

City of South Lyon
Regular Council Meeting
June 8, 2020

Mayor Pelchat called the meeting to order at 7:30 p.m.
Mayor Pelchat led those present in the Pledge of Allegiance

Present: Mayor Pelchat, Councilmembers Dilg, Kennedy, Kivell, Kurtzweil, and Walton
Councilmember Richards joined the meeting in progress at 7:40 p.m.

Also present: City Manager Zelenak, Chief Sovik, Chief Vogel, Superintendent Varney, Attorney Hamameh and Clerk/Treasurer Deaton

MINUTES

Councilmember Kennedy stated on page 2 the time for closing the public hearing should be 7:38p.m. not 7:28p.m. He then stated the word be needs to be removed from the sentence where it stated Mr. Schwegler immediately contacted the realtor. Mr. Kennedy stated on page 6 during the discussion of recording meetings, there are 2 sentences where the word minutes should be changed to meetings. Attorney Hamameh stated on page 5 there needs to be more detail regarding the resolution for approving the tax abatement. At the meeting there was discussion regarding filling in the blanks of the resolution and the motion was made as amended at this meeting. Details such as it is being granted for a period of 3 years beginning December 31 2020 and a drop-dead date of December 30 2021. Councilmember Kivell stated on page 5 the sentence that begins with He stated, should refer to Councilmember Richards stated.

CM 6-1-20 MOTION TO APPROVE MINUTES

Motion by Kivell, supported by Kennedy
Motion to approve the minutes as amended

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS

CM 6-2-20 MOTION TO APPROVE BILLS

Motion by Walton, supported by Kurtzweil
Motion to approve the bills as presented

VOTE: MOTION CARRIED UNANIMOUSLY

AGENDA

CM 6-3-20 MOTION TO APPROVE AGENDA

Motion by Kivell, supported by Kennedy
Motion to approve the agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT- None

DISCUSSION- Downtown

City Manager Zelenak stated we have received the reopening kits from Oakland County for local businesses and 37 have been delivered or picked up as of now and we have received 96. He then stated we are awaiting our downtown flower baskets and he will update Council when we receive them. He stated as of right now we are \$905 short of the \$4,000 goal of the Patronicity but we have through the end of the week. If we get the \$4,000 donated, it will be matched by Oakland County. City Manager Zelenak stated we are waiting to hear back from our potential DDA Director and we are hoping he will start by the 22nd of June. Councilmember Walton asked where the we are getting the flowers. City Manager Zelenak stated they are coming from Donahee Farms the same place we bought them from last year. Councilmember Walton stated they were lovely last year and she is very happy with them. She then asked about the hand sanitizers around the rail trail. City Manager Zelenak stated they will be delivered Wednesday this week. Councilmember Kurtzweil asked what the City is doing for the restaurants for outside dining. City Manager Zelenak stated we do have a café permits so businesses can request those and so far, we have had 4 requests. He further stated the café permit allows them to have outside dining, and if they have a liquor license, they do have to get approval from the MLCC to allow alcohol to be served on site. Councilmember Kivell stated the downside of the no truck turning on the 4 corners downtown has resulted in the trucks going down the side streets of Pontiac Trail and 10 Mile and they are tearing down branches when they are turning. He stated he would like us to investigate where alternative turning should be taking place. He stated other communities have no commercial vehicle signs on some side streets and he isn't a big fan of over regulating, but it seems like we are asking for another issue down the line.

FIRE CHIEF REPORT

Chief Vogel stated last week was very stressful. He stated he is proud of our staff. He stated we got through tearing down the 2 houses, the protests and the Farmers Market. He stated there was an issue on Thursday when a glider hit some power lines and the power went out which seems to be a trend in our high-risk areas such as Colonial Acres. It was very busy. He then reminded all business owners if they have any questions on the occupancy of their buildings for reopening. He then reminded everyone DTE has a planned power outage tomorrow for 15 minutes.

POLICE CHIEF REPORT

Chief Sovik stated last Friday at Millennium and Centennial the 8th grade class graduated and they participated by driving through with lights on. He then stated there was a black life matter movement in McHattie Park and it was very peaceful with about 200 people attending. He stated there were a lot of parents and youngsters involved. He then stated on Sunday there was a say their names protest or rally, and that was on the sidewalks on both sides of Pontiac Trail and there was about 400 people including some of our officers and there was a 8 minutes and 49 seconds of silence. He stated there were no problems or issues, although they did have contingency plans in place. Chief Sovik stated their portable speed sign is in and they will be deploying that throughout the City at various times. He stated they have received 2 grants they applied for through the MMRMA. He stated it was for \$17,400 for both of the two grants and we should receive them sometime within the next couple of weeks. Councilmember Dilg stated many people appreciate our Police Department and for hanging back on Sunday during the rally, yet being there to make people feel safe. Councilmember Kurtzweil stated she has heard phenomenal comments on the professionalism of our Police Department. She has spoken with people that attended outside of our community and they were extremely complimentary of our Police Department. She stated she is very impressed of the attendees as well. There was a united front between the attendees and the Police

Department. She then thanked Chief Sovik and the Police Department. She stated they are a real role model for other police departments.

NEW BUSINESS

1. Purchase of a new XFP 100C explosion proof submersible pump for the 9 Mile lift station

Superintendent Varney stated this is for the lift station at 9 Mile. There was a recent pump failure but we were able to replace the failed pump with one we had available. He stated there are two in each lift stations and the only option for direct replacement in this instance is through Detroit Pump. He stated this expenditure will be purchased out of the Equipment Miscellaneous fund 592-557-977.

CM 6-4-20 MOTION TO APPROVE PURCHASE

Motion by Kennedy, supported by Kivell

Motion to approve the purchase of XFP 100C submersible pump for the lift station at 9 Mile for \$5,112.00 under line item 592-557-977

ROLL CALL VOTE:

Kurtzweil- Yes

Walton- Yes

Kivell- Yes

Kennedy- Yes

Richards- Yes

Dilg- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

2. Water treatment plant improvements phase 1

Superintendent Varney stated this is for the improvements to the water treatment plant and bids are being provided through MITN. He stated after reviewing the bid packages the City's engineers have submitted a formal recommendation. He stated this project will be funded through the next several budget years as referenced in the Gantt chart. Councilmember Kennedy stated he would like more detail in the Gantt chart including more information on the ground storage tank. He further stated it shows the construction going on for a period of time, does that include just the construction, or does it include putting it online and testing it. He then stated we discussed the components involved and there was another project for the draft aerator as well as the filter replacement. He stated he thought we were going to handle those things inhouse, now it appears we are going to contract it out. He stated when a decision by Council is changed, he would like that spelled out in the information. Councilmember Richards commented he doesn't recognize any of the contractors, but they must be big companies to hold the bond. He stated he was partial to the fourth company. He then stated he was surprised this will go into the end of 2022. He then asked who we will right the checks to the contractor or HRC. Mike Darga of HRC stated the contract is between the City and the contractor so the checks will be made to them. Councilmember Richards then stated that the City will be writing separate checks to HRC and the developer. Councilmember Kurtzweil asked if the Gantt charts represent an estimate or a confirmed bid. Mr. Darga stated it is a confirmed bid based on the contract. Councilmember Kivell asked why we aren't doing the median and horizontal filters in house. Superintendent Varney stated that is being outsourced and it will probably be done by Tonka. We shouldn't try to do that. We could easily damage things that we cannot repair.

CM 6-5-20 MOTION TO APPROVE WATER TREATMENT PLANT IMPROVEMENTS PHASE I

Motion by Kivell, supported by Kennedy

Motion to approve the award of Phase 1 of the water treatment plant improvement project to L D'Agostini & Sons Inc. for the amount of \$3,314,400.00 under line item 592-452-802 to span over the next three budget years

ROLL CALL VOTE:

Dilg- Yes

Richards- Yes

Kennedy- Yes

Kivell- Yes

Walton- Yes

Pelchat- Yes

Kurtzweil- Yes

MOTION CARRIED UNANIMOUSLY

3. Nyhart GASB 75 / Actuarial services agreement

City Manager Zelenak stated we are going to engage a firm to collect data, prepare comprehensive actuarial valuation report based upon requirements of GASB 75 for fiscal years ending June 2020 and June 2021.

