

# **Regular City Council Meeting**

**June 8, 2020**

## **Agenda**

**7:30 p.m.**      **Call to Order**  
**Pledge of Allegiance**  
**Roll Call**  
**Approval of Minutes: May 26, 2020**  
**Approval of Bills**  
**Approval of Agenda**

**Public Comment**

**Discussion- Downtown**

**Fire Chief Report**  
**Police Chief Report**

### **I. New Business**

- 1. Purchase of a New XFP 100C Explosion Proof Submersible pump for the 9 Mile Lift Station**
- 2. Water Treatment Plant Improvements, Phase 1**
- 3. Nyhart GASB 75 / Actuarial Services Agreement**
- 4. Preparedness Plan**
- 5. Fieldstone Planned Development (PD) Rezoning and Preliminary PD Site Plan Approval**

- II. Budget**
- III. Manager's Report**
- IV. Public Comment**
- V. Council Comments**
- VI. Adjournment**

**\*Please see reverse side for rules of conduct for public comment at City Council meetings\***

City of South Lyon  
Regular Council Meeting  
May 26, 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, Richards and Walton  
Also present: City Manager Zelenak, Chief Sovik, Chief Vogel, Superintendent Varney, Attorney Hamameh and Clerk/Treasurer Deaton

MINUTES

Councilmember Kennedy stated on page 4, the word immobilization should be changed to mobilization in two sentences. He then stated on page 5 when Superintendent Varney is speaking, it should be changed to "and this type of technology."

CM 5-1-20 APPROVAL OF MINUTES OF MAY 11, 2020 MEETING

Motion by Kennedy, supported by Kivell

Motion to approve the minutes as amended

VOTE: MOTION CARRIED UNANIMOUSLY

BILLS- None

AGENDA

CM 5-2-20 MOTION TO APPROVE AGENDA

Motion by Kennedy, supported by Kivell

Motion to approve agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

PROCLAMATION

Mayor Pelchat read the National Gun Violence Awareness Day \*see attached\*

PUBLIC COMMENT- None

DISCUSSION- Downtown

City Manager Zelenak stated the Farmers Market will be open June 6<sup>th</sup>. He stated he had a meeting with the Fire and Police Chief and the Market Manager and they discussed all the safety precautions that will be in place based on the Governor's rule. He stated it will be a limited market based on the number of vendors that will be allowed. He stated the market vendors will be spaced apart and they will limit the number of people in the market at one time. City Manager Zelenak stated they are moving forward with the crowdfunding campaign and we have extended that to June 14<sup>th</sup>. He stated have raised over \$2,000 as of now and he hopes we can raise more before the deadline. Councilmember Dilg asked how we decided which vendors we would allow at the Farmers Market. City Manager Zelenak stated they have to be food or a certain kind of products. Councilmember Dilg asked if anyone was told they couldn't participate. City Manager Zelenak stated he isn't aware of any because they still have spaces left. Councilmember Kivell stated he is happy the South Lyon Hotel and Lake Street Tavern is open for carryout again. He then asked if there was any updated information on 110 Detroit Street. City Manager Zelenak stated he knows the property was sold and they are making improvements in the building. He will check with our

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building official. Councilmember Kurtzweil stated someone contacted her complaining that they aren't able to get into the Farmers Market. She stated the individual has a mix of food and product. She asked if the rule has to be 100% food or 50% food and is there a quota because of the social distancing requirements. She then asked how they are deciding who can and who cannot be a vendor. She then stated people have contacted her regarding senate bill 939 and bill 9781 about creating social districts in downtown areas, for instance if the South Lyon Hotel has to open with only 25% occupancy and this legislation is passed, it will allow them to increase their occupancy by allowing them to expand outside of the building. This is being considered for a short-term solution for the pandemic.

#### POLICE CHIEF REPORT

Chief Sovik stated all the Police Department is healthy and they have been tested. He stated we have \$17,000 in grants that will be heard by the MMRMA on June 3<sup>rd</sup>. He stated part of that will be for reimbursement for the in-car cameras.

#### FIRE CHIEF REPORT

Chief Vogel stated they continue to plan for our opening. He stated we met today and we still plan on opening under the guidelines for training. There are some great opportunities with the McHattie and Lake Street house, but we may miss that opportunity because they are going to be demolished pretty quickly. Chief Vogel stated he has worked with the Farmers Market Manager as well as the person running the fireworks tent. Chief Vogel stated we are working on getting the baseline numbers for the downtown business's occupancy levels. He then stated they were able to get the grant submitted for the coronavirus. He stated if they get the grant, and instead of a percentage, the federal government will cover 100% for 3 years. Councilmember Kivell stated it was really evident the Fire Department wasn't engaged in the Memorial Day services. Chief Vogel stated he debated on putting the flag up and he thought later that maybe he should have.

#### PUBLIC HEARING- 2020-2021 BUDGET

The public hearing was opened at 7:37 p.m.

There was no comment by the public.

The public hearing was closed at 7:28 p.m.

#### PUBLIC HEARING- TAX ABATEMENT

The public hearing was opened at 7:54 p.m.

Dan Schwegler of 23755 Prescott Lane East stated he and his wife have lived here since 2007. We have added 4 kids to our family and we are very active in the community in term of sports. In 2015 he moved a business to Lyon Township and he is currently filling a vacant seat on the school board. He stated he is heavily invested in the community. Mr. Schwegler he immediately called the realtor when he saw the for-sale sign go up on the old RCA building. He stated it is a unique building and it has been neglected for too long. Mr. Schwegler stated he originally wanted to rehab the building, move his office there and rehab the upstairs apartments and make the building nicer again. He stated Bob Donohue has a lot of good ideas, through their conversations, he helped him to realize how much more that building can be. He talked about the vision of the DDA and enhancing the downtown by bringing in more restaurants and retail downtown. He then stated he bought into that and began working with his architect and through that they decided to make this happen, they need to add a 3<sup>rd</sup> story and that is what they plan to do. He stated Bob wanted him to remember two things about the City. One thing is the love of its history. He stated the stone walls, some people love them and some people hate them, but that is a fixture in the downtown. He stated Bob made it clear that people would love to preserve the historical look of that

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building. He stated he wants to make sure anyone that wants to go into that building will have the ability to do so, which means using some of the space to add an elevator, which also adds to the cost of the rehabilitation. He stated as of today, just on current construction cost he is looking at \$1.7 million. He stated the soft costs are coming in between \$160,000 to \$200,000. The total cost he is looking at is 2 million dollars. He further stated the tax abatement guidelines is for 2-3 years will give him a moment to catch his breath. He stated he understands the guidelines and he is asking for 4 years. He further stated the current tax base on that property has been nothing for the last 40 years. He is expecting the full tax evaluation at the time the building is completed project will be a significant tax increase for the City and he is fully prepared to pay it at that time. He then thanked Council's time and consideration.

Councilmember Kivell stated he is interested in having an understanding if the February 2021 will be able to be realized for the completion of the project. Mr. Schwegler stated that was their intention until everything was shut down. He further stated the only real curveball is the restaurant owner. He stated we will take a more cautious approach and we are looking at late March or April. Councilmember Kivell asked the City Manager what vehicle we use to amend the drop-dead date on the application. City Manager Zelenak stated within the guidelines there is a written agreement with the approval. He further stated the amount of time could be written into the resolution. He then stated if there is anything that happens such as nonpayment of property taxes, or failure to complete in timely matter could cause the resolution to be negated. Councilmember Kivell stated it seems impossible for us to know what the drop-dead date will be, but he doesn't want soft language that will allow it to be abused if there is an issue that should have been attended to but it hadn't been. City Manager Zelenak stated if you grant the abatement as of December 31 2020, it would only be based on a certain percentage completed. If they don't complete the building until next April, the property would be reevaluated as of December. Attorney Hamameh stated the policies Council adopted specifically require an agreement between the City and the applicant if the tax abatement is granted. She further stated one of the conditions that can be added to the agreement is a timeline. She then stated a violation of an agreement can result in the revocation of the abatement. She further stated that in addition to the fact the act itself authorizes a Council to revoke the certificate if the project wasn't completed as per the agreement. She stated the Act also stated the certificate can be revoked if they are not acting in good faith. Further discussion was held regarding the abatement and the agreement conditions to ensure the project is completed. Councilmember Kivell stated the applicant is stating we are looking at a 1.7 million investment taking place. He stated he would like to see us approve the 3 year with the possibility of an extension if Oakland County Equalization can confirm that improvements have exceeded the 1.5 million that would account for the 4<sup>th</sup> year of abatement. City Manager Zelenak stated if at the date of completion and that may not be until April or May of next year. There may only be \$800,00 by December 31<sup>st</sup>, therefore when the Assessor puts on the taxable value times the millage rate and that is the amount had it not been abated, it would be substantially less than a full 100% completion. Councilmember Kennedy stated in December of the 3<sup>rd</sup> year, he will need to come before Council to ask for the extension of the 4<sup>th</sup> year and based on his performance of the previous 3 years we can approve that. Attorney Hamameh stated yes, the policies the Council adopted there was a structure of generally about how you were going to handle the term of the abatements based on the dollar amount invested. She further stated the policies didn't address an extension; the resolution must specifically allow an extension. Councilmember Kivell stated the original application stated it could pretty much be completed in a year. It seems viable that 2 years is reasonable to expect it to be completed. Councilmember Kivell stated if there is evidence after the 3<sup>rd</sup> year, which should be after 2 years, we won't know if he hit that benchmark until the Oakland County Assessor assesses it. Councilmember Hamameh stated the Assessor will only tell you the taxable value, which is 50% of the investment. City Manager Zelenak stated we get information from the building department and they determine the cost of the permit. The information can be used to assist with what the taxable value is for

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the property and the assessor will use one of three methods to determine the taxable value by using the cost approach, market approach or income approach. He further stated we can meet with the building department, the applicant and the assessor to see what the investment actually is. Further discussion was held regarding extending for a 4<sup>th</sup> year. Councilmember Richards asked if at the end of the three years, if the amount of money invested doesn't add up, will the City have the option or ask for a performance bond. He then stated there isn't anything in there for a penalty clause if they don't complete the project. Councilmember Hamameh stated as we discussed, the City can put things such as deadlines in the agreement. She then stated the City may revoke if the applicant isn't acting in good faith. Councilmember Kurtzweil stated a performance bond is a bond that the builder posts to guarantee the project will be completed. She stated it says if the builder doesn't finish the bond, we have a performance bond to have the work done ourselves. Mayor Pelchat closed the public hearing at 8:29 p.m.

### OLD BUSINESS

#### 1. 2020-2021 Budget approval

Councilmember Richards stated we have to adopt this budget state law. He then stated if it is possible during this budget and there are certain items that depend on other entities such as the schools. If those things don't come about, he would like to transfer the money into something simple such as local streets or something good for the City. Councilmember Kurtzweil stated she is going to vote for the budget for two reasons. The City is finally beginning to plan ahead and deal with the unfunded liabilities, it is unfunded but its OPEB, which is a start. She then stated she has always advocated for a full time Fire Chief and she feels it is critical and she is happy that is in the budget tonight. She stated she has fought really hard and there is strong support from the community for a full time Fire Chief.

