance off 11 Mile Road. Several Commissioners had questions about access roads and connecting to Lexington Drive in Colonial Acres. Avantini stated that it seemed like it would benefit both this new development and Colonial Acres to have a connection on Lexington. Kurtzweil stated that Lexington was a private road so that would be up to the property owner, not the developer.

Leimbach reiterated the need for quality homes. He is concerned about the density presented in the conceptual plan.

Commissioner Mosier asked about the requirements for green space. He stated that the plan does not seem to have much of it. Avantini stated that this would depend on the specifics of the preliminary plan and which approach the developer chooses to take with it. Mosier stated that he would like to see more open space.

Lanam stated that he had some concerns about drainage. This plan is proposing a lot of impermeable surfaces, how will runoff and detention be addressed? Lanam stated that the developer may lose several lots because of this issue. Lanam stated that he was also concerned about 10' spacing between units. He lived in a similar development but units were 25' apart. Lanam asked what the size of the smallest unit would be. Schroder responded that it would be 1,400 SF.

Lanam invited the residents present who would like to make comments to come forward.

Lucy Sullivan
62290 Arlington Circle

Sullivan stated that she is concerned about density. She stated that 60 units on 11 acres was quite dense.

Cheryl McGrail

62622 Raleigh Court

McGrail said that she loves the land the way that it is. She thinks there is a demand for senior housing in South Lyon and that the property should be developed as it was previously approved. She would like to see it be 55 years or older like Colonial Acres. She is also concerned about runoff from the site.

Ron McDowell
62662 Arlington Circle

McDowell stated the he wanted to see the property developed as a community for people 55 years and older. He likes peace and quiet and feels he would lose this if there were children in the proposed development. His property backs up to this property. He wants to see some separation or screening between the property and his property.

Lanam noted that once the property leaves the ownership of Colonial Acres, the Planning Commission has no ability to regulate the age of the people who will live there. That is not within the power of the Planning Commission.

David Thompson
25916 Lexington Drive

Thompson said that he is against this development connecting to Lexington Drive. It will be too much traffic and too much noise.

Cathy Suliss
62622 Raleigh Court

Suliss said that she loves the property the way that it is. She considers it part of her backyard and likes to see the birds and the deer there. She wants the property to be developed as a phase of Colonial Acres as approved.

Sullivan stated that she wanted to see trees and bushes to screen the property. Bradley noted that the ordinance would require landscaped screening.

NEW BUSINESS

None.

PLANNING CONSULTANT REPORT

Lanam asked Avantini and Wilhelm about Alexander Center. Wilhelm stated the agreement between the developer and the City gave a June 30, 2014 deadline to have work completed. He has been in contact with the developer's attorney to check on the status of the work. Lanam stated some concerns about portions of the building that were not supposed to be in use. Delaney stated that she would follow up with the Building Inspector.

Kurtzweil stated that the City should never have allowed the Temporary Certificate of Occupancy to be issued. She feels that the site is hazardous and looks terrible.

Avantini gave an update on his work with the BP Station. He and Building Inspector Smith are working to have the owner improve the building. Lanam noted that Smith should also take a look inside the building, there are many issues including cracked/missing tiles.

Wilhelm reviewed his letter to the Commission dated May 29, 2014 regarding the moratorium on medical marijuana land use requests. He has been speaking with Avantini and plans to draft an ordinance that will address this issue. It will come before the Commission in the future. Avantini stated that he would also propose an ordinance that deals with hookah bars.

There was a discussion about the Knolls of South Lyon.

STAFF REPORT

Delaney stated that there would likely be a June 12, 2014 Planning Commission meeting where the Knolls of South Lyon would be on the agenda.

ADJOURNMENT

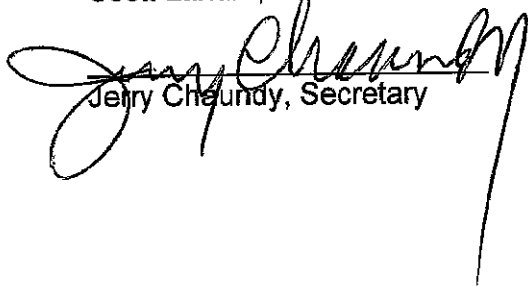
Motion by Leimbach, second by Kurtzweil
To adjourn the meeting at 9:07 p.m.



Scott Lanam, Chairman



Kristen Delaney, Recording Secretary



Jerry Cheundy, Secretary