CM 6-6-20 MOTION TO APPROVE SERVICE AGREEMENT WITH NYART

Motion by Kivell, supported by Dilg

Motion to approve service agreement by Howard E. Nyhart Company Inc. To provide actuarial services for the City of South Lyon for fiscal years ending June 2020 and June 2021

ROLL CALL VOTE:

Kennedy- Yes

Dilg- Yes

Richards- Yes

Kivell- Yes

Kurtzweil- Yes

Walton- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

4. Preparedness plan

City Manager Zelenak stated based upon the Governors Executive Order 20-77 we are required to prepare to prepare a preparedness and response plan and institute precautionary measures to practice good health practices and protocol for employees to return to work and for visitors to access municipal facilities. Councilmember Kennedy stated we apparently used a template from another community because it stated when entering a township building and that should be changed to City. Attorney Hamameh stated this was a template she provided for another jurisdiction. She then stated she hopes everyone understand that this document may change as the executive orders are issued and she thinks the City Manager should have the authority to make the changes as needed. She then stated on page 7, under the symptom based returning to work, it says after 14 days have passed following travel as on the triggers when an employee can return to work. Since this was drafted she has loosened the restrictions on travel, and we should change it based on

the CDC's guidance which is 14 days have passed following travel to areas of the world that have widespread ongoing transmission as identified by the CDC. Councilmember Walton stated under the symptom section she would like to change some things. She stated at the hospital one of the first questions they ask is if they have been in close contact with anyone or if anyone in their household has been diagnosed within 14 days. She then stated the questions should be regarding a new cough, chills, fever, muscle pain or rash. She then stated we need to ask if they are new because sometimes people may have some of those due to other conditions. Councilmember Dilg asked if we need to have anything stating that the City Manager may make changes as the Governors Orders change. Attorney Hamameh stated it should just be known that the City Manager can make changes as needed. Councilmember Kivell asked if there are any other bench marks we should use besides the CDC. Attorney Hamameh stated we have used OSHA, the Department of Labor, the CDC and the Governors order. Councilmember Walton asked if we are providing the facial masks and gloves for the employees. City Manager Zelenak stated we are supplying those based upon the need. He then stated we already have sneeze guards, markings and signs. Further discussion was held regarding the preparedness and readiness plan.

CM 6-7-20 MOTION TO APPROVE PREPAREDNESS AND RESPONSE PLAN

Motion by Kennedy, supported by Dilg

Motion to approve preparedness and response plan as amended.

ROLL CALL VOTE:

Kivell- Yes
Walton- Yes
Kurtzweil- Yes
Dilg- Yes
Richards- Yes
Kennedy- Yes
Pelchat- Yes

5. Fieldstone planned development (PD) rezoning and preliminary PD site plan approval

City Manager Zelenak stated we have received a recommendation from the Planning Commission for the Fieldstone development and rezoning plan approval. This property is 11.65 acres on the south side of 11 Mile Road and a quarter mile east of Pontiac Trail. He stated it is an irregularly shaped parcel located to and west and north of Colonial Acres and is also bordered by railroad tracks. He stated this was brought before Council in 2018 when it was presented as Thomasville. He further stated the plan stalled and the rezoning reverted back to RM-1. He then stated Pulte Homes has now proposed a new development. Kelly McIntyre of CIB Planning stated the process for the planned development review is a four-step process. She stated first the planning commission holds a public hearing for the rezoning, then they review the site plan. The planning commission then asked for mor information and some adjustments, which the applicant did, and then the planning commission reviewed and approved the plan. She then stated a planned development allows for flexibility for the developer to meet the goals of the developer and the City without being bound to the zoning standards, it essentially allows a developer to custom build a development which otherwise not be built. Common things such as density setbacks and other land use regulations are adjusted for the development to be built. She then stated the planning commission are recommending approval based on a number of conditions, such as a waiver to allow a lot area of 5,823 square feet to allow a minimum lot of 50 square feet to allow a overall density of 4.3 units per acre, to allow a side yard setback of 5 feet totaling a minimum of 10 feet between the structures and a waiver to allow the overall coverage of 30%. She further stated a waiver for a 30 yard setback for lots 7, 18, 21 and 22. The requirements for

the buffering around Colonial Acres to be installed prior to construction, and brick and stone be required on the first floor plan elevations, and facades with 100% siding will not be offered to buyers, wainscoting will be used on lots 27, and 28 side elevations. She stated there is an antimonotony policy as part of the agreement. She then stated there will be 2 readings from City Council for the rezoning. City Attorney Hamameh stated Councilmember Richards wanted to make a disclosure. Councilmember Richards stated he owns stock in Pulte Homes for many years, and he has no connections with the company other than that and he doesn't think this will be an issue. Attorney Hamameh stated she doesn't see any issue with this. Councilmember Kurtzweil stated she also has a possible conflict of interest, she doesn't have a conflict with the rezoning, the issue is connecting the Lexington Street connection to that development. She further stated the easement should be put in place. Mike Noles, 49287 West Road Wixom Michigan stated he is representing Pulte Homes. He then shared a PowerPoint presentation. (please see attached presentation) He stated this is a planned development that includes 50 units detached condominium development. He stated this is a challenging plot of property of 11.63 acres which abuts to the railroad tracks, Colonial Acres and 11 Mile Road which is unpaved. He further stated the current zoning is RM1, for townhomes or apartment units, which would allow 154 units. Pulte is proposing the planned development recommended by the Planning Commission and endorsed by Colonial Acres. He further stated they are grateful for their proposal and that the neighbors at Colonial Acres came out to show their support for this plan. He then stated this is a proposal for 50 units. The reduced density will have a beneficial effect on surrounding neighbors, public services, and traffic. He then stated this proposal is consistent with the master plan, and provides attractive affordable housing for a wide market, including empty nesters and first-time buyers. This will be a nice transition from the high-density use to the south and east. He further stated this provides for 21.6% of open space which will be a buffer from the railroad tracks and Colonial Acres. He then stated it will assist with space for the stormwater management system. The existing pond will have a walking path to provide active recreation. Mr. Noles stated the oak trees along 11 Mile Road will still be there. There will be a privacy fence along with vegetative buffering. There will be 83 trees planted along with other landscape buffering. He then stated the fencing can be installed before the start of the development. Land development is expected to take 3 months. He stated the setbacks have been reduced. The rear setback is 30 feet, which creates 60-foot yard separations between the units. The pond will be preserved, and 124 trees as well. He then stated sidewalks will be provided throughout the developments. The Planning Commission requested additional sidewalk connections to be added, which we have done. There will be benches for people to sit, as well as added street lighting which will have shielding to not bother neighbors. He then explained they are proposing a maximum of 30% overall lot coverage, as well as additional elevations. He stated they are proposing 5 new plans. He then showed the different elevations they are proposing. *Please see the PowerPoint presentation or the video on our website.* He stated the maximum of overall lot coverage maximum is 33%. He stated they wanted to maintain affordability for the offering. They want to offer homes that are attractive, stylish for the neighborhood but don't want to exceed the pricing they will be able to get at this challenging location. He then stated there are two areas to calculate coverage. He stated the prior Thomasville plan had an overall lot coverage of 25.7%. He stated this plan has an overall maximum building coverage of 30%. He stated the largest house that can fit in the building envelope is 33%. He stated Pulte is requesting modifications to the previous plan because it contained errors and omissions that prevented them from building their plan. He stated the 30% is the overall coverage by all of the buildings. He then stated 4% difference between the old and new plan is basically the rear elevations which provide diversity backyard appeal, varied front porches, extended garages and an improved streetscape. He then stated they aren't changing the lot sizes and adding huge homes. He then explained a planned development makes a tradeoff; it reduces the lot size in exchange for more open space. Mr. Noles then stated this will be a fantastic development on a challenging piece of property. He stated it will provide new, affordable, well designed housing to a wide market.

Councilmember Kennedy stated as you are aware, the City is very particular about its lot coverage. He further stated, the numbers Mr. Noles is using to calculate the coverage is not how we do it. He further stated we don't look at how much of the total parcel is covered by buildings as a total parcel size. Lot coverage is determined by the footprint of that house on each individual lot. That is how the 25% or the 30% with the waiver is calculated, it has nothing to do with how much green space you leave, how big the pond is, anything else. He further stated this was discussed with Thomasville, and they provided the information we needed, such as giving us the square footage of the lot, the square footage of the house that was going to be built, and the footprint of that house on that lot told us what the percent of lot coverage it was. He then stated the Thomasville didn't allow for the additional extras, but that is because the houses proposed in Thomasville, the house itself brought the lot coverage to an allowable limit. There was no additional room for all the other amenities. He stated he wants to see the chart that shows how big each lot is and how big the lot is with the base house on it, and how big the property is if the extended garage and other extras are added. He stated then you can determine what options the buyer can buy and still remain at the 30% or lower. He then stated he is looking for that type of detail. The information he has doesn't tell him much. He wants to see more detail that shows they will stay at 30% or lower with any of the extras they may want. He then asked about the size of the green space between the curb and sidewalk. Mr. Noles stated they put together detailed lot information that he is asking for. He stated they have put together every possible variation for all 50 lots. He stated the area between the property between the sidewalk and the street is 2 feet and it is required to be irrigated. Councilmember Kennedy stated if it is going to be that narrow, the City should not accept the streets because anytime we have to plow, they will be throwing snow on the sidewalks which will cause complaints. He then stated based he thinks Council should wait for more information before moving forward with this. Mr. Noles stated they intend for the streets to remain private and taken care of by the HOA. He then stated the document is available and he is happy to share it with Council. He stated it has a range of 19% to 33% and the average is 30%. He then stated there are disclosures that will be given to the homeowners so they will know what room they have for decks and etc. He further stated he is very confident on the plans they have. Ms. McIntyre stated during Council's previous review when the development was Thomasville, it was asked by Council to show the absolute maximum amount of space or area that would be occupied by a building, which is what we have asked Pulte to do. She further stated if a buyer asked for every single option available, the 33% is as large as it would get. Councilmember Kennedy stated you know where we stand on the lot coverage, and understanding that, he would have thought that document would have been provided as we did with Thomasville. He then stated we should have had that for review and he doesn't know why that wasn't provided to Council. Councilmember Kennedy then stated when it is stated that 33% is one configuration, that is not allowed so somebody's not going to get something they want from an option standpoint because that exceeds the 30% waiver that may be granted. Mr. Noles stated the average overall is 30%. Councilmember Kennedy stated we don't deal with averages. That is already 5% over what our ordinance says. He then stated he wants to see the detail before this moves forward. He then stated maybe we need to look at decreasing the numbers of homes, it isn't an average. Councilmember Kivell stated he was happy to see the sidewalks being added around the entire development. He then stated he isn't going to support this for all the waivers and for going around all our regular rules is too excessive to me. He stated 33% isn't within the 30%. He further stated this is an improvement from the Thomasville plan, but you can't reach the 30% coverage mark and if you need to shed a few lots, then maybe that should be done. Councilmember Richards asked what the anti-monotony policy means. He then asked if Mr. Cavillari still the owner of record of this land, or if a member of the Umlor group or associate. He then asked is Umlor is a wholly owned subsidiary of Pulte Group. He then stated these houses don't have basements, but have you had an underground survey by a hydrogeology company. Mr. Noles stated the anti-monotony policy means that 2 of the same houses will not be built next to each other. Mr. Skora of Pulte Homes stated Lorenzo Cavillari is not the owner of the property, he