### CM 5-3-20 MOTION TO APPROVE MILLAGE RATE RESOLUTION

Motion by Kurtzweil, supported by Kivell

Motion to approve the millage rate resolution

ROLL CALL VOTE:

Walton- Yes

Richards- Yes

Kivell- Yes

Kurtzweil- Yes

Dilg- Yes

Kennedy- Yes

Pelchat-Yes

MOTION CARRIED UNANIMOUSLY

### CM 5-4-20 MOTION TO APPROVE THE ANNUAL BUDGET RESOLUTION

Motion by Walton, supported by Dilg

Motion to approve the 2020-2021 annual budget resolution

ROLL CALL VOTE:

Kivell- Yes

Walton- Yes

Kurtzweil- Yes

Richards- Yes

Kennedy- Yes

Dilg- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

## NEW BUSINESS

### 1. Tax abatement

City Manager Zelenak stated City Council recently adopted a tax abatement policy for the community. The policy outlines the requirements for establishing a Commercial Rehabilitation District, and for approving a proposed property tax abatement as outlined in Public Act 210 of 2005. In March City Council established a Commercial Rehabilitation District for Parcel No. 21-20-360-023 formerly known as the RCA building. The property owner has filed an application with the Clerk for a Commercial Rehabilitation Exemption Certificate. The Clerk provided written notification to all taxing jurisdictions. The City has 60 days after receipt of the application to either approve or disapprove the application. We held the final public hearing and Council will need to vote to approve or disapprove the certificate. If approved it will be sent to the State Tax Commission which will either certify or deny the application within 60 days. Councilmember Kivell asked when will the resolution need to be modified to include the 4<sup>th</sup> year if they meet the threshold. City Manager Zelenak stated Council will need to do that when the resolution is approved. Attorney Hamameh stated there is a whereas with asterisks and that is where it will go. She then stated if there is a motion to approve, you will approve the resolution with whatever factors Council wants to add, then at the end is where you will state the number of years you approve. She further stated the motion will need to be approved as amended. Councilmember Kivell asked if everyone is ok with extending it for the 4<sup>th</sup> year. Councilmember Kennedy stated he would support that. He stated he doesn't think the Presbyterian Church will approve the restaurant with a full bar. City Manager Zelenak stated he suggests giving some leniency on the drop-dead date, as long as he is moving along with the investment in good faith. Further discussion was held regarding the resolution. Attorney Hamameh stated the only factor that we are adding is the investment amount and the extension for the 4<sup>th</sup> year based on the investment amount.

#### CM 5-5-20 MOTION TO APPROVE THE RESOLUTION

Motion by Kivell, supported by Kennedy

Motion to approve Resolution approving commercial rehabilitation exemption certificate for 1855 Holdings, LLC at 135 E Lake St

ROLL CALL:

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

MOTION CARRIED UNANIMOUSLY

### 2. Discussion of recording city meetings

City Manager Zelenak stated this was requested to be added to an agenda for a discussion item. Currently we only record Council meetings. He stated minutes are taken by city staff for Planning and ZBA meetings. Other meetings include Parks and Recreation, Cultural Arts Commission, Cable Commission and Historical Society. Members of their boards handle their minutes. If we recorded other meetings there would be added costs to bring in staff to operate the equipment to video record the specific city

meetings \$75.00 per meeting. Additional costs may be needed to have someone create the minutes if they are not currently taken by city staff. We are still looking at replacing the equipment in the media room along with the school district. He is not sure if they are still interested in doing so. Councilmember Walton asked if it is required by law to record meetings. Attorney Hamameh stated we are not. Councilmember Walton asked who pays for the recordings. City Manager Zelenak stated the City would be paying the fee. Councilmember Kennedy stated he doesn't see the value in this at this time. Councilmember Dilg asked why this was proposed. Councilmember Kivell stated he is an advocate for transparency and he understands there are some potential hazards with having these meetings recorded, such as a developer taking advantage of a volunteer board members misstep. He further stated he intends to research whether or not there are other communities that record other meetings. He likes the idea of our residents being able to watch any of our minutes. He stated our minutes would be the official record of the meeting. Attorney Hamameh stated if you are going to start recording any minutes, it would have to be across the board, not just planning so it doesn't appear we aren't being transparent. She stated if we start to record because it is easy to record using Zoom, when we go back to regular meetings it will be difficult to stop. Mayor Pelchat stated maybe we should look at this down the road. He stated the equipment in our media room was installed in 1998. Paying someone to come in to record the meetings can be expensive. Councilmember Kennedy stated if we are going to record all the boards and commissions, it will be very expensive. He further stated he doesn't know if the value is there, but he wouldn't mind looking at this at another time. Councilmember Richards stated the Historical Society is self-supporting. They have had some very successful programs and the last 2 vendors recorded them, but that doesn't mean they are going to give them to the Cable Commission to add to our website. He stated he doesn't need all the meetings recorded. They handle themselves pretty well. He stated he participated with planning commission meetings and very little of what he put in there was recorded. He further stated it wasn't transparency. He thinks the planning commission should agree to have their meetings recorded. There have been lawsuits based on planning commission decisions. He stated he doesn't think all meetings will need to be recorded. He stated we should look at this again in the future. Councilmember Kivell stated he doesn't think all the meetings should be recorded. He thinks the ZBA and Planning is important because their decisions have a direct impact on our community. He stated the other commissions are scheduling their programming. Further discussion was held regarding recording meetings other than just Council.

3. Purchase and installation of approximately 6000 square feet of topcoat asphalt for rail trail path south of 11 Mile and to the west of the Knolls subdivision

Superintendent Varney stated the DPW needs to repair a section of the bike path that is holding water. This is a scheduled purchase for this year's budget and is part of ongoing updates to improve the path for our residents. He further stated this expenditure will be purchased out of the Capital Improvement account 401.451.802 Councilmember Dilg stated she is very happy about this, and she is wondering if we can expand this to cover all the way to Eleven Mile. Superintendent Varney recently found that there are other areas that need repaired. City Manager Zelenak stated we can talk with the low bidder to expand the repairs up to a specific dollar amount instead of having to wait until next year. Further discussion was held regarding doing more repairs for the bike trail. Councilmember Kivell stated it would be best to have Doug assess where the repairs need to happen. Councilmember Kennedy stated he agrees, Doug needs to look at other areas that need to be repaired. Councilmember Walton stated she agrees that there are other areas that need to be looked at and repaired. Councilmember Richards stated he has been on the rail trail many times and it deteriorated in that area because there is water under the substructure and it all comes from the Knolls. It is unstable. He stated if the contractor can address this and add some drainage

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if possible, it will last longer. Councilmember Kennedy stated that is the discussion he had with the City Manager and the Superintendent. Are we going to address the root cause of the problem, or just fix it for now? Eventually it will deteriorate again.

CM 5-6-20 MOTION TO APPROVE PURCHASE AND INSTALLATION OF ASPHALT

Motion by Kurtzweil, supported by Walton

Motion to approve the purchase and installation of approximately 6,000 square feet of topcoat asphalt for Rail Trail path south of 11 Mile and to the west of the Knolls subdivision by D&H Asphalt company for \$14,393.00 under line item 401.152.802 with an additional amount of \$10,000 for paving on the rail trail path in the 11 Mile and Knolls area.

ROLL CALL VOTE:

Kurtzweil- Yes

Kivell- No

Kennedy- No

Dilg- No

Richards- No

Walton- No

Pelchat- No

MOTION FAILED

CM 5-7-20 MOTION TO APPROVE THE CONTRACT WITH D&H FOR ASPHALT REPAIRS

Motion by Kivell, supported by Dilg

Motion to approve the contract with D&H for \$14,393 for the repair of the rail trail and use the balance to make \$40,000 of repairs to be determined by staff

ROLL CALL VOTE:

Kennedy- Yes

Kurtzweil- Yes

Dilg- Yes

Walton- Yes

Richards- Yes

Kivell- Yes

Pelchat- Yes

4. Sanitary Sewer evaluation study phase 2 (NE Quadrant: Sect 20-3)

Superintendent Varney stated we have started the multi-year plan to inspect our infrastructure, and we have completed phase 1. He stated as a continuation the low bidder, Pipetek has now submitted a change order to continue on with the next phase utilizing the last years pricing structure. They have offered a quote for \$40,693.75 and this will be purchased out of the water/sewer professional services account number 592.557.801 for budget year 20-21. Pipetek will be notified upon approval of city council that they can begin phase 2 after July 1, 2020. Councilmember Richards stated he is in favor of this and he hopes they will evaluate the drain that is in the City that was put in by the railroad in the 1870s. He stated they knew there was a lot of water in that land. He has been in the drain and it needs to be inspected and cleaned out if possible.

CM 5-8-20 MOTION TO APPROVE THE AWARD OF PHASE 2 TO PIPETEK

Motion by Kennedy, supported by Dilg

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Motion to approve the award of phase 2 of the sanitary sewer evaluation study to Pipetek Infrastructure for the amount of \$40,693.75 under line item 592-557-802

ROLL CALL VOTE:

Richards- Yes

Kivell- Yes

Kennedy- Yes

Kurtzweil- Yes

Walton- Yes

Dilg- Yes

Pelchat- Yes

MOTION CARRIED UNANIMOUSLY

### BUDGET

Mayor Pelchat asked the City Manager if he has made any progress in bringing Carol on full time. City Manager Zelenak stated with the approval of the budget tonight, she will be brought on as of July 1. He stated at the last meeting we discussed bringing her on earlier. We have enough money in this year's budget due to the fact we haven't brought on the new DDA Director and the money we saved money from the person that retired in the water department. He further stated we have enough work for all the projects and things to get going. Mayor Pelchat stated he feels like we are still short staffed in the administration building and Carol is an asset to our community. Councilmember Kivell asked if the DDA position is in limbo right now due to the candidates or the state of the economy. City Manager Zelenak stated the hesitation has been from the projections we're getting from the information we were receiving from the Department of Treasury regarding the revenue sharing we will be receiving. He stated the state revenue only represents only about 15% of our budget. He stated we will still have revenue over expenditures even with the reduction of the revenue sharing. We don't know how this is going to affect next year's values. He is expecting to have someone on board before July 1. Councilmember Kurtzweil stated one of the advantages this person will bring to the table, when you look at the surveys there is an uptick in people's expectations of where businesses will be in 6 or 7 months from now. She stated it will be good for us to have someone in place so that when that hits the market in our area, we will be ready with certain activities that will be welcomed. It may be hard to bring consumers back into the business environment for a period of time. She thinks people will want to get in and get out and people will have to get used to being around other people in a business setting, which is a close environment as opposed to a large store such as Home Depot. She stated having the DDA Director will be able to work with the businesses so the client feels safe. She further stated there are some new businesses that will be joining our community from areas that have a large DDA. She then stated what is important to them is a safe comfortable feeling downtown. We may have some good opportunities with our downtown.

### MANAGER'S REPORT

City Manager Zelenak stated we are continuing to monitor the Covid-19 and we are preparing for the potential of City Hall opening up, although we don't have a date yet. We are putting safety precautions in place and getting prepared. We are working on a preparedness plan. City Manager Zelenak stated we have opened the garden plots for gardening at the Cemetery. We are looking at bringing back the cemetery workers within the next couple of weeks along with safety measures such as splitting their shifts. He then thanked the public for understanding we haven't had the crew to do the weed killing, but we have been mowing.

PUBLIC COMMENT- None

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### COUNCIL COMMENTS

Councilmember Kivell stated he thought it was odd not having the parade. He stated there was a gentleman with his granddaughter at the Veterans Memorial and they came back and walked to the sidewalk and the gentlemen turned around and saluted the memorial. It would have been a great picture and it really moved him. He stated he then went to the Cemetery and it's too bad we couldn't have had the Cemetery spruced up a bit, but he understands the reasoning. He then stated he is happy things are turning around and things will get back to normal for a bit.

Councilmember Walton stated that even though we didn't have a parade, the City did a great job honoring Memorial Day by decorating their homes and the video, the vets hung flags and there were a lot of people that did a lot of work to ensure that happened. She appreciates all their hard work. She then reminded everyone to continue to social distance and not to be frustrated with the essential workers, such as the workers at the restaurants or the people working at the grocery stores. It isn't an easy time and everyone is stressed out. Councilmember Walton stated the Lake Street Tavern and the South Lyon Hotel has opened back up and there are so many local businesses here in town that need our support.

Councilmember Dilg stated she wanted to welcome back some of our retail stores and restaurants. She then wanted to remind everyone that there are rules that the businesses must have and some are also putting some rules in place for the protection of their employees as well as their customers. Let's support them. She then thanked everyone that decorated their homes for Memorial Day and she thanked Dayna Johnston for the work she did. She then thanked the Mayor for acknowledging National Gun Violence Awareness Day.