represents the owner of the property, he is a developer. He stated Pulte Homes does not own the property, we are a contract purchaser. Mr. Noles stated the Umlor Group has no connection with Mr. Caviler and has never spoke with him. He is not a partner or associate in anyway. He then stated Umlor is owned by Wes Lee Umlor. He owns the company 100%. He then stated they have had an underground survey, which was done at the beginning. Councilmember Kurtzweil stated this is a difficult parcel to work with. She stated there are many individuals looking forward to this development being built because there is a housing shortage in our City. She then stated this fits a great demographic of people. She then stated she hopes we can work this out and Pulte is a great product and she is familiar with them. She then stated she is familiar with their matrixes and she understands them. She further stated what is important is the visual of what these homes will look like. We don't have any homes like this in the City. She then asked who owns the property. Mr. Skore stated he doesn't know the LLC of the top of his head but his name is Mike Kalkatara and he is a resident in the state of Michigan. Councilmember Kennedy stated he understands the matrix too, but it is more than that. You are playing fast and loose with the lot coverage numbers. He then stated we don't have a sense of obligation to hold to what is covered by the waiver of 30%. If it is 33%, it isn't allowable. That house cannot be built. Mr. Noles stated the concept of the PD is to ask for waivers, then you can vote to approve, deny or table it. The ask is in the plans and the narrative. He stated the PD allows them to make the ask, to lower the 154 approved units to 50. It allows waivers to allow someone to build on a difficult piece of property. He further stated yes, there are 7 waivers, there was 6 last time. We wrote the ask, and we are being reasonable, we didn't change anything except the house. He then stated for us to build these houses, these are the calculations. Councilmember Kurtzweil stated that is a good explanation for a planned development. The concept allows for developers to be creative with the property. She stated the 33% is a normal request to make. This happens in all jurisdictions. She stated she would vote to approve this tonight. She has belief in our Planning Commission and if they had time to study it and if they are recommending it, she thinks they have done a good job. Councilmember Kivell stated the language doesn't speak to anything above the 30%. He stated we have established benchmarks that we don't want exceeded. He stated we don't want the house to cover more than 30%. Mr. Noles stated the plan they submitted says 33% maximum. He stated it shows it on the plan. Councilmember Kivell stated he is looking at a document that doesn't say that. Mr. Noles stated the internal document and all the other documents show a maximum of 33% and the average is 30%. City Manager Zelenak stated it is on the front page of the plan. It highlights the number of buildings and how the calculations are done. Councilmember Kivell stated when he receives an agenda item, he is expecting to see the pertinent information on that document, not having to dig through other documents. Ms. McIntyre stated she provided all the documents because she feared Council wouldn't make a decision if she didn't include everything. Councilmember Richards stated this development is greatly improved from Thomasville. The fact is if this goes through and is only half completed, other property owners on the outskirts of the City will apply for annexation and try to do the same thing in the next 10 years. Mayor Pelchat stated we have had multiple requests from Councilmember that want more information and this is taking up a lot of time. He thanked Mr. Noles and Mr. Skoba for all their input tonight and for being so prepared, but maybe we need to table this until the information requested can be reached. Councilmember Kennedy requested the materials that appear to be readily available are provided to Council posthaste so they have the benefit of the full 2 weeks to go through them. Ms. McIntyre of CIB Planning asked what documents Council would like to see before the next meeting. She then stated she doesn't want to discount the time and effort the Planning Commission put into this. This is what they do and they spent a lot of time going through this. They even tabled it and had a second meeting. They didn't send it forward until they were comfortable with the plan. She stated what they brought to Council was not half hazard and she is happy to have the applicant supply the tables, but she wants to know exactly what Council is looking for. Councilmember Kennedy stated Councilmember Richards requested the geological hydraulic survey. Councilmember Kivell stated he wants to see the

matrix that Mr. Noles talked about that speaks to every configuration of home that can go on each lot. Ms. McIntyre asked if Council would like the engineers to appear at the next meeting to discuss that. Councilmember Kivell stated if they have something written up, he would like to see it. Councilmember Kurtzweil asked if we can have the language being withdrawn regarding the easement on Lexington.

CM 6-8-20 MOTION TO TABLE UNTIL THE JUNE 22ND MEETING

Motion by Kennedy, supported by Kivell

Motion to table the Fieldstone Planned Development Rezoning and preliminary site plan to the June 22nd Council Meeting.

ROLL CALL VOTE:

Kennedy- Yes

Dilg- Yes

Richards- Yes

Kivell- Yes

Kurtzweil- Yes

Walton- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

BUDGET

Councilmember Kivell asked how we account for donations. He asked if we could have an account for the donations to the Veterans Memorial other than it just going into the general fund each year.

Finance and Benefit Administrator Tiernan stated we have the option to set up a separate fund just for that if Council chooses. Councilmember Kennedy stated he thinks that is a good point, that would keep contributions that residents make would actually go to that fund. Councilmember Kurtzweil stated if she makes a contribution to the City for the Veterans Memorial, the City is obligated to hold that money in trust, regardless of the bank account that it is held in trust. She stated the City already has to make sure that what people donate to, goes to that fund. Finance and Benefit Administrator Tiernan stated if there is a designated donation made, then those funds will be used for that and if not in that fiscal year, it will be rolled over to the general fund to be used for the Veterans Memorial. If there is a donation made without a designation, it will go into the general fund.

MANAGER'S REPORT

City Manager Zelenak stated we had the Farmers Market opening this weekend and it was very successful and people were following the social distancing and it went very well. He stated at the next City Council Meeting we will have Andy Meisner regarding the Oakland county investment program. He then stated he will be attending along with others. He then stated the railway project is underway. That will be in done during the week of June 22nd through the 26th which will be in the area that was discussed and approved during the last meeting which is south of 11 Mile to the area near the Knolls. He then reminded everyone of the planned power outage by DTE on Wednesday of this week. Councilmember Kurtzweil asked about the Cemetery. The DPW is overstretched, but there have been some Facebook comments of the look of the Cemetery. Can we hire a local landscaping companies to maintain the Cemetery for the month of June or until the Cemetery workers are back? City Manager Zelenak stated the Cemetery workers started back today. We now have all the safety protocols in and we have them on split shifts where they will be working and he knows there was a lot of people excited to have them back. Councilmember Kivell asked about if he heard of the MDC grants that have been made available. City Manager Zelenak stated there was an

MEDC grant available that was made available to the State but it was only for redevelopment of ready communities and South Lyon is not one of those communities. Councilmember Kivell then asked if we are going to try to get volunteers for a spring clean-up. City Manager Zelenak stated we have not initiated that as of now. He stated there have been a few people interested in maintenance of the parks. He stated if he is interested, we can look into it. It is difficult at this time to say we should have a group gather to do an activity where you can limit the number of people and still practice social distancing. Councilmember Kivell stated he is hoping mulch can be dropped off at some of the City entrance signs, and we could have people take care of that. He doesn't need people with him, he just needs the mulch delivered. City Manager Zelenak stated we can do that. Councilmember Kivell then asked about the U-Haul trucks parked at Peters True Value. City Manager Zelenak stated our Ordinance Officer has been working on sending them a letter, but he doesn't know if it has been sent out yet. Councilmember Kennedy stated he notified everyone on Facebook that the Cemetery crew was back to work today. Councilmember Kennedy stated looking at the map where the asphalt will be replaced on the rail trail, it is a big change from what was originally proposed. He stated his question is that area that was added in that bad of shape and if it was, why wasn't it included in the first place. He stated he hasn't been on that section, but he is concerned we are putting new asphalt over the top of pretty good asphalt as opposed to looking at other areas on the trail that need to be replaced. City Manager Zelenak stated it will all need to be addressed, is that the worse asphalt in the entire City, no its not. We originally identified the area that is about 600-800 feet long by DPW that was analyzed about a year ago. He then stated they found other areas that need to be repaired in that area. He stated it doesn't mean we can't identify other sections that need to be done. Councilmember Kennedy stated we are spending money putting down asphalt in areas that may not need it. He has spoken to other Councilmembers and asked everyone to provide the Superintendent with their evaluation of other areas of the City. He then asked why we are doing that. We are putting asphalt on asphalt that may not mercenarily need it as opposed to other areas that may need it more. City Manager Zelenak stated the areas we are repairing are in need of repair. Instead of doing small patches along that entire area, we are replacing that entire area. He stated we are always looking at other segments that we will fix. He stated we don't want to do small segments of asphalt then come back 2 years later over the new segment and damage that and redo it. Councilmember Dilg stated she is not an expert and neither is anyone else on Council, but she would think we would want to have our experts do our evaluating. She stated she is on that trail a lot and she is thrilled to see that section being fixed. That is one of the worst sections, we are not putting new asphalt over pretty good asphalt, there are actual holes in that area. She disagrees that this isn't a good plan. Councilmember Kennedy then stated they have discussed the ruts caused by ruts on the pavement and he asked whose trucks. City Manager Zelenak stated it was our trucks plowing snow and such. He then stated that process needs to be changed and he asked if that has been changed. City Manager Zelenak stated that has been corrected. Councilmember Kurtzweil thanked the City Manager for everything he has been doing. She then stated she is working in Paul Baker Park and she would like to go to Donahee to order the flowers. City Manager Zelenak stated we can assist with that to ensure we aren't paying sales tax. He has no problem with that.

PUBLIC COMMENT- None

COUNCIL COMMENTS

Councilmember Walton thanked Erwin's Orchard to buy all new flags for downtown South Lyon which should be in before July 4th. She then thanked Judy Keeling and Dayna Johnston for planning new flowers at the Veterans Monument using money donated by the American Legion and she thanked Lori Mosier for her donation of part of her sales to the Veterans Monument.

Councilmember Dilg stated she was at the Farmers Market for the whole day and it was awesome. She thanked all the vendors to make sure people were safe and they kept their distance and kept their masks on. It was a tough day in the sun wearing masks and she appreciates it. She then stated it was an excellent day. She then thanked all the organizers, the participants and our Police Department and even those that don't support the protests, except for a minor few, it was very non-confrontational. She then stated our retardants are coming back and posting their rules on Facebook and on their doors. She asked everyone to be patient, the owners are trying their best. Try to eat local, they would really appreciate it. She then stated people are thrilled we are getting part of the trail done.

Councilmember Richards stated he was amazed at how many people were at the Farmers Market. He then stated he was very impressed. He stated on Friday the 5th, he went to the trail and went to the end. He spoke with some specific things. He then stated Oakland County mandates the trail that touches 11 Mile is done in cement. He stated the City will end up doing that on their own. He then stated he agrees with Councilmember Kennedy and the City Manager. There are cross drains in that area and he knows where they are at. He further stated, you aren't just going over the top, you can't just piece meal it. If and when we do other areas, we can find the money. There are other bad areas as well. He then stated he visited the 318 E Lake street and he took pictures; he was amazed at how fast they worked. He then stated the excavators hit what appeared to be a hand dug well in the basement that appeared to be a previous dwelling. He then stated that was before the library was built. He then asked if it was virgin ground and the contractor stated it was. He then stated the top half is 3 to 4 feet thick. Councilmember Richards stated the Historical Society had a meeting and they all observed social distancing. Larry Ledbetter stated he is speaking with the tube mill about reviving the creek cleanup later this year.

Councilmember Kurtzweil stated we live in interesting times. She then thanked all the residents in the State of Michigan that had a protest regarding the events of the last few weeks. She stated she lived in Minneapolis for approximately a year, and her heart is aching for everyone. She then stated she thinks in Michigan we were role models to the country and to the global audience. We showed that protests can be peaceful and that social change can be peaceful and it can be nonviolent. The peaceful and nonviolent protests that were carried on here in South Lyon and she believes that carries the message of the moment. It made us all stand back reflect for a moment. Those moments were unscarred and uninterrupted by distractions of arson, looting, lawlessness and anarchy. The message came through clear the way it should in peaceful and nonviolent protests. She then stated the next couple of weeks, she will be in thoughtful reflection of the events that have occurred and those that have lost their lives. She then stated all life is precious and we as a culture and a people have to respect and preserve life, so the next time you take a knee in protest and exercise your first amendment right, bend the other knee and pray for those that lost their lives and those that need to recover and heal, and pray for your country.

Councilmember Kennedy stated the Salem South Lyon Library opened today in a limited capacity as directed by Executive Order 2020-110. He stated he wanted to let everyone know that Salem-South Lyon District Library reopened today in a limited capacity as directed by Executive Order 2020-110 and 2020-97. In an effort to keep their staff and patrons safe they will be offering a contactless curbside delivery service at the Library. Unfortunately, the building will continue to be closed to the public until further notice. He then stated if you finished reading all the books you had at home over the past 90 days, you can now get a fresh supply from our library. He then stated as we see more and more businesses gradually reopen, he encourages everyone to respect and follow the rules established by those businesses. Those rules have been put in place to protect their employees as well as their customers. There isn't one

establishment that I know of that wouldn't like to conduct business like they did four months ago. If we all act prudently, we'll get to that point sooner, rather than later.

Councilmember Kivell stated he wanted to let any business know that if there are any businesses that are going to open and need any guidance, Chief Vogel and the Fire Inspector are going to end up being great help in trying to make sure you are in compliance to everything you need to attend to and he implores them to reach out to them. He stated he was excited to see the work being done on Dixboro between 8 & 9 Mile and the curbing in and that's going to be really exciting. He knows he the people living on that street is going to be happy without all the mud. Councilmember Kivell stated the Langan property is moving along and he saw they made the connection to Charleston Park. That will be one more nice development. He stated the memorial on Sunday was nice to be among people that really cared about humanity and he thinks it's a given that real change and real steps forward trying to take the edges off of things, and training that can be meaningful and not lessen the security of the nation, but to being more mindful that not everything is a hammer and not everything is a nail. He further stated he is looking forward to all the Police Departments to find out they can do everything they need to do and not necessarily be hardened to accomplish what they are in charge of. This will be very helpful to our nation in the future and many people will end up gaining benefit from the loss of some people in the end and seeing the wrong things that were done.

Mayor Pelchat stated he is proud of our community. It starts with the residents, and the City staff as well as we navigate multiple challenging things not just in our community but across the nation. He stated he is very proud of everyone from the protests and memorial from over the weekend. He then stated Saturday was the 76th anniversary of the Normandy Invasion. It was a proud weekend. He then stated he joined the second graders from Salem Elementary. He then stated we are all dealing with this in different matters, even when we are in meetings and such, lets try to be patient with folks and try to continue to work together with each other. You don't know what other people are dealing with or what is weighing on them. Just an extra ounce of effort and niceness can go a long way.

ADJOURNMENT

CM 6-9-20 MOTION TO ADJOURN

Motion by Kurtzweil, supported by Walton

Motion to adjourn meeting at 10:12 p.m.

Respectfully submitted,



Mayor Dan Pelchat



City Clerk/Treasurer Lisa Deaton



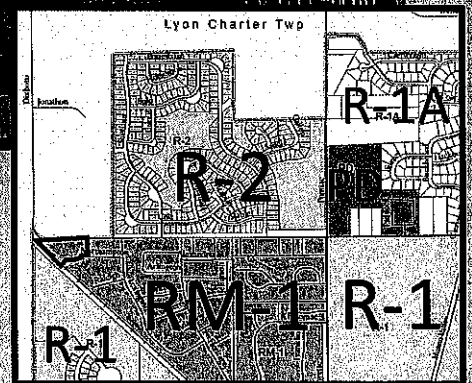
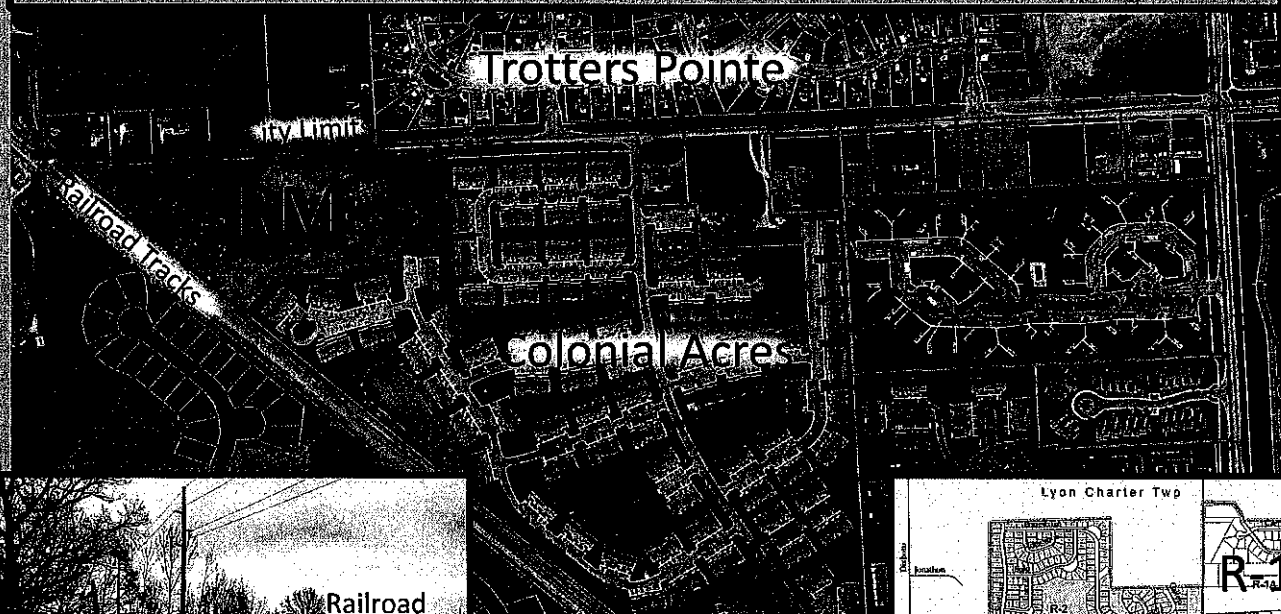
Fieldstone