Councilmember Kurtzweil stated in March she started receiving phone calls from people of faith about reopening their churches. She stated by late April she started making phone calls for the reopening of Churches. She then stated on May 6<sup>th</sup> certain people filed suit against the Governor for denying them of their first amendment right to express their religion. 6 days later she learned that Churches will be re-opening on May 19<sup>th</sup>. She then thanked Attorney David Colman, Stephen Colman Jack Jorden, and the Great Lakes Justice Center in Lansing and Tracy Lee of Southfield Michigan. She stated these attorneys went to bat and they fought hard. She stated they protected the first amendment right not only in the State of Michigan, but also living here in South Lyon. She stated many of the Churches in town have opened back up under stricter protocols than what the CDC or the Governor required. She then stated it is unfortunate the churches had to wait this long. She then thanked all those that gave their lives for our rights. She then thanked all the front-line workers during this pandemic. They fought for their duty and their country.

Councilmember Richards thanked the VFW and Jim Plankey, John Anderson and the vice commander for putting up the flags in town. Their new flags didn't get here in time, but they will put them in when they are received. He then stated Dayna Johnston was going to play taps at the four corners. He then stated Phillips Funeral Home honored Memorial Day in some capacity. Councilmember Richards stated our historic village was decorated the weekend before the holiday by Linda Ross, Vickie Classman and Bob Cook. He then stated it looked great. Councilmember Richards thanked the DPW for transplanting the trees at 461 Washington Street. He stated the asbestos hasn't been removed yet but will happen shortly. He then stated the Marathon station in town has been designated as an emergency location by the federal government which means it must be supplied with gas, diesel and kerosene at all times. The owner Shaun received a federal grant to install a generator in case of a power outage. He then thanked everyone that is putting in an effort for our community.

Councilmember Kennedy stated he wants to recognize the efforts of the South Lyon Area Community Television group for putting together the Memorial Day tribute. He stated they did a great job with the video highlighting our City, past Memorial Day events and helping us remember those who made the ultimate sacrifice for our country. He then thanked all of the volunteers who participated in narrating the video and reading the Gettysburg address. It was just wonderful to have that many folks from our community come together to provide that support. So, thanks again to SLACTV for a job well done. On another note, following the Governor's recent Executive order we have a number of retail establishments that are again opening their doors to customers so he encouraged our residents to take advantage of that opportunity and support the stores and restaurants throughout our City. Councilmember Kennedy then reminded everyone that there's a fund raiser underway in conjunction with the Oakland County Main Street program to raise funds for the businesses within the DDA. The Oakland County Main Street program will match the raised funds up to \$4,000 for this event so please contribute whatever you can, \$5, \$10 or whatever. Just look up Patronicity South Lyon and make a contribution. There are currently 19 days left to contribute and so far, they have raised \$2,400 of the \$4,000 target.

Mayor Pelchat stated the community continues to step up to the plate. He appreciates everyone's patience with the technical difficulties at the beginning of the meeting. He then thanked everyone in the community for everything they did over the weekend.

#### ADJOURNMENT

#### CM 5-9-20 MOTION TO ADJOURN

Motion by Kennedy, supported by Kurtzweil

Motion to adjourn the meeting at 9:47 p.m.

VOTE:

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

\_\_\_\_\_  
Mayor Dan Pelchat

\_\_\_\_\_  
City Clerk/Treasurer Lisa Deaton

# CITY OF SOUTH LYON



## Mayor

Daniel L. Pelchat

## Council Members

Glenn Kivell

Lisa Dilg

Stephen Kennedy

Margaret J. Kurtzweil

Carl W. Richards

Rose Walton

## City Manager

Paul Zelenak

## Clerk/Treasurer

Lisa Deaton

335 S Warren

South Lyon, MI 48178

Phone: 248-437-1735

Fax: 248-486-0049

[www.southlyonmi.org](http://www.southlyonmi.org)

## PROCLAMATION

### National Gun Violence Awareness Day

This proclamation declares the first Friday in June to be National Gun Violence Awareness Day in South Lyon, Michigan to honor and remember all victims and survivors of gun violence and to declare that we, as a country, must do more to reduce gun violence.

WHEREAS, every day, 100+ Americans are killed by gun violence and on average, there are nearly 13,000-gun homicides every year; and

WHEREAS, Americans are 25 times more likely to be killed with guns than people in other high-income countries; and

WHEREAS, protecting safety in the communities they serve is mayors' highest responsibility; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from people with dangerous histories; and

WHEREAS, mayors and law enforcement officers know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

WHEREAS, by wearing orange on June 5, 2020, Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

**NOW, THEREFORE, BE IT RESOLVED**, that I, Daniel L. Pelchat, Mayor of South Lyon, County of Oakland, State of Michigan, do hereby proclaim Friday, June 5, 2020 to be National Gun Violence Awareness Day in the City of South Lyon. I encourage all citizens to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives.

Daniel L. Pelchat, Mayor

Date

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## REVENUE REPORT FOR CITY OF SOUTH LYON

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PERIOD ENDING 05/31/2020

## FINANCIAL REPORT FOR MAY 2020

GL NUMBER	DESCRIPTION	2019-20 AMENDED BUDGET	YTD BALANCE 05/31/2020		ACTIVITY FOR MONTH 05/31/2020 INCREASE (DECREASE)	AVAILABLE BALANCE	
			NORMAL (ABNORMAL)	NORMAL (ABNORMAL)		NORMAL (ABNORMAL)	\$ BDGT USED
Fund 101 - GENERAL FUND							
Revenues							
Dept 000.000							
101-000.000-402.000	REAL PROPERTY TAX	4,335,653.00	4,246,085.65	0.00	89,567.35	97.93	
101-000.000-423.000	SOUTH LYON WOODS TAX	1,100.00	1,487.50	93.00	(387.50)	135.23	
101-000.000-444.000	PAYMENT IN LIEU OF TAXES	500.00	0.00	0.00	500.00	0.00	
101-000.000-446.000	PENALTIES AND INTEREST	10,500.00	6,560.53	0.00	3,939.47	62.48	
101-000.000-451.000	BUILDING PERMITS	240,000.00	211,462.00	22,213.00	28,538.00	88.11	
101-000.000-452.000	HEATING & PLUMB. PERMITS	25,000.00	27,253.75	2,291.00	(2,253.75)	109.02	
101-000.000-453.000	ELECTRICAL PERMITS	30,000.00	31,428.00	2,528.00	(1,428.00)	104.76	
101-000.000-454.000	LICENSES & BUSINESS MISC.	3,500.00	3,136.00	170.00	364.00	89.60	
101-000.000-570.000	STATE SHARED REV.	1,070,622.00	910,733.00	173,247.00	159,889.00	85.07	
101-000.000-570.100	STATE REVS	98,000.00	113,238.61	0.00	(15,238.61)	115.55	
101-000.000-600.000	BOARD OF APPEALS	0.00	1,800.00	0.00	(1,800.00)	100.00	
101-000.000-600.100	REZONING FEES	0.00	25.00	0.00	(25.00)	100.00	
101-000.000-630.000	ADMIN FEE PROPERTY TAX	93,000.00	98,323.96	0.00	(5,323.96)	105.72	
101-000.000-634.000	GRAVE OPENINGS & FOUNDATIONS	40,000.00	40,365.00	1,935.00	(365.00)	100.91	
101-000.000-635.000	W & S ADMIN. CHARGES	0.00	0.00	0.00	0.00	0.00	
101-000.000-642.000	POLICE	35,000.00	71,975.19	9,314.12	(36,975.19)	205.64	
101-000.000-661.000	PARKING VIOLATION	800.00	130.00	0.00	670.00	16.25	
101-000.000-662.000	LOCAL COURT FINES	30,000.00	20,217.12	449.79	9,782.88	67.39	
101-000.000-663.000	REFUND-(FOR COST OF ARREST)	0.00	0.00	0.00	0.00	0.00	
101-000.000-664.000	INTEREST	15,000.00	20,937.66	0.00	(5,937.66)	139.58	
101-000.000-664.200	PARK AND REC. INTEREST	0.00	257.06	0.00	(257.06)	100.00	
101-000.000-664.700	INTEREST-MOBILE TOWER	0.00	0.00	0.00	0.00	0.00	
101-000.000-665.000	INTEREST-TRANS.CEMETERY INTRE	0.00	0.00	0.00	0.00	0.00	
101-000.000-665.200	INTEREST-TRANSFER FROM C&S	0.00	0.00	0.00	0.00	0.00	
101-000.000-666.000	INTEREST-EQUALIZ.& CONTINGENC	0.00	383.14	0.00	(383.14)	100.00	
101-000.000-668.000	RENTS & ROYALTIES	0.00	0.00	0.00	0.00	0.00	
101-000.000-668.200	RENTS AND ROYALTIES-CABLE	155,000.00	135,306.45	31,800.78	19,693.55	87.29	
101-000.000-668.300	LEASE--ANTENNA	42,000.00	28,865.81	0.00	13,134.19	68.73	
101-000.000-668.400	RENTAL PROPERTIES	0.00	0.00	0.00	0.00	0.00	
101-000.000-669.209	CONTRIBUTION-PERPETUAL CARE	50,000.00	0.00	0.00	50,000.00	0.00	
101-000.000-673.000	SALES OF FIXED ASSETS	10,000.00	0.00	0.00	10,000.00	0.00	
101-000.000-675.200	CONTRIBUTIONS-WINTER EVENTS	0.00	600.00	0.00	(600.00)	100.00	
101-000.000-675.600	CULTURAL ARTS REVENUES	300.00	0.00	0.00	300.00	0.00	
101-000.000-675.800	VETERANS MEMORIAL PROJECT	0.00	7,670.00	0.00	(7,670.00)	100.00	
101-000.000-676.005	CONTRIBUTION TO PARKS & REC	0.00	0.00	0.00	0.00	0.00	
101-000.000-680.000	REIMBURSEMENT FROM HVA	0.00	0.00	0.00	0.00	0.00	
101-000.000-692.000	GRANT MONEY	0.00	0.00	0.00	0.00	0.00	
101-000.000-694.300	PYMT. OF SIDEWALKS BY RESIDEN	5,000.00	0.00	0.00	5,000.00	0.00	
101-000.000-694.400	CONTRIB. FOR PARK BENCHES	0.00	0.00	0.00	0.00	0.00	
101-000.000-698.000	MISCELLANEOUS	65,000.00	96,974.71	1,855.51	(31,974.71)	149.19	
101-000.000-698.100	FIRE MISC.	0.00	7,796.08	0.00	(7,796.08)	100.00	
101-000.000-698.200	PRIOR YEARS TAXES	5,800.00	9,828.11	0.00	(4,028.11)	169.45	
101-000.000-698.210	WEDDING PROCEEDS	4,000.00	1,400.00	0.00	2,600.00	35.00	
101-000.000-698.220	MMRMA DIVIDENDS	50,000.00	69,197.00	0.00	(19,197.00)	138.39	
101-000.000-698.230	SMART CREDITS	13,000.00	(6,577.00)	0.00	19,577.00	(50.59)	

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REVENUE REPORT FOR CITY OF SOUTH LYON

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PERIOD ENDING 05/31/2020

FINANCIAL REPORT FOR MAY 2020

GL NUMBER	DESCRIPTION	2019-20	YTD BALANCE		ACTIVITY FOR MONTH 05/31/2020 INCREASE (DECREASE)	AVAILABLE BALANCE		% BDGT USED
		AMENDED BUDGET	NORMAL	(ABNORMAL)		NORMAL	(ABNORMAL)	
Fund 101 - GENERAL FUND								
Revenues								
101-000.000-698.300	PROCEEDS FROM DEBT	0.00		0.00	0.00	0.00	0.00	0.00
101-000.000-698.600	GRANT MONIES--FIRE DEPT.	8,799.00		3,799.00	0.00	5,000.00	43.18	0.00
101-000.000-698.800	GRANT MONIES-POLICE DEPT.	5,000.00		0.00	0.00	5,000.00	0.00	0.00
101-000.000-698.900	GRANT MONIES-CULTURAL ARTS	4,000.00		193.00	0.00	3,807.00	4.83	0.00
101-000.000-699.000	TRANSFERS IN	0.00		0.00	0.00	0.00	0.00	0.00
101-000.000-699.209	TRANSFER IN FROM CEMETERY FUN	0.00		0.00	0.00	0.00	0.00	0.00
Total Dept 000.000		6,446,574.00	6,160,852.33		245,897.20	285,721.67		95.57
TOTAL REVENUES								
		6,446,574.00	6,160,852.33		245,897.20	285,721.67		95.57
Fund 101 - GENERAL FUND:								
TOTAL REVENUES		6,446,574.00	6,160,852.33		245,897.20	285,721.67		95.57

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## EXPENDITURE REPORT FOR CITY OF SOUTH LYON

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PERIOD ENDING 05/31/2020

## FINANCIAL REPORT FOR MAY 2020

GL NUMBER	DESCRIPTION	2019-20		YTD BALANCE		ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET		NORMAL (ABNORMAL)	05/31/2020	MONTH 05/31/2020	INCREASE (DECREASE)	NORMAL	ABNORMAL	
Fund 101 - GENERAL FUND										
000.000		0.00		0.00		0.00		0.00		0.00
200.000	- ADMINISTRATION	1,436,497.00		1,202,363.09		48,008.02		234,133.91		83.70
276.000	- CEMETERY	119,791.00		88,555.97		4,625.85		31,235.03		73.93
295.000	- SENIOR TRANSPORTATION	81,554.00		54,368.00		6,796.00		27,186.00		66.67
300.000	- POLICE	2,771,002.00		2,352,303.83		179,758.38		418,698.17		84.89
335.000	- FIRE	575,431.00		524,118.53		41,435.82		51,312.47		91.08
346.000	- AMBULANCE	1,580.00		72.66		0.00		1,507.34		4.60
440.000	- DEPT. OF PUBLIC WORKS	916,292.00		893,212.55		82,481.99		23,079.45		97.48
690.000	- PARKS AND RECREATION	303,626.00		133,365.73		8,553.88		170,260.27		43.92
732.000	- HISTORICAL DEPOT	27,795.00		16,048.39		1,121.14		11,746.61		57.74
800.000	- CABLE COMMISSION	6,325.00		3,709.38		0.00		2,615.62		58.65
802.000	- CULTURAL ARTS	7,050.00		2,305.94		0.00		4,744.06		32.71
820.000	- VETERANS MEMORIAL PROJECT	0.00		10,367.20		2,300.00		(10,367.20)		100.00
TOTAL EXPENDITURES		6,246,943.00		5,280,791.27		375,081.08		966,151.73		84.53
Fund 101 - GENERAL FUND:										
TOTAL EXPENDITURES		6,246,943.00		5,280,791.27		375,081.08		966,151.73		84.53

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EXPENDITURE REPORT FOR CITY OF SOUTH LYON

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PERIOD ENDING 05/31/2020

FINANCIAL REPORT FOR MAY 2020

GL NUMBER	DESCRIPTION	2019-20		YTD BALANCE		ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET		05/31/2020		MONTH 05/31/2020		NORMAL (ABNORMAL)	BALANCE (ABNORMAL)	
Fund 202 - MAJOR STREETS										
000.000		0.00		0.00		0.00		0.00		0.00
212.000	- ACCOUNTANT	5,600.00		3,041.50		0.00		2,558.50		54.31
451.000	- STREET CONSTRUCTION	12,150.00		3,778.76		0.00		8,371.24		31.10
463.000	- STREET-ROUTINE MAINT.	168,076.00		115,289.71		3,051.05		52,786.29		68.59
474.000	- TRAFFIC SERVICES	25,279.00		5,663.31		0.00		19,615.69		22.40
478.000	- SNOW PLOWING	118,747.00		82,501.36		0.00		36,245.64		69.48
479.000	- SNOW REMOVAL	5,890.00		4,912.44		0.00		977.56		83.40
485.000	- TRANSFER BETWEEN FUNDS	100,000.00		0.00		0.00		100,000.00		0.00
491.000	- STORM SEWER	14,799.00		3,627.06		0.00		11,171.94		24.51
TOTAL EXPENDITURES		450,541.00		218,814.14		3,051.05		231,726.86		48.57
Fund 202 - MAJOR STREETS:										
TOTAL EXPENDITURES		450,541.00		218,814.14		3,051.05		231,726.86		48.57
Fund 203 - LOCAL STREETS										
000.000		0.00		0.00		0.00		0.00		0.00
212.000	- ACCOUNTANT	5,600.00		3,041.50		0.00		2,558.50		54.31
451.000	- STREET CONSTRUCTION	12,150.00		2,034.76		0.00		10,115.24		16.75
463.000	- STREET-ROUTINE MAINT.	172,545.00		139,234.92		3,734.94		33,310.08		80.69
474.000	- TRAFFIC SERVICES	8,072.00		3,026.84		0.00		5,045.16		37.50
478.000	- SNOW PLOWING	101,506.00		62,578.98		0.00		38,927.02		61.65
485.000	- TRANSFER BETWEEN FUNDS	0.00		0.00		0.00		0.00		0.00
491.000	- STORM SEWER	22,868.00		4,067.39		0.00		18,800.61		17.79
TOTAL EXPENDITURES		322,741.00		213,984.39		3,734.94		108,756.61		66.30
Fund 203 - LOCAL STREETS:										
TOTAL EXPENDITURES		322,741.00		213,984.39		3,734.94		108,756.61		66.30
TOTAL EXPENDITURES - ALL FUNDS										
TOTAL EXPENDITURES - ALL FUNDS		773,282.00		432,798.53		6,785.99		340,483.47		55.97



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EXPENDITURE REPORT FOR CITY OF SOUTH LYON

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FINANCIAL REPORT FOR MAY 2020

GL NUMBER	DESCRIPTION	2019-20 AMENDED BUDGET	YTD BALANCE 05/31/2020		ACTIVITY FOR MONTH 05/31/2020 INCREASE (DECREASE)	AVAILABLE BALANCE		% BDGT USED
			NORMAL	(ABNORMAL)		NORMAL	(ABNORMAL)	
Fund 592 - WATER & SEWER								
452.000		1,000,000.00		50.00	0.00	999,950.00	0.01	
540.000	- WATER / REPAIR	103,719.00		123,481.81	5,292.00	(19,762.81)	119.05	
550.000	- SEWER / REPAIR	206,375.00		99,402.95	2,775.96	106,972.05	48.17	
555.000	- REFUSE COLLECTION	534,240.00		482,241.69	0.00	51,998.31	90.27	
556.000	- WATER	1,566,652.00		1,081,387.82	38,699.71	485,264.18	69.03	
557.000	- WASTEWATER	2,072,716.00		1,251,463.28	82,150.49	821,252.72	60.38	
TOTAL EXPENDITURES		5,483,702.00		3,038,027.55	128,918.16	2,445,674.45	55.40	
Fund 592 - WATER & SEWER:								
TOTAL EXPENDITURES		5,483,702.00		3,038,027.55	128,918.16	2,445,674.45	55.40	

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Check Date	Check	Vendor	Vendor Name	Invoice Number	Amount	Status
Bank 01 GEN FUND CHECKING						
05/15/2020	79137	4295	AMAZON CAPITAL SERVICES	1X7K-YVFX-V3WF	12.48	Open
05/15/2020	79138	5310	ARBOR SPRINGS WATER CO., INC.	1789371 1789807	25.50 58.00	Open Open
					83.50	
05/15/2020	79139	4068	AT&T	248347640604	666.42	Open
05/15/2020	79140	4197	BASIC	10-545972	57.60	Open
05/15/2020	79141	3602	BLUE CROSS BLUE SHIELD OF MICH	6/30/2020 6/30/2020	4,224.46 39,979.94	Open Open
					44,204.40	
05/15/2020	79142	3935	CIB PLANNING	002-2020A04	5,248.00	Open
05/15/2020	79143	3165	CONSUMERS ENERGY	204476932490	258.01	Open
05/15/2020	79144	3165	CONSUMERS ENERGY	202697096755	240.13	Open
05/15/2020	79145	3165	CONSUMERS ENERGY	201896167984	15.35	Open
05/15/2020	79146	3165	CONSUMERS ENERGY	202697096756	191.78	Open
05/15/2020	79147	3165	CONSUMERS ENERGY	202786078153	61.10	Open
05/15/2020	79148	3165	CONSUMERS ENERGY	202786078156	124.18	Open
05/15/2020	79149	3165	CONSUMERS ENERGY	202786078154	58.74	Open
05/15/2020	79150	0763	CORRIGAN TOWING	154302-1	435.00	Open
05/15/2020	79151	3961	DASH MEDICAL GLOVES	INV1196902	97.80	Open
05/15/2020	79152	0317	DTE ENERGY	200202131439	22,998.35	Open
05/15/2020	79153	0364	DTE ENERGY	APRIL 24, 2020	1,156.82	Open
05/15/2020	79154	3455	EMPLOYEE HEALTH INSURANCE MGMT	FND000022540 ADM000024381	9,864.42 832.50	Open Open
					10,696.92	
05/15/2020	79155	4431	GREATSTAFF SOLUTIONS, LLC	15526	510.00	Open
05/15/2020	79156	2415	HURON VALLEY AMBULANCE, INC	1122869234	65.00	Open
05/15/2020	79157	4366	I.T. RIGHT	20164268	546.00	Open
05/15/2020	79158	4477	I.T. RIGHT	20164310	7.49	Open
05/15/2020	79159	4368	IMAGE 360	I-31735	334.80	Open
05/15/2020	79160	4475	LOWE'S HOME CENTERS, LLC	94507	202.92	Open
05/15/2020	79161	4427	MAXI - BRIGHTON	549-188392	170.54	Open
05/15/2020	79162	4212	MICHIGAN DOWNTOWN ASSOCIATION	E2026 E2027	145.00 145.00	Open Open
					290.00	
05/15/2020	79163	7743	MICHIGAN MUNICIPAL LEAGUE*	2020-2021	5,092.00	Open
05/15/2020	79164	4317	NEC FINANCIAL SERVICES, LLC	0002307092	177.81	Open
05/15/2020	79165	0462	PETER'S TRUE VALUE HARDWARE	33242 33260 33299	13.78 12.79 50.94	Open Open Open