Proposed PD



Fieldstone Planned Development



Fieldstone Planned Development

Trotters Pointe

Colonial Acre

RM-1:
154 Units

Fieldstone Planned Development

Eleven Mile Road (gravel)

Eleven Mile Road (paved)

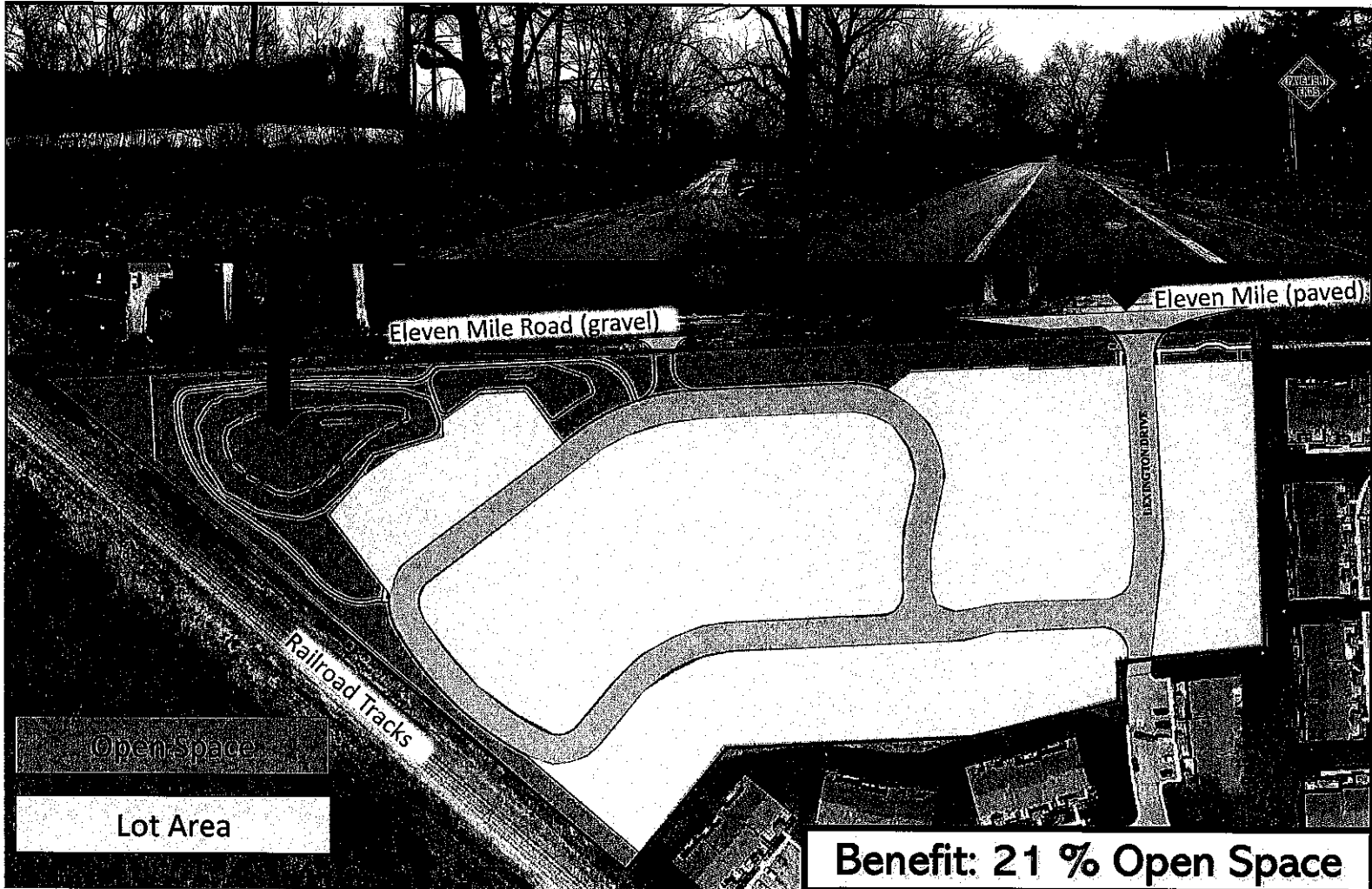
Railroad Tracks

LEXINGTON DRIVE

Colonial Acres

PD:
50 Units

Benefit: Reduction by 104 Units
Benefit: Less burden on Public Systems
Benefit: Good Zoning Transition



Fieldstone Planned Development



Benefit: Buffering, Connectivity and Preservation

Newton



Dalton



Hampton



2 New
Plans
and
Multiple
New
Elevations

Aspire



York
Age
Targeted



Benefit: More Diverse Architecture, Age Targeted Ranch

Newton



Dalton



Hampton



Thomasville PD

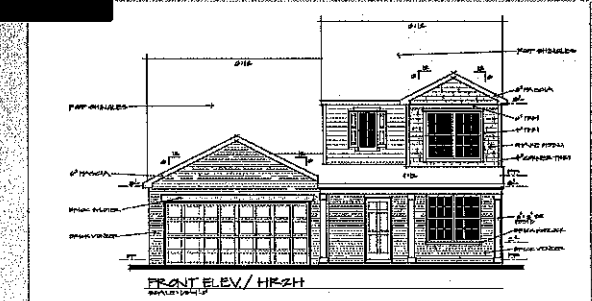
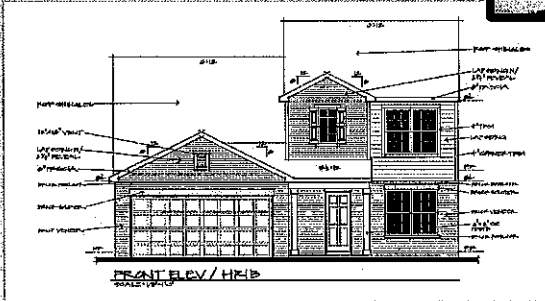
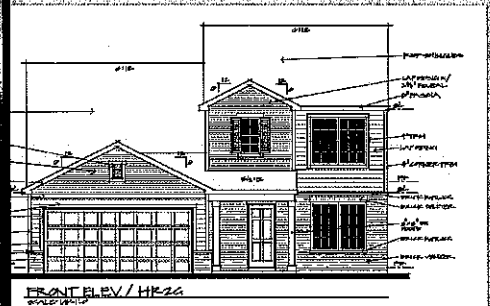
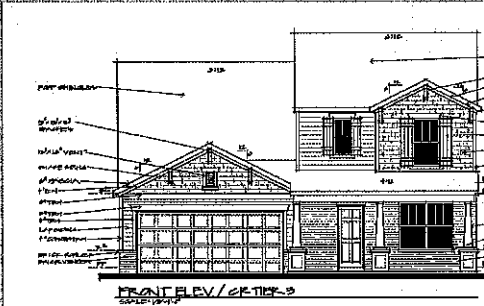
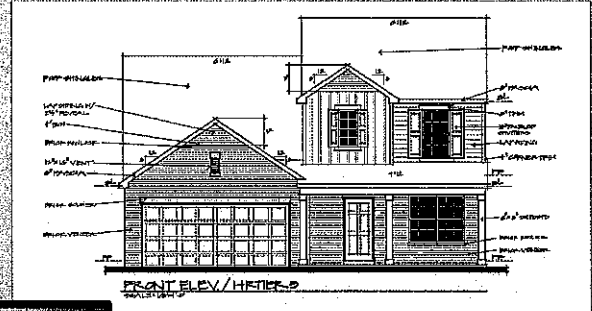
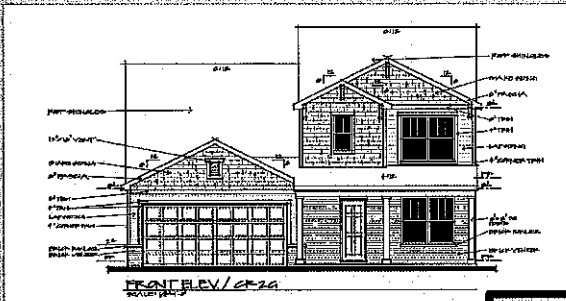
Aspire

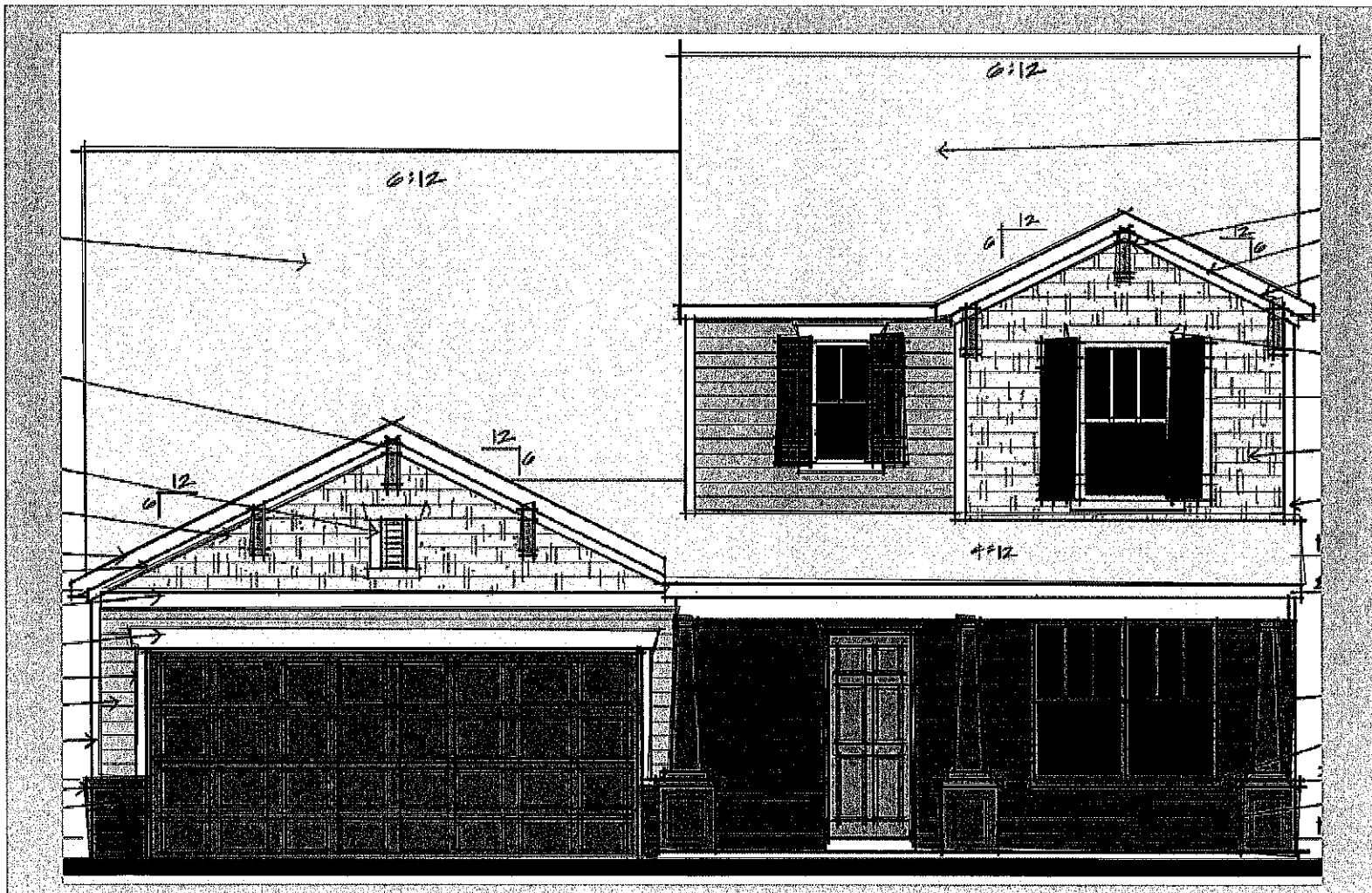


York
Age
Targeted



Oakdale (Newton)









Added Craftsman Elevations



Previously Submitted Elevations



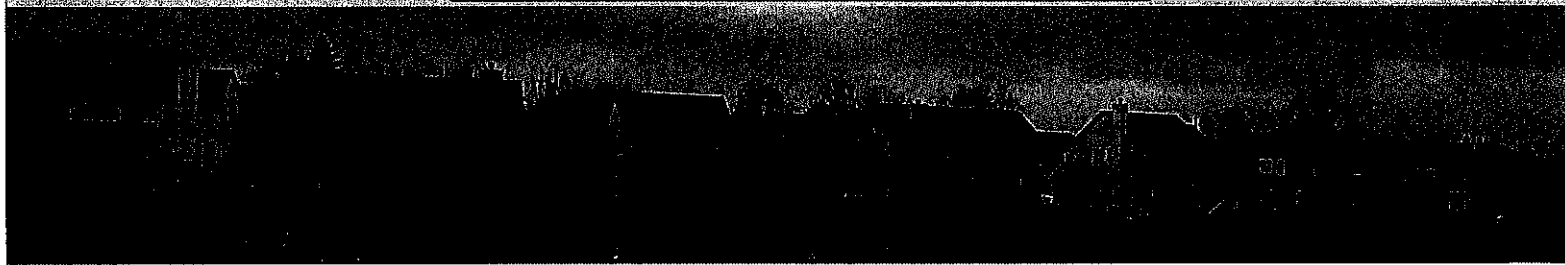
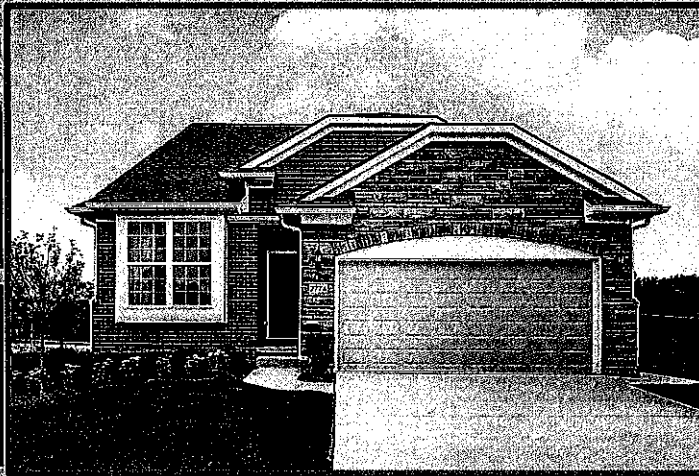
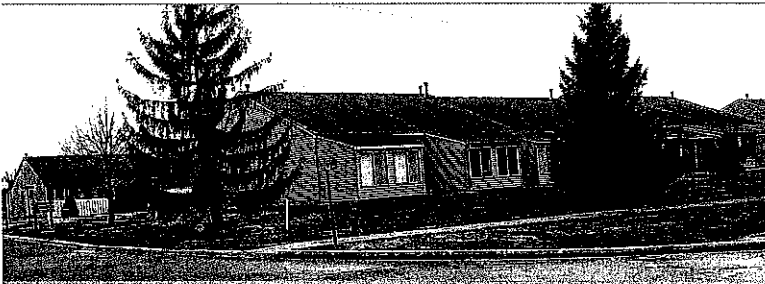
Aspire