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Check Date	Check	Vendor	Vendor Name	Invoice Number	Amount	Status
05/15/2020	79166	4468	PHOENIX SAFETY OUTFITTERS	SI-104974	77.51	Open
05/15/2020	79167	2018	QUALITY FIRST AID & SAFETY	RW-003495	397.86	Open
05/15/2020	79168	5893	SAFEBUILT, LLC	0068062-IN	39.99	Open
05/15/2020	79169	4156	TIMOTHY DAVIDS	3727011397	6,021.00	Open
05/15/2020	79170	6033	VISICOM SERVICES, INC.	32269	292.00	Open
05/15/2020	79171	5731	WINDSTREAM	72541821	777.00	Open
05/15/2020	79172	3984	WOW! BUSINESS	4/28/2020	2,251.42	Open
05/15/2020	79173	3165	CONSUMERS ENERGY	201718189108	32.97	Open
05/21/2020	79174	4472	ADVANCE AUTO PARTS	8195013933861	219.50	Open
05/21/2020	79175	4295	AMAZON CAPITAL SERVICES	114-3830066-7113807	21.42	Open
05/21/2020	79176	5310	ARBOR SPRINGS WATER CO., INC.	1789152	84.62	Open
05/21/2020	79177	4068	AT&T	248573786805	54.99	Open
05/21/2020	79178	5374	AT&T MOBILITY	837807860X04272020	34.96	Open
05/21/2020	79179	3749	KRISPEN S. CARROLL	5/19/2020	174.57	Open
05/21/2020	79180	0059	CITY OF NOVI TREASURER	2000009521	25.50	Open
05/21/2020	79181	4315	COMMUNICATIONS TECHNOLOGIES, INC.	60156	169.05	Open
05/21/2020	79182	3165	CONSUMERS ENERGY	207145815282	488.33	Open
05/21/2020	79183	0317	DTE ENERGY	200362091250	57.88	Open
05/21/2020	79184	0584	DTE ENERGY	5/01/2020	33,651.00	Open
05/21/2020	79185	5430	DANIEL GEHRINGER	4091488	85.00	Open
05/21/2020	79186	4431	GREATSTAFF SOLUTIONS, LLC	15533	1,543.71	Open
05/21/2020	79187	0557	INTL UNION OF OPERATING ENG	MAY 2020	9,922.36	Open
05/21/2020	79188	4026	LB OFFICE PRODUCTS	724312-0	926.74	Open
05/21/2020	79189	1509	MARTIN'S DO IT BEST	B825222	495.00	Open
05/21/2020	79190	9834	WOODROW MATNEY	APRIL 30, 2020	15.98	Open
05/21/2020	79191	0470	MISDU	5/09/2020	240.02	Open
05/21/2020	79192	5845	OBSERVER & ECCENTRIC	5/19/2020	256.00	Open
05/21/2020	79193	0462	PETER'S TRUE VALUE HARDWARE	0003331704	684.00	Open
05/21/2020	79194	1555	PURCHASE POWER	33322	322.07	Open
05/21/2020	79195	3955	ROSATI, SCHULTZ, JOPPICH	APRIL 2020	47.20	Open
05/21/2020	79196	4301	SUNCOAST LEARNING SYSTEMS, INC.	8000-9000-1139-6847	4.29	Open
05/21/2020	79197	3596	THE UPS STORE	1073736	828.31	Open
05/21/2020	79198	0062	VANTAGEPOINT TRANSFERS	82054	832.60	Open
05/21/2020	79199	2770	VICTORY LANE	82014083905887888325	445.00	Open
05/21/2020	79200	4476	W. W. GRAINGER, INC.	5/19/2020	50.00	Open
05/21/2020	79201	4160	WEST SHORE FIRE	S-INVT05663	325.00	Open
				1383198013	11.12	Open
				21852	3,425.40	Open
					35.48	Open
					744.60	Open
					140.21	Open

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05/21/2020	79202	3854	SUSAN L. WINTERS	5/19/2020	156.05	Open
05/21/2020	79203	3984	WOW! BUSINESS	MAY 7, 2020	234.27	Open
05/21/2020	79204	3984	WOW! BUSINESS	010000326	46.97	Open
05/28/2020	79205	MISC	CAROL WATTAWA	05/27/2020	17.23	Open
05/28/2020	79206	4295	AMAZON CAPITAL SERVICES	1T1Y-CH7D-7V96	134.76	Open
05/28/2020	79207	5310	ARBOR SPRINGS WATER CO., INC.	1791038	12.50	Open
05/28/2020	79208	4191	CARL RICHARDS	MAY 2020	180.00	Open
05/28/2020	79209	4189	DANIEL PELCHAT	MAY 2020	220.00	Open
05/28/2020	79210	4431	GREATSTAFF SOLUTIONS, LLC	15540	510.00	Open
05/28/2020	79211	4410	GUARDIAN	JUNE 2020	8,966.73	Open
05/28/2020	79212	0116	HALT FIRE INC.	443828	2,530.76	Open
05/28/2020	79213	4452	JW2 FIRE CONSULTANTS	338	4,000.00	Open
05/28/2020	79214	2586	GLENN KIVELL	MAY 2020	180.00	Open
05/28/2020	79215	6114	MARGARET KURTZWELL	MAY 2020	180.00	Open
05/28/2020	79216	4026	LB OFFICE PRODUCTS	724637	289.42	Open
05/28/2020	79217	4395	LISA DILG	MAY 2020	180.00	Open
05/28/2020	79218	1509	MARTIN'S DO IT BEST	AL18267	45.98	Open
05/28/2020	79219	1034	OAKLAND COUNTY TREASURER	APRIL 2020	465.00	Open
05/28/2020	79220	5364	PEOPLE'S EXPRESS	6506	6,796.00	Open
05/28/2020	79221	0462	PETER'S TRUE VALUE HARDWARE	33360	7.99	Open
05/28/2020	79222	4468	PHOENIX SAFETY OUTFITTERS	SI-105160	397.86	Open
05/28/2020	79223	4190	ROSE WALTON	MAY 2020	180.00	Open
05/28/2020	79224	4207	STEPHEN KENNEDY	MAY 2020	180.00	Open
05/28/2020	79225	5641	SUPERB FABRICATING LLC	27705	2,300.00	Open
05/28/2020	79226	4149	TURNOUT RENTAL	21956	450.00	Open
05/28/2020	79227	3984	WOW! BUSINESS	MAY 13, 2020	710.00	Open
06/03/2020	79228	0561	A.F.S.C.M.E. COUNCIL 25	JUNE 2020	679.50	Open
06/03/2020	79229	4295	AMAZON CAPITAL SERVICES	169M-R7P4-DMJN	93.78	Open
				1UYC-113L-MRML	84.98	Open
				1XPU-RJD3-RNTV	64.95	Open
					243.71	
06/03/2020	79230	5310	ARBOR SPRINGS WATER CO., INC.	1792116	25.50	Open
06/03/2020	79231	4068	AT&T	248347640605	333.55	Open
06/03/2020	79232	5374	AT&T MOBILITY	837807860X05272020	608.32	Open
06/03/2020	79233	0364	BAAKI DOUGLAS	JUNE 2020	375.00	Open
06/03/2020	79234	0300	BADGER METER INC.	80054519	625.97	Open
06/03/2020	79235	0708	AUDRA BAKER	JUNE 2020	375.00	Open
06/03/2020	79236	1110	JARED BAKER	JUNE 2020	375.00	Open
06/03/2020	79237	3219	RONALD BARBOUR	JUNE 2020	375.00	Open
06/03/2020	79238	3749	KRISPEN S. CARROLL	JUNE 5, 2020	57.88	Open
06/03/2020	79239	4333	CHRISTOPHER EHRESMAN	1-2020	615.00	Open
06/03/2020	79240	0317	DTE ENERGY	5/22/2020	355.93	Open
06/03/2020	79241	0584	DTE ENERGY	5/22/2020	56.59	Open
06/03/2020	79242	0584	DTE ENERGY	5/22/2020	70.76	Open
06/03/2020	79243	0584	DTE ENERGY	5/22/2020	756.32	Open
06/03/2020	79244	0584	DTE ENERGY	5/22/2020	88.43	Open
06/03/2020	79245	1633	CHRISTOPHER FAUGHT	JUNE 2020	375.00	Open
06/03/2020	79246	4274	FIRE STATION CHECKLIST	2020-FSC-0210	100.00	Open
06/03/2020	79247	4122	GFL ENVIRONMENTAL USA	44468137	43,999.29	Open
06/03/2020	79248	4431	GREATSTAFF SOLUTIONS, LLC	15548	408.00	Open

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Check Date	Check	Vendor	Vendor Name	Invoice Number	Amount	Status
06/03/2020	79249	2545	SEAN S. HOYDIE	JUNE 2020	375.00	Open
06/03/2020	79250	4477	I.T. RIGHT	20164433	1,437.00	Open
06/03/2020	79251	4368	IMAGE 360	1-31796	960.00	Open
06/03/2020	79252	4319	JAKE JACOBS	JUNE 2020	375.00	Open
06/03/2020	79253	4291	JONATHAN SCHNEEMANN	JUNE 2020	375.00	Open
06/03/2020	79254	4310	JUDITH MALINOWSKI LLP	5/28/2020	750.00	Open
06/03/2020	79255	4026	LB OFFICE PRODUCTS	724637-2	23.42	Open
06/03/2020	79256	4473	MARK MOSTEK	JUNE 2020	375.00	Open
06/03/2020	79257	4427	MAXI - BRIGHTON	549-190183	301.58	Open
06/03/2020	79258	0470	MISDU	JUNE 5, 2020	322.07	Open
06/03/2020	79259	0943	PLUMBERS SERVICE	45189052220	261.00	Open
06/03/2020	79260	1199	PNC BANK	250088216	1,183.90	Open
06/03/2020	79261	5141	POLICE OFFICERS ASSOC. OF MICHIGAN	JUNE 2, 2020	662.80	Open
06/03/2020	79262	0559	POLICE OFFICERS LABOR COUNCIL	JUNE 2020	251.25	Open
06/03/2020	79263	2018	QUALITY FIRST AID & SAFETY	RW-003516	880.35	Open
06/03/2020	79264	2419	QUICK SILVER MARKETING SOLUTIONS	17332, 17315	529.09	Open
06/03/2020	79265	1634	TIMOTHY RAAP	JUNE 2020	375.00	Open
06/03/2020	79266	3009	SCHINDLER ELEVATOR CORP.	8105354271	465.29	Open
06/03/2020	79267	0236	CHRISTOPHER SEDERLUND	JUNE 2020	375.00	Open
06/03/2020	79268	2405	CHRISTOPHER SOVIK	JUNE 2020	375.00	Open
				JUNE 5, 2020	31.00	Open
					406.00	
06/03/2020	79269	0831	TONY SROUFE	JUNE 2020	375.00	Open
06/03/2020	79270	9800	TRAVIS STEVENS	JUNE 2020	375.00	Open
06/03/2020	79271	0768	JOHN TOMANEK	JUNE 2020	375.00	Open
06/03/2020	79272	3675	TOSHIBA FINANCIAL SERVICES	414913145	110.73	Open
06/03/2020	79273	3675	TOSHIBA FINANCIAL SERVICES	415170422	96.97	Open
06/03/2020	79274	3675	TOSHIBA FINANCIAL SERVICES	414913442	1,404.55	Open
06/03/2020	79275	4481	ULINE	118366239	600.41	Open
06/03/2020	79276	0062	VANTAGEPOINT TRANSFERS	JUNE 5, 2020	3,453.09	Open
06/03/2020	79277	4247	VERIZON WIRELESS	9855070657	97.85	Open
06/03/2020	79278	2770	VICTORY LANE	S-INW105715	35.48	Open
06/03/2020	79279	6033	VISICOM SERVICES, INC.	JULY 2020	771.75	Open
06/03/2020	79280	1211	TIMOTHY WALTON	JUNE 2020	375.00	Open
06/03/2020	79281	3854	SUSAN L. WINTERS	6/02/2020	267.44	Open
06/03/2020	79282	3984	WOW! BUSINESS	5/17/2020	11.58	Open
06/03/2020	79283	3984	WOW! BUSINESS	6/20/2020	47.61	Open
06/03/2020	79284	5805	X-TREME STEAM	2497	575.64	Open

01 TOTALS:

Total of 148 Checks:

Less 0 Void Checks:

Total of 148 Disbursements:

259,727.89

0.00

259,727.89

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GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 GENERAL FUND					
Dept 000.000					
101-000.000-035.000	ENGINEERING FEES	HUBBELL, ROTH, & CLARK,	PROFESSIONAL SERVICES	48.90	
		Total For Dept 000.000		48.90	
Dept 200.000 ADMINISTRATION					
101-200.000-740.000	OPERATING EXPENSE	GRAINGER	DROP BOX FOR CITY HALL	744.60	
		Total For Dept 200.000 ADMINISTRATION		744.60	
Dept 276.000 CEMETERY					
101-276.000-740.000	OPERATING EXPENSE	MILAN BURIAL VAULT, INC.	10 MARKER BASES	865.00	
		Total For Dept 276.000 CEMETERY		865.00	
Dept 300.000 POLICE					
101-300.000-977.000	EQUIPMENT	ENFORCEMENT PRODUCTS	PORTABLE SPEED DISPLAY SIGN	2,613.80	
101-300.000-977.000	EQUIPMENT	OFFICER SURVIVAL SOLUTION	TRAUMA PLATE PACK	794.95	
		Total For Dept 300.000 POLICE		3,408.75	
Dept 335.000 FIRE					
101-335.000-740.000	OPERATING EXPENSE	ASSURED FLOW SALES, INC	HYDRANT OILS	201.71	
101-335.000-863.000	VEHICLE MAINTENANCE	HINES PARK FORD, INC.	RESCUE 1 FRONT TIRES	476.18	
101-335.000-957.000	EDUCATION & TRAINING	PRAETORIAN DIGITAL	ONLINE EMT CREDIT PROGRAM CONTRACT 06	2,375.00	
		Total For Dept 335.000 FIRE		3,052.89	
Dept 440.000 DEPT. OF PUBLIC WORKS					
101-440.000-740.000	OPERATING EXPENSE	ANN ARBOR WELDING SUPPLY	CYLINDER RENTAL	112.95	
101-440.000-740.000	OPERATING EXPENSE	QUALITY FIRE SERVICES	ANNUAL INSPECTIONS OF FIRE EXTINGUIS	398.30	
101-440.000-801.000	PROFESSIONAL SERVICE	HUBBELL, ROTH, & CLARK,	PROFESSIONAL SERVICES	1,001.10	
101-440.000-860.000	GAS & OIL	CORRIGAN OIL CO.	GAS AND DIESEL	126.73	
101-440.000-863.000	VEHICLE MAINTENANCE	ATCO INTERNATIONAL	SHOP SUPPLIES	325.00	
101-440.000-863.000	VEHICLE MAINTENANCE	BADER & SONS CO.	TRACTOR REPAIR	330.72	
101-440.000-863.000	VEHICLE MAINTENANCE	BELL EQUIPMENT COMPANY	STREET SWEEPER REPAIR	3,286.45	
101-440.000-863.000	VEHICLE MAINTENANCE	TIRE WHOLESALERS COMPANY	PARTS FOR TRACTOR AND TRAILER	264.00	
101-440.000-974.000	LAND IMPROVEMENTS	MILARCH NURSERY, INC.	AUTUMN BLAZE MAPLE	4,125.00	
		Total For Dept 440.000 DEPT. OF PUBLIC WORKS		9,970.25	
Dept 690.000 PARKS AND RECREATION					
101-690.000-801.000	PROFESSIONAL SERVICE	HUBBELL, ROTH, & CLARK,	PROFESSIONAL SERVICES	253.68	
101-690.000-801.000	PROFESSIONAL SERVICE	JOHN'S SANITATION	PORTA JOHN'S 4-1-20 - 4-28-20	230.00	
101-690.000-930.000	REPAIR MAINTENANCE	GRAINGER	TRASH BAGS	38.96	
101-690.000-930.000	REPAIR MAINTENANCE	ZERO WASTE USA, INC.	GLADIATOR STATION BAG SYSTEM	518.54	
		Total For Dept 690.000 PARKS AND RECREATION		1,041.18	
		Total For Fund 101 GENERAL FUND		19,131.57	

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GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
CHECKS TO BE APPROVED 06/08/2020					
Fund 202 MAJOR STREETS					
Dept 463.000 STREET-ROUTINE MAINT.					
202-463.000-740.000	OPERATING EXPENSE	ASHLEY LAND DEVELOPMENT	CLASS 2 SAND AND 21 AA NATURAL STONE	283.74	
202-463.000-930.000	REPAIR MAINTENANCE	ROAD COMMISSION FOR OAKL	COLD PATCH FOR POT HOLE REPAIR	960.39	
		Total For Dept 463.000 STREET-ROUTINE MAINT.		1,244.13	
		Total For Fund 202 MAJOR STREETS		1,244.13	
Fund 203 LOCAL STREETS					
Dept 463.000 STREET-ROUTINE MAINT.					
203-463.000-740.000	OPERATING EXPENSE	ASHLEY LAND DEVELOPMENT	CLASS 2 SAND AND 21 AA NATURAL STONE	283.74	
203-463.000-740.000	OPERATING EXPENSE	SHERWIN-WILLIAMS	PAINT FOR STREET STRIPING	394.60	
203-463.000-930.000	REPAIR MAINTENANCE	ROAD COMMISSION FOR OAKL	COLD PATCH FOR POT HOLE REPAIR	960.39	
		Total For Dept 463.000 STREET-ROUTINE MAINT.		1,638.73	
		Total For Fund 203 LOCAL STREETS		1,638.73	
Fund 592 WATER & SEWER					
Dept 540.000 WATER / REPAIR					
592-540.000-930.000	REPAIR MAINTENANCE	ASHLEY LAND DEVELOPMENT	CLASS 2 SAND AND 21 AA NATURAL STONE	283.73	
592-540.000-930.000	REPAIR MAINTENANCE	HAYES SAND & GRAVEL CO.	CLASS 2 SAND	283.87	
		Total For Dept 540.000 WATER / REPAIR		567.60	
Dept 550.000 SEWER / REPAIR					
592-550.000-740.000	OPERATING EXPENSE	ASHLEY LAND DEVELOPMENT	CLASS 2 SAND AND 21 AA NATURAL STONE	283.74	
592-550.000-740.000	OPERATING EXPENSE	INDUSTRIAL CHEM LABS	ROOT BEGONE	237.36	
592-550.000-930.000	REPAIR MAINTENANCE	HAYES SAND & GRAVEL CO.	CLASS 2 SAND	283.88	
		Total For Dept 550.000 SEWER / REPAIR		804.98	
Dept 556.000 WATER					
592-556.000-740.000	OPERATING EXPENSE	ELHORN ENGINEERING COMPA	PHOSPHATE	3,770.00	
592-556.000-740.000	OPERATING EXPENSE	FISHER SCIENTIFIC	GLOVES	128.54	
592-556.000-740.000	OPERATING EXPENSE	JCI JONES CHEMICALS INC.	CHLORINE	872.50	
592-556.000-740.000	OPERATING EXPENSE	PARAGON LABORATORIES, IN	WATER ANALYSIS	200.00	
592-556.000-740.000	OPERATING EXPENSE	USA BLUE BOOK	LAB SUPPLIES	199.35	
592-556.000-801.000	PROFESSIONAL SERVICE	HUBBELL, ROTH, & CLARK,	PROFESSIONAL SERVICES	17,700.24	
592-556.000-802.000	CONTRACTUAL SVCS	QUALITY FIRE SERVICES	ANNUAL INSPECTIONS OF FIRE EXTINGUIS	105.20	
592-556.000-860.000	GAS & OIL	CORRIGAN OIL CO.	GAS AND DIESEL	2,162.73	
592-556.000-863.000	VEHICLE MAINTENANCE	ATCO INTERNATIONAL	SHOP SUPPLIES	325.00	
		Total For Dept 556.000 WATER		25,463.56	
Dept 557.000 WASTEWATER					
592-557.000-740.000	OPERATING EXPENSE	ANN ARBOR WELDING SUPPLY	CYLINDER RENTAL	37.65	
592-557.000-740.000	OPERATING EXPENSE	BRIGHTON ANALYTICAL, L.L	WW ANALYSIS	82.50	
592-557.000-740.000	OPERATING EXPENSE	DUBOIS CHEMICALS INC	POLYMER	4,294.85	

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GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 592 WATER & SEWER					
Dept 557.000 WASTEWATER					
592-557.000-740.000	OPERATING EXPENSE	FISHER SCIENTIFIC	GLOVES	128.53	
592-557.000-740.000	OPERATING EXPENSE	HACH COMPANY	LAB SUPPLIES	241.19	
592-557.000-740.000	OPERATING EXPENSE	HAVILAND PRODUCTS COMPAN	ALUMINUM SULFATE	4,857.08	
592-557.000-740.000	OPERATING EXPENSE	KSS ENTERPRISES	CLEANING SUPPLIES	172.37	
592-557.000-740.000	OPERATING EXPENSE	PRINT-TECH, INC.	CONSUMER CONFIDENCE REPORTS	3,843.95	
592-557.000-740.000	OPERATING EXPENSE	USA BLUE BOOK	LAB SUPPLIES	231.92	
592-557.000-801.000	PROFESSIONAL SERVICE	HUBBELL, ROTH, & CLARK,	PROFESSIONAL SERVICES	4,848.06	
592-557.000-802.000	CONTRACTUAL SVCS	CUMMINS SALES & SERVICE	GENERATOR SERVICE AGREEMENT	2,652.10	
592-557.000-802.000	CONTRACTUAL SVCS	QUALITY FIRE SERVICES	ANNUAL INSPECTIONS OF FIRE EXTINGUIS	105.20	
592-557.000-860.000	GAS & OIL	ADVANCE AUTO PARTS	OIL FOR PUMPS	28.68	
592-557.000-931.000	BUILDING MAINTENANCE	DETROIT PUMP & MANUFACTU	NEPTUNE POLYMASTERS WWT PPTS	378.94	
592-557.000-970.000	CAPITOL IMPROVEMENTS	HECO, INC.	SERVICE FOR SEWAGE PUMP #5	4,024.00	
		Total For Dept 557.000 WASTEWATER		25,927.02	
		Total For Fund 592 WATER & SEWER		52,763.16	



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GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund Totals:					
			Fund 101 GENERAL FUND	19,131.57	
			Fund 202 MAJOR STREETS	1,244.13	
			Fund 203 LOCAL STREETS	1,638.73	
			Fund 592 WATER & SEWER	52,763.16	
			Total For All Funds:	74,777.59	

The above checks have been approved for payment.

\_\_\_\_\_  
Lisa Deaton, City Clerk/Treasurer

\_\_\_\_\_  
Daniel L. Pelchat, Mayor

## May 2020 Payroll Report

Department		Total Pay
Administration	\$	28,247.24
Cemetery	\$	-
Police	\$	100,262.94
Fire	\$	22,181.27
D.P.W.	\$	46,958.99
Water & Wastewater	\$	42,260.88
Total Wages	\$	239,911.32

*\*Please note 2 pay periods in the month of May 2020*

# AGENDA NOTE

New Business: Item # /

**MEETING DATE:** June 8, 2020

**PERSON PLACING ITEM ON AGENDA:** Douglas Varney, Director, Utilities & DPW

**AGENDA TOPIC:** Purchase of a new XFP 100C Explosion Proof Submersible pump for the 9 Mile Lift Station.

**EXPLANATION OF TOPIC:** The lift station at 9 Mile had a recent pump failure. We were able to replace the failed pump with one we had available. There are two in all the lift stations and the only option for direct replacement in this instance is through Detroit Pump. This expenditure can be purchased out of the Equipment Miscellaneous account **592.557-977** and all quotes are attached for review.

**MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:**

- 1.1 Quote for direct replacement of XFP 100C 4.7HP, 3 Phase 4" Discharge Submersible Pump
- 1.2 Image of quoted pump for station

**POSSIBLE COURSES OF ACTION:** Approve/deny the purchase of a new XFP 100C Submersible Pump at the 9 Mile Lift Station for \$5,112.00.

**SUGGESTED MOTION:** Motion by \_\_\_\_\_, supported by \_\_\_\_\_ to approve the purchase of a new XFP 100C Submersible Pump for the lift station at 9 Mile for \$5,112.00 under line item **592.557-977**.



QUOTATION NO.: C052020

Y. C. Smith Co., Division of HydroDynamics, Inc.

23751 Amber Avenue

Warren, MI. 48089

Direct PH: 248-336-5223 / PH: 248-623-4700

To: City of South Lyon  
ATTN: Ron Beason

Ph. 248-437-4006

Fax:

Email: [rbeasonsouthlyon@hotmail.com](mailto:rbeasonsouthlyon@hotmail.com)

Date:	05/20/20
Quoted By:	Sue Carter / Wally Deaton

Terms:	Net 30 Days	Ref:	Repair Pump / Replace Pump
Via:	Shipping Included	Model:	XFP 100C
FOB:	Shipping Point	S/N:	13412
Lead Time:	SEE BELOW		

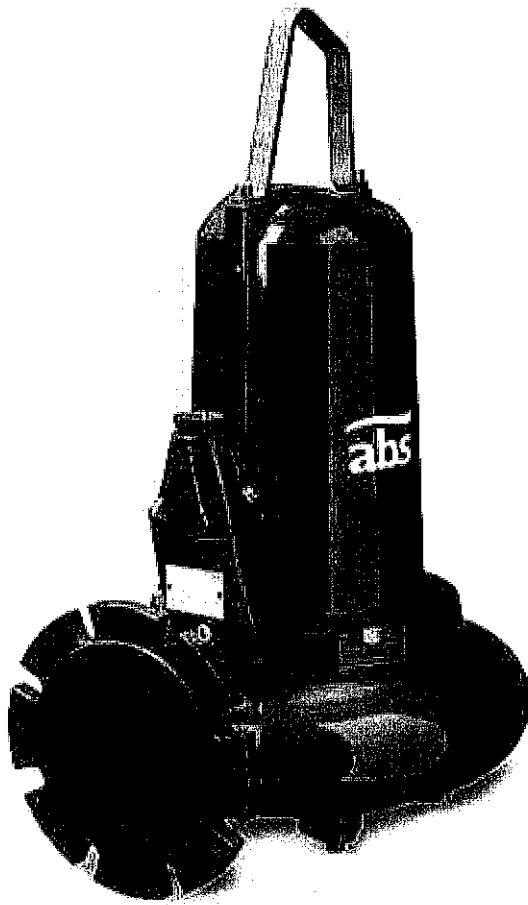
ITEM NO.	QTY.	DESCRIPTION	PRICE EACH	TOTAL
		Upon Disassembly and Inspection the above referenced pump was found to be unrepairable Found Plug Leads melted need to replace Power Cable, Seal Chamber Oil Contaminated, Water in Motor Housing, Upper Bearing Spun. Labor & Parts to repair above referenced pump will exceed the cost of a New Replacement Pump		
		Total Cost for Repair of above Referenced Pump Lead Time: on Repair 10-12 Weeks	\$5,462.00	
		<u>Current Replacement Pump</u>		
1	1	XFP 100C CB1.4 PE35/4 4.7HP, 230/3/60, 1780 RPM, 49' Power Cable Lead Time: 5-7 Days	\$5,112.00	\$5,112.00

Total amount: \$5,112.00

We are pleased to submit the above quotation for your consideration. Should you place an order, be assured it will receive our prompt attention. This quotation is valid for 30 days. Thereafter it is subject to change without notice. A 3% finance charge will be applied to any invoice not paid in 30 days. Credit card payments will have a 3% service fee added to the invoice. If you are tax exempt, please provide your tax exempt certificate or your order will be taxed. Guarantee and Standard Terms and Conditions apply. If you do not have a copy, please let us know and they will be provided.

Sue Carter 248-336-5223

[sue.carter@detroitpump.com](mailto:sue.carter@detroitpump.com)



**Sulzer XFP100C-CB1.4-PE35/4 Submersible Pump, 4.7 HP, 230/460 V, 3**

# AGENDA NOTE

New Business: Item # 2

**MEETING DATE:** Jun 8, 2020

**PERSON PLACING ITEM ON AGENDA:** Douglas Varney, Director, Utilities & DPW

**AGENDA TOPIC:** Water Treatment Plant Improvements, Phase 1

**EXPLANATION OF TOPIC:** The project for improvements to the Water Treatment Plant has begun with bids being provided through MITN. Upon reviewing the bid packages the cities engineers have submitted a formal recommendation. This project will be funded through the next several budget years as referenced in the GANT chart.

**MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:**

- 1.1 Letter from HRC to recommend L D'Agostini & Sons Inc.
- 1.2 Bid Tabulation for Water Treatment Plant Improvements, Phase 1
- 1.3 GANT Chart to detail the proposed completion dates for projects involved in Phase 1

**POSSIBLE COURSES OF ACTION:** Approve/deny the award of Phase 1 of the Water Treatment Plant Improvements to L D'Agostini & Sons Inc. of Macomb, MI in the amount of \$3,314,400.00.

**SUGGESTED MOTION:** Motion by \_\_\_\_\_, supported by \_\_\_\_\_ 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.

June 3, 2020

City of South Lyon  
335 South Warren Street  
South Lyon, MI 48178

Attn: Mr. Paul Zelenak, City Manager

Re: Bid Results  
Water Treatment Plant Improvements, Phase 1

HRC Job No. 20180233

Dear Mr. Zelenak:

On May 22, 2020, the City opened bids for the improvements to the Water Treatment Plant. A total of nine (9) contractors submitted bids which ranged from a low of \$3,314,400 to a high of \$4,817,000. The low bid was submitted by L. D'Agostini & Sons, Inc. of Macomb, Michigan. Attached is one (1) copy of the bid tab for your records.

L. D'Agostini & Sons, Inc. has worked on similar projects in the past and have successfully completed their projects in accordance with the contract documents. Therefore, based on this information we would recommend that the City award the contract for the Water Plant Improvements, Phase 1 project to L. D'Agostini & Sons, Inc. in the amount of \$3,314,400.00.

If you have any questions or require any additional information, please contact the undersigned at 517-292-1485.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Michael P. Darga, P.E.

MPD  
Attachment

pc: City of South Lyon; D. Varney  
HRC; R. Alix, N. Bednar, file

**Bloomfield Hills**  
555 Hulet Drive  
Bloomfield Hills, MI 48302  
248-454-6300

**Delhi Township**  
2101 Aurelius Rd.  
Suite 2A  
Holt, MI 48842  
517-694-7760

**Detroit**  
535 Griswold St.  
Buhl Building, Ste 1650  
Detroit, MI 48226  
313-965-3330

**Grand Rapids**  
1925 Breton Road SE  
Suite 100  
Grand Rapids, MI 49506  
616-454-4286

**Jackson**  
401 S. Mechanic St.  
Suite B  
Jackson, MI 49201  
517-292-1295

**Kalamazoo**  
834 King Highway  
Suite 107  
Kalamazoo, MI 49001  
269-665-2005

**Lansing**  
215 S. Washington SQ  
Suite D  
Lansing, MI 48933  
517-292-1488

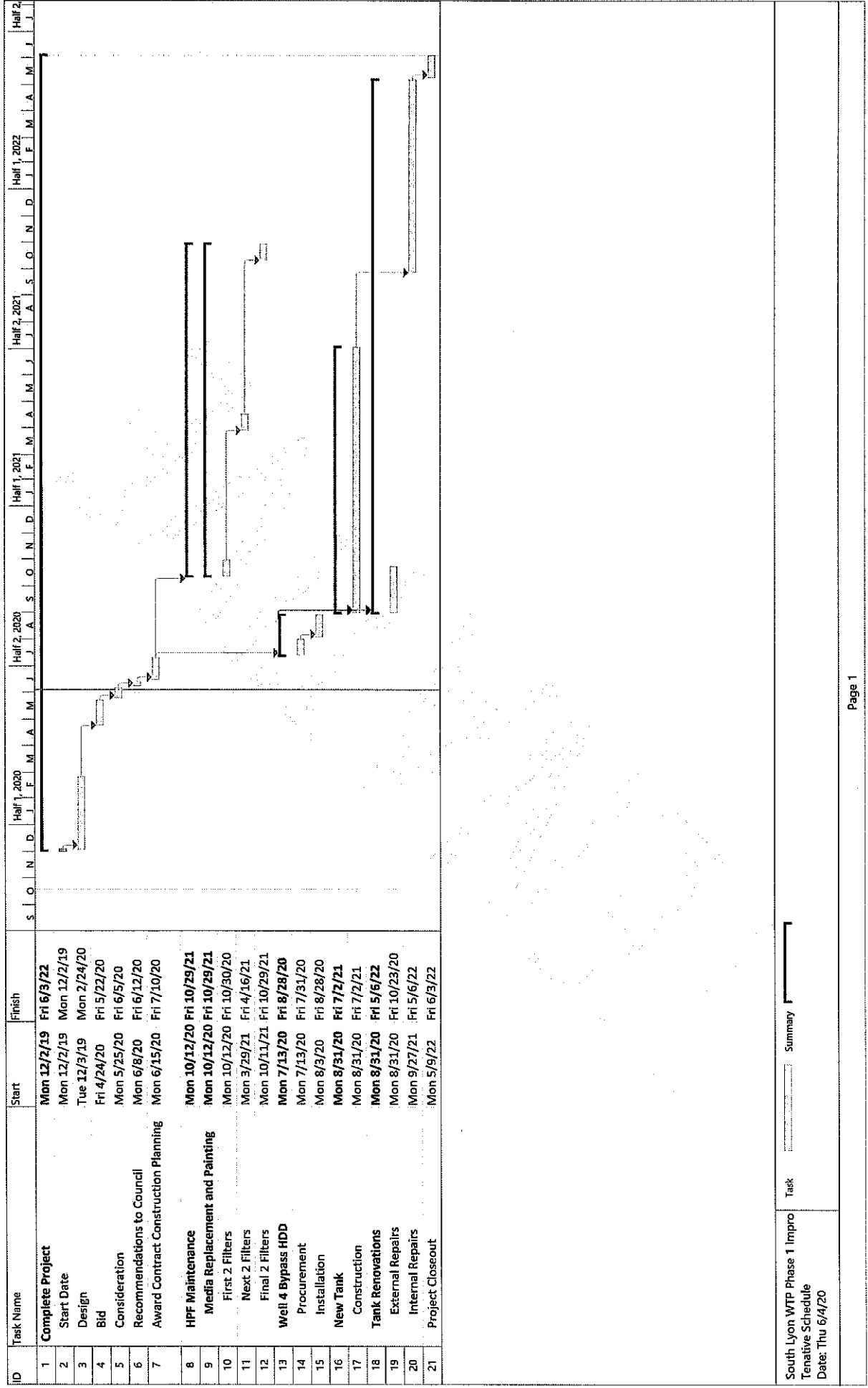
BID TABULATION  
 PHASE 1 WTP IMPROVEMENTS  
 CITY OF SOUTH LYON  
 OAKLAND COUNTY, MICHIGAN