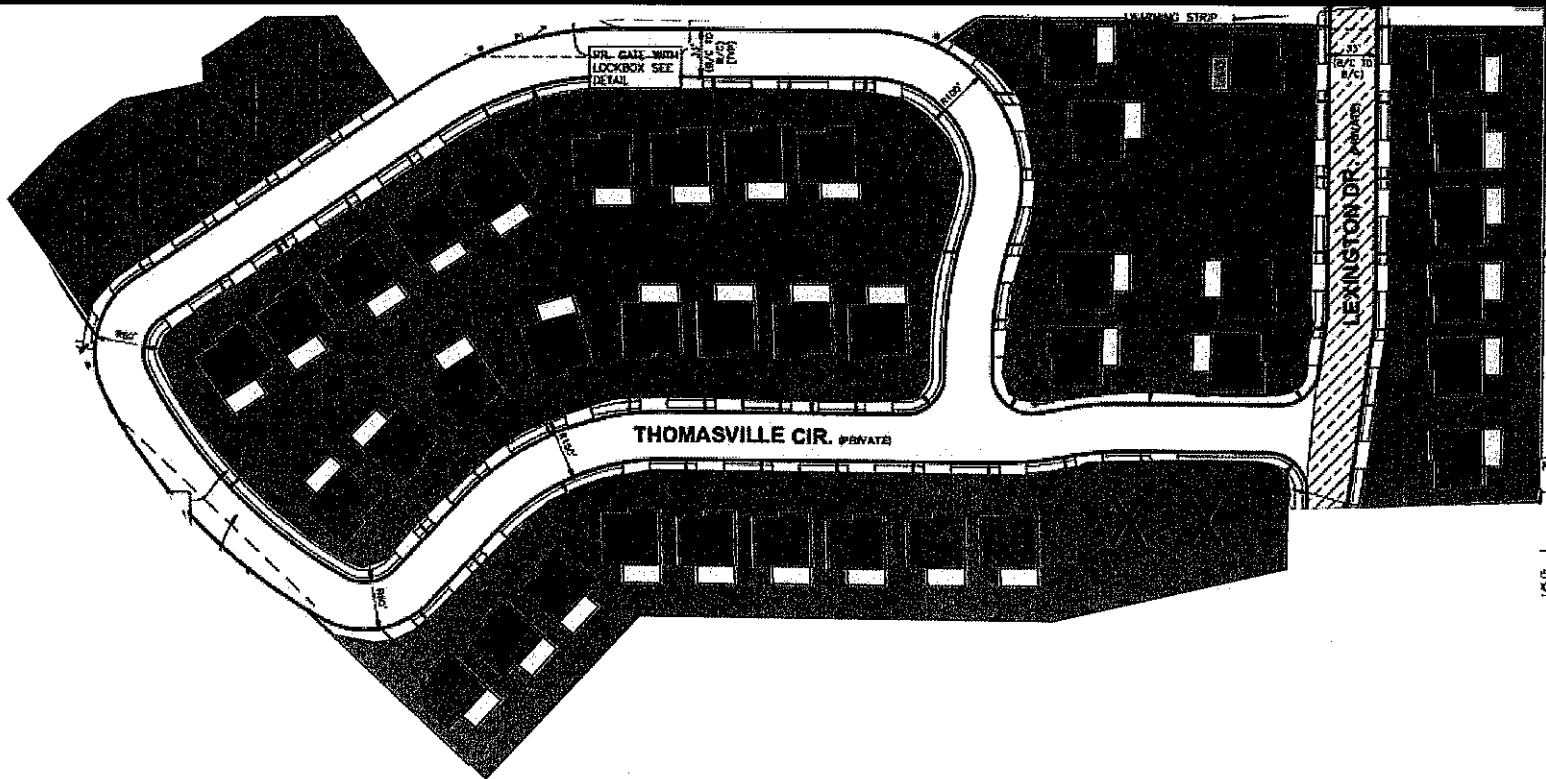
Hampton

Actual Photos of Stone Version

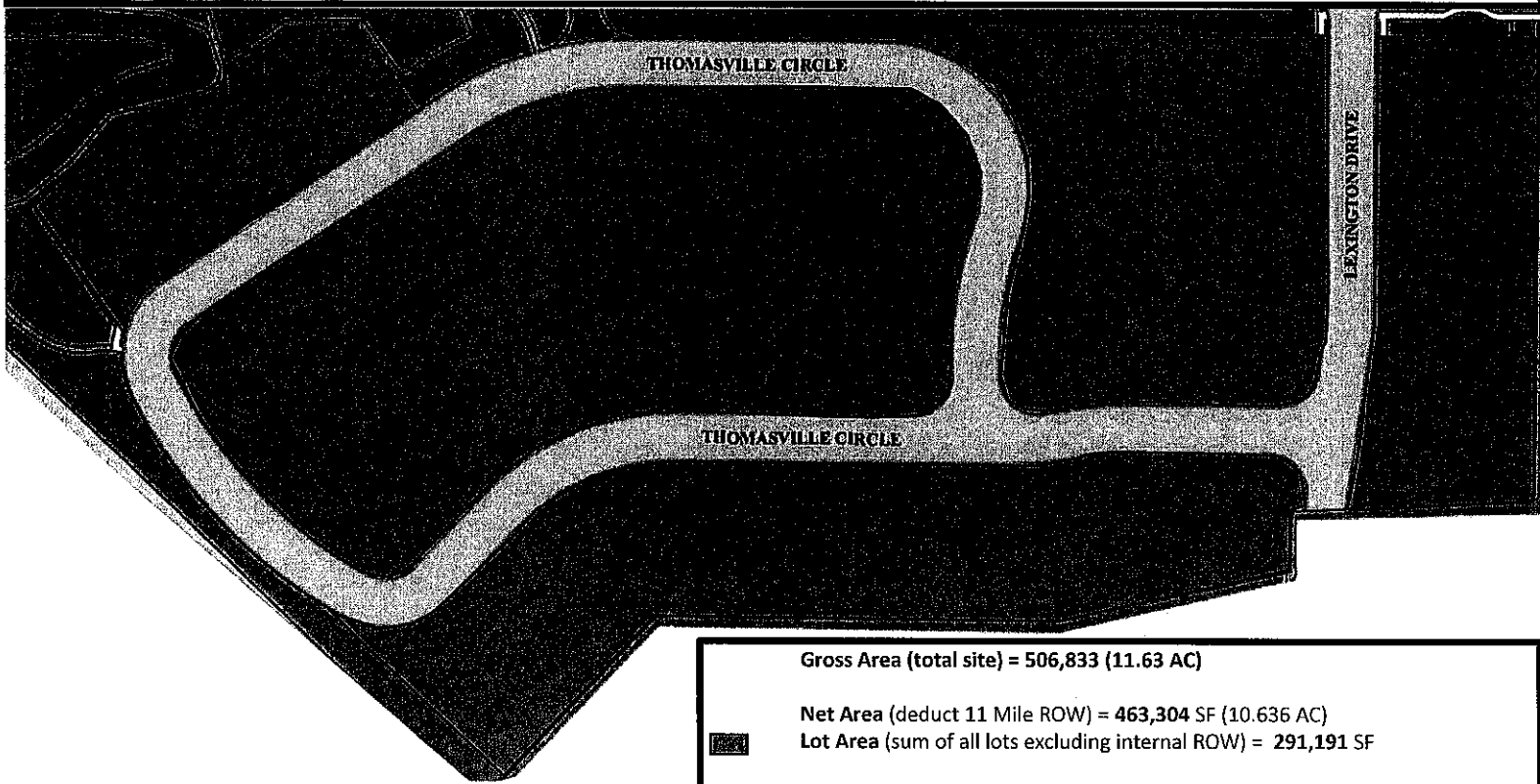




Thomasville PD



Graphic Depiction of Area



Gross Area (total site) = 506,833 (11.63 AC)

Net Area (deduct 11 Mile ROW) = 463,304 SF (10.636 AC)

Lot Area (sum of all lots excluding internal ROW) = 291,191 SF



Road Pavement = 71,121 SF

Common Area Walks = 894 SF

Open Space (net area less lots, walk, & roads) = 100,098 SF (21.6%)

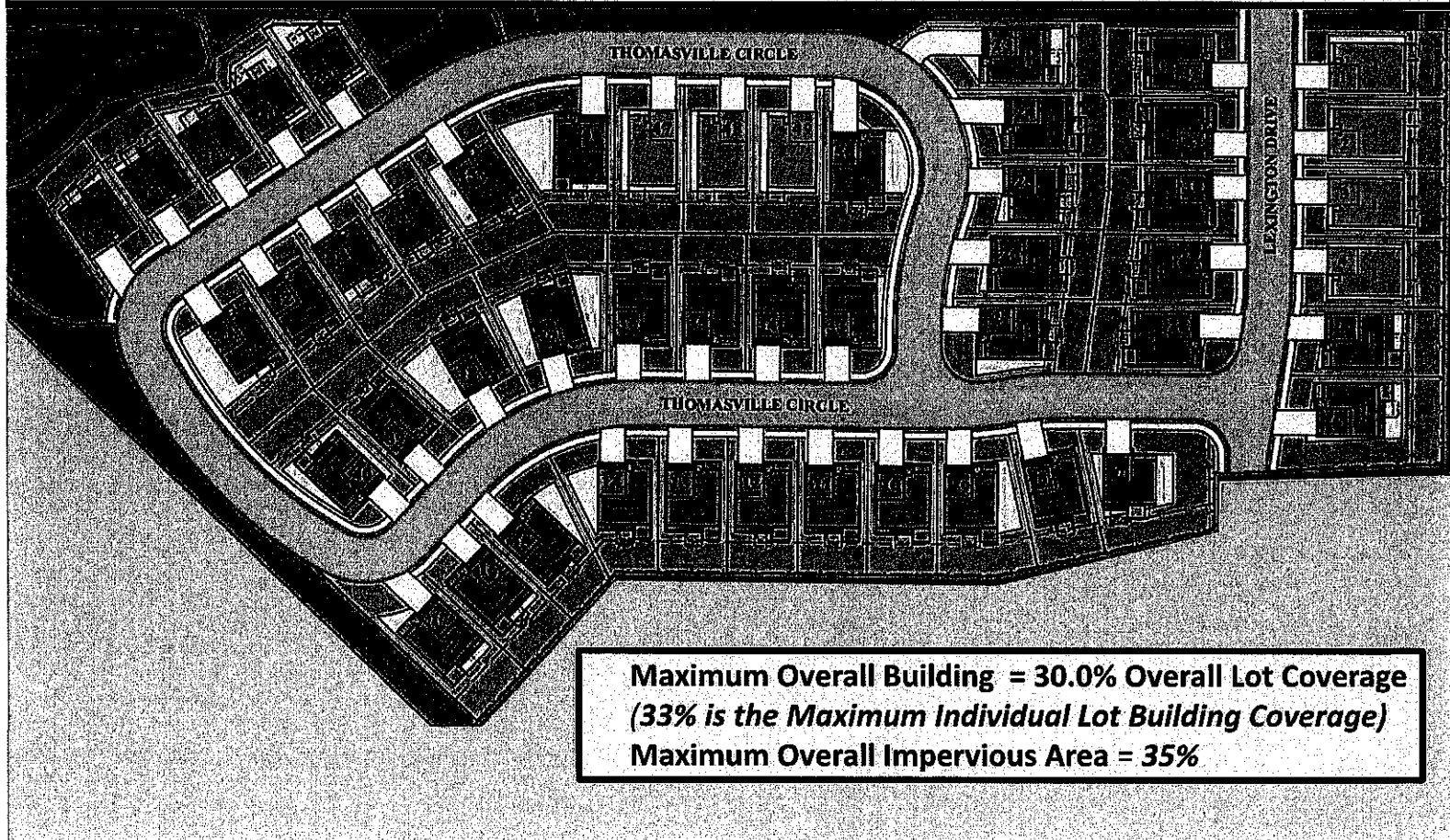
Thomasville PD

THOMASVILLE PD

Maximum Overall Building Area = 25.7% Lot coverage

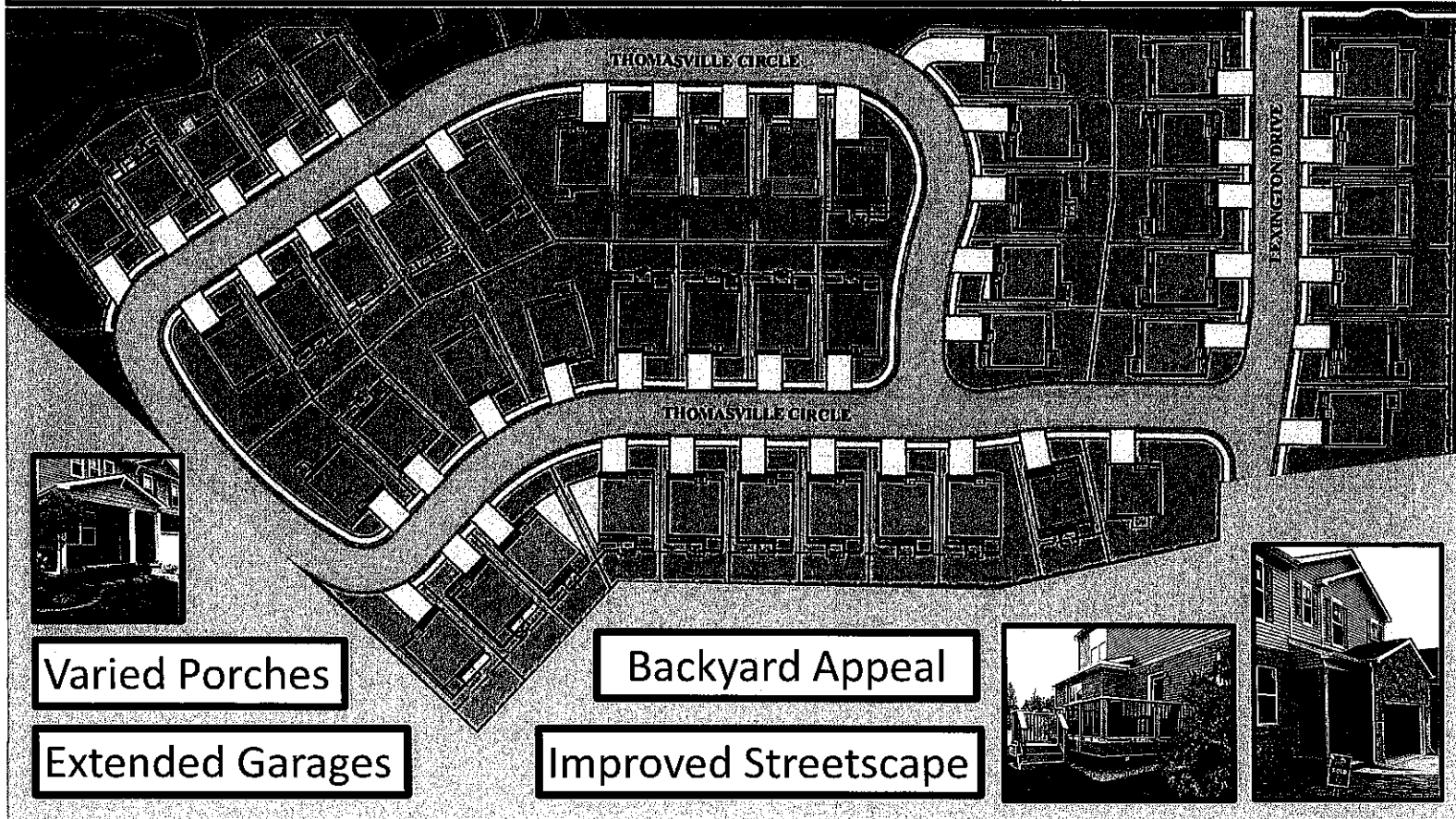
Maximum Overall Building Area =25.7% Lot coverage

Fieldstone Planned Development

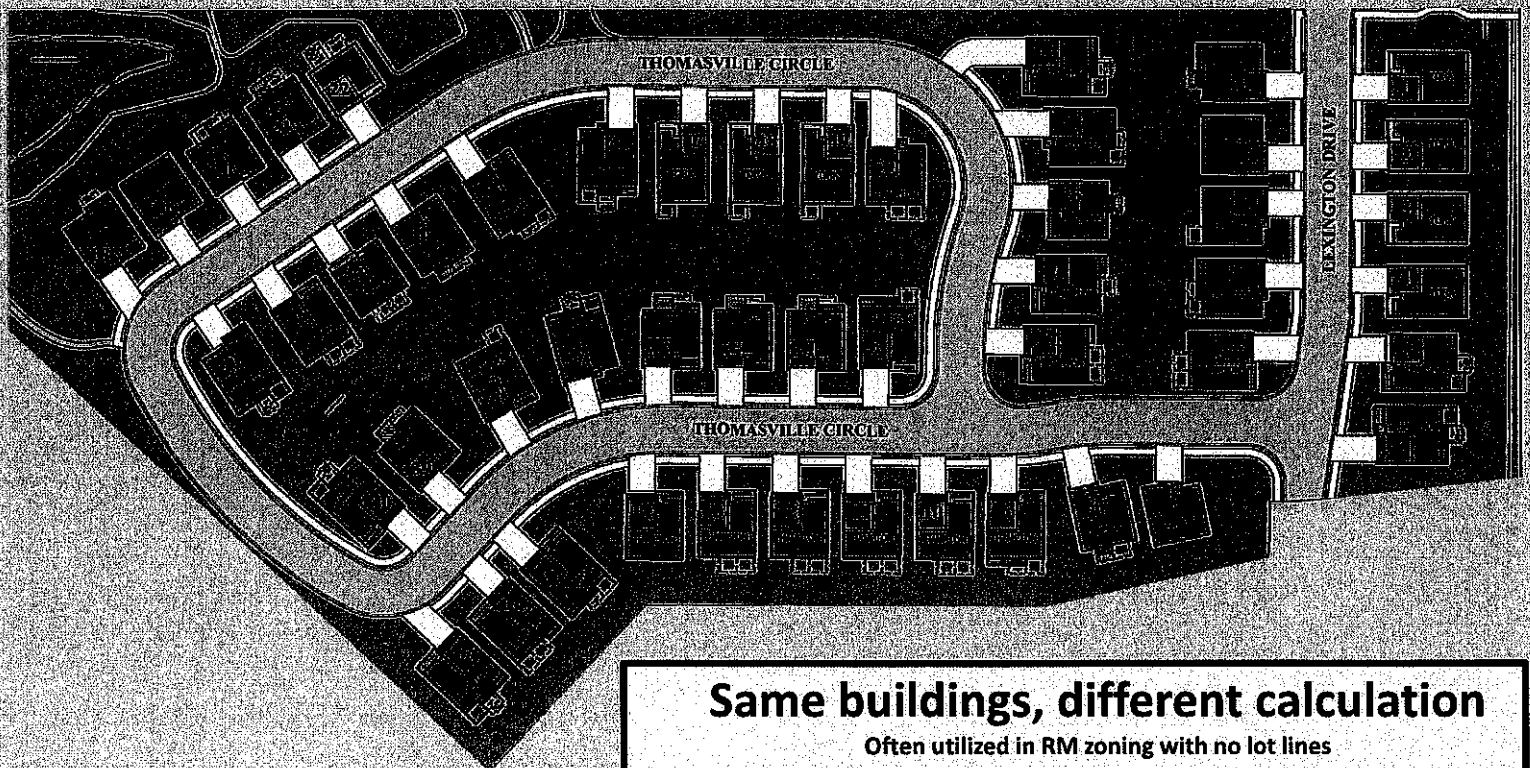


Maximum Overall Building = 30.0% Overall Lot Coverage
(33% is the Maximum Individual Lot Building Coverage)
Maximum Overall Impervious Area = 35%

The 4% difference



Zero Lot Line comparison



Same buildings, different calculation

Often utilized in RM zoning with no lot lines

Building coverage = 18.44%





Thank
you!