Bids Due: Thursday, April 21, 2020  
 HRC Job # 20180233

	Bid Offer	Bid Items					
		1) New Well 7 Water Line	2) Construction of Tank 2	3) Restoration of Tank 1	4) HPF Maintenance	5) UIS Allowance	6) Permit Allowance
<b>L. D 'Agostini &amp; Sons, Inc.</b> 15801 23 Mile Road Macomb, MI 48042 586-781-5800	\$ 3,314,400.00	\$ 174,900.00	\$ 2,350,000.00	\$ 338,800.00	\$ 425,700.00	\$ 20,000.00	\$ 5,000.00
<b>Spence Brothers</b> 4130 Varsity Drive, Suite A Ann Arbor, MI 48108 734-887-8785	\$ 3,425,000.00	\$ 400,000.00	\$ 1,800,000.00	\$ 350,000.00	\$ 850,000.00	\$ 20,000.00	\$ 5,000.00
<b>Lawrence M. Clarke, Inc.</b> 50850 Bemis Road Belleville, MI 48111 734-481-1565	\$ 3,700,000.00	\$ 200,000.00	\$ 2,433,000.00	\$ 570,000.00	\$ 472,000.00	\$ 20,000.00	\$ 5,000.00
<b>Weiss Construction Co. LLC</b> 41001 Grand River Novi, MI 48375 313-567-4500	\$ 3,820,800.00	\$ 285,000.00	\$ 2,777,800.00	\$ 226,000.00	\$ 507,000.00	\$ 20,000.00	\$ 5,000.00
<b>LASALLE Construction Services</b> 30375 Northwestern Hwy Farmington Hills, MI 48334 734-394-0650	\$ 4,050,000.00	\$ 140,000.00	\$ 2,918,500.00	\$ 400,000.00	\$ 566,500.00	\$ 20,000.00	\$ 5,000.00
<b>Granger Construction Company</b> 6267 Aurelius Rd. Lansing, MI 48911 517-393-1670	\$ 4,090,000.00	\$ 339,541.00	\$ 2,861,026.00	\$ 390,242.00	\$ 474,191.00	\$ 20,000.00	\$ 5,000.00
<b>Sorensen Gross Company</b> 3407 Torrey Rd. Flint, MI 48507 810-767-4821	\$ 4,128,000.00	\$ 411,342.00	\$ 2,530,533.00	\$ 512,900.00	\$ 648,225.00	\$ 20,000.00	\$ 5,000.00
<b>A.Z. SHMINA, Inc.</b> 11711 Grand River Ave. Brighton, MI 48116 810-227-5100	\$ 4,206,000.00	\$ 277,000.00	\$ 2,783,000.00	\$ 448,000.00	\$ 673,000.00	\$ 20,000.00	\$ 5,000.00
<b>Detroit Contracting, Inc.</b> 1412 E. 11 Mile Rd. Madison Heights, MI 48071 248-268-4951	\$ 4,817,000.00	\$ 200,000.00	\$ 3,512,000.00	\$ 580,000.00	\$ 500,000.00	\$ 20,000.00	\$ 5,000.00

ENGINEER: Noah Bednar  
 Hubbell, Roth & Clark, Inc.  
 105 W Grand River Ave  
 Howell, MI 48843





# **AGENDA NOTE**

**New Business # 3**

**MEETING DATE:** June 8, 2020

**PERSON PLACING ITEM ON AGENDA:** City Manager

**AGENDA TOPIC:** GASB 75 / Actuarial Services

**EXPLANATION OF TOPIC:** The City of South Lyon will engage a firm to collect data, prepare a comprehensive actuarial valuation report based upon requirements of GASB 75 for Fiscal years ending June 2020 and June 2021.

**MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:** Services Agreement provided by Howard E. Nyhart Company Inc.

**POSSIBLE COURSES OF ACTION:** Approve or not approve the 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.

**SUGGESTED MOTION:** Motion by \_\_\_\_\_, supported by \_\_\_\_\_ 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.



**THE HOWARD E. NYHART COMPANY, INC. ("NYHART")  
SERVICE AGREEMENT ("AGREEMENT")**

**Agreement Between Nyhart, and:**

<b>Client Name:</b>	City of South Lyon
<b>Primary Contact Name:</b>	Paul C. Zelenak
<b>Primary Contact Address:</b>	335 S. Warren
	South Lyon, MI 48178
<b>Primary Contact Phone:</b>	(248) 437-1735
<b>Primary Contact Fax:</b>	(348) 437-0463
<b>Primary Contact Email:</b>	PZelenak@southlyonmi.org

**Services to be provided by Nyhart**

All services to be provided by Nyhart are subject to your full cooperation and prompt submission of complete and accurate information. Nyhart will rely on any and all information that you provide pursuant to this Agreement and on file at our office as to accuracy and completeness. Nyhart will have no responsibility to verify such information and no liability for errors or omissions as a result of relying on such information, except to the extent required by generally accepted professional standards and practices. Nyhart is not a law firm or a public accounting firm and does not provide legal or tax advice.

For the fiscal year ending June 30, 2020, Nyhart will provide the following actuarial services:

1. Data collection (including census data) and analysis
2. Preparation of a comprehensive actuarial valuation report
3. Disclosures as required by GASB 75
4. An appendix within the GASB 75 report, which will include required figures as calculated under the PA 202 uniform assumptions. This does not include any modeling for corrective action plans. If modeling is required, an additional fee will be proposed under a separate engagement.
5. New Entrant Normal Cost for active employees hired after June 30, 2019 (if requested)

For the fiscal year ending June 30, 2021, Nyhart will provide the following actuarial services:

1. Interim GASB 75 actuarial valuation report
2. An appendix within the GASB 75 report, which will include required figures as calculated under the PA 202 uniform assumptions.
3. New Entrant Normal Cost for active employees hired after June 30, 2020 (if requested)

For the fiscal year ending June 30, 2021, Nyhart will prepare an interim GASB 75 actuarial valuation report with an appendix with the PA 202 uniform assumptions disclosure.

### **Fees for services provided by Nyhart**

<b>FYE</b>	<b>Valuation Types</b>	<b>Fees</b>
6/30/2020	Full GASB 75 Actuarial Valuation	\$2,750
	PA 202 Uniform Assumptions Disclosure	\$500
	New Entrant Normal Cost Exhibit (if requested)	\$250
6/30/2021	Interim GASB 75 Actuarial Valuation	\$2,750
	PA 202 Uniform Assumptions Disclosure	\$500
	New Entrant Normal Cost Exhibit (if requested)	\$250

If a GASB results breakdown by employee groups is required additional fees will apply. The additional cost will be a 10% of project fee increase for a two group breakdowns plus an additional 1% for each extra group breakdown requested. The additional fee will be limited to 1/3 of the current year's fees.

The fee for the interim GASB 75 report will be revised if there have been any significant events subsequent to our last full update. Examples of significant events include, but are not limited to, large premium rate and enrollment changes, material benefit design amendments, and participant contribution policy modification.

Client will be invoiced prior to the beginning of the project for 50% of the estimated fees for services outlined above. Once the labor accrued towards completion of the services exceeds 50% of the estimated fees, billing will occur monthly until the completion of the project. Each invoice is due upon receipt. If any invoice remains unpaid for longer than 90 days from the date of the invoice, Nyhart may either suspend the provision of the Services until payment is received, or terminate this Agreement with immediate effect. Failure of Nyhart to exercise any remedy set forth above shall not prevent Nyhart from doing so with respect to any future unpaid invoice or taking any other actions available to Nyhart under law.

Please select the method of delivery of your invoice:

- ☐ I would like my invoice sent electronically to the primary contact's email address.
- ☐ I would like my invoice sent via regular mail to the attention of the primary contact at the address shown on the first page.

For an alternative invoice recipient, please provide their information below. If this section is left blank, we will send the invoice to the primary contact's email address on file or address shown above.

Invoice recipient name \_\_\_\_\_

Invoice recipient email address \_\_\_\_\_

Invoice recipient address \_\_\_\_\_

There will be additional fees for revisions to preliminary or final results that are due to:

- Incorrect information provided to us, typical examples include to material changes to census data, changes to eligibility requirements or employer subsidies. The additional fee will be limited to 1/3 of the current year's fee for this type of revision.
- Changes to actuarial assumptions requested by the client that are expected to need more than four hours of labor to update the results. The additional fee will be based on billed labor in excess of four hours at our current hourly rates.

### **Additional services available if requested by Client**

In addition to GASB valuation services, Nyhart offers the following additional services. Fee estimates will be provided upon request. Please visit [www.nyhart.com](http://www.nyhart.com) or contact your Nyhart consultant for more information.

- Health Care Reform financial impact consulting
- Actuarial Value and Minimum Value determination
- Section 105(h) non-discrimination testing
- Calculation of self-funded and COBRA premium rates
- Incurred But Not Reported (IBNR) Reserve calculations
- Medicare Part D Attestation
- What-if Modeling for health plan design and carrier changes
- Defined Benefit & Pension consulting and administration
- Defined Contribution, 401(k) & 403(b)
- Flex Accounts – FSA, HRA, & HSA consulting and administration

### **Relationship of the Parties**

The legal relationship between Client and Nyhart shall be exclusively that of principal and agent. The parties hereto specifically agree and acknowledge that Nyhart shall not:

- Have discretionary authority over any aspect of the services;
- Be a fiduciary;
- Exercise discretion as to any function; or
- Have any obligation to perform any service not specified in this Agreement or otherwise agreed to in writing by the parties (regardless of whether such service may be considered “customary” services to be provided by Nyhart).

Client agrees that Nyhart shall use all information and data supplied by or on behalf of the Client without having independently verified the accuracy or completeness of it except to the extent required by generally accepted professional standards and practices. If any documentation or information supplied to Nyhart at any time is incomplete, inaccurate or not up-to-date, or its provision is unreasonably delayed, Nyhart will not be responsible for any delays or liability arising therefrom, and will be entitled to charge the Client in respect of any resulting additional work actually carried out.

The Client further understands that the failure to provide, or cause to provide, complete, accurate, up-to-date, and timely documentation and information to Nyhart, whether intentional or by error, could result in an impairment of Nyhart’s services.

### **Client Responsibilities and Representations**

The Client has general responsibilities with respect to the Plan, including

- Providing all information required by Nyhart to perform its services under this Agreement on a timely basis; and
- Serving as fiduciary.

### **Dispute Resolution**

Nyhart and Client agree that before commencing any action or proceeding with respect to any dispute between the parties arising out of or relating to this Agreement or the Services they first shall attempt to settle such dispute through

consultation and negotiation in good faith and in a spirit of mutual cooperation. Any such dispute will be submitted in writing to a panel of one (1) senior executive or official of each of Nyhart and Client, who will promptly meet and confer in an effort to resolve such dispute. Each party's representative will be identified by notice to the other, and may be changed at any time thereafter by notice to the other. Any mutually agreed decisions of the executives will be final and binding on the parties. In the event the executives are unable to resolve any dispute within thirty (30) days after submission to them, either party may then refer such dispute to mediation by a mutually acceptable mediator to be chosen by Nyhart and Client within forty-five (45) days after written notice by either party demanding mediation. Neither party may unreasonably withhold consent to the selection of a mediator. All communications and discussions in furtherance of this paragraph shall be treated as confidential settlement negotiations, which are not subject to discovery. The costs of the mediator shall be shared equally, but each party shall pay its own attorneys' fees.

Any dispute which cannot be resolved between the parties through negotiation, mediation or other form of alternative dispute resolution within six months of the date of the initial demand for mediation by one of the parties may then be submitted to a court of competent jurisdiction. To facilitate an expeditious and economical judicial resolution of such dispute, Nyhart and Client agree to waive and not to demand a trial by jury, and not to include any employee, officer, director or trustee of either as a party, in any action, proceeding or counterclaim relating to such dispute. Nothing in this section will prevent either party from resorting to judicial proceedings if interim relief from a court is necessary to prevent serious and irreparable injury to that party or to others. Any claim, action or proceeding against Nyhart will be barred unless Client initiates the dispute resolution procedures outlined below within one year of first discovering the act, error or omission that is the basis for such claim.

#### **Indemnification and Limitation of Liability**

Nyhart shall indemnify the Client from and against any and all claim, loss, liability or damage (including attorney's fees) which the Client may incur: (i) arising out of any material breach by Nyhart of any of its material obligations, representations or warranties contained in this Agreement; or (ii) arising out of Nyhart's negligence, gross negligence or willful, fraudulent, or criminal misconduct associated with its performance of services under this Agreement. The parties further recognize that clerical errors and variations may occur. When discovered, they will be corrected or adjusted by Nyhart, in accordance with its normal procedures, to the extent reasonable and possible.

#### **Acceptance**

This Agreement is effective only when signed by all parties.

#### **City of South Lyon**

**By:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

#### **Nyhart**

**By:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# **AGENDA NOTE**

**New Business # 4**

**MEETING DATE:** June 8, 2020

**PERSON PLACING ITEM ON AGENDA:** City Manager

**AGENDA TOPIC:** Preparedness and Response Plan

**EXPLANATION OF TOPIC:** Based upon the Governors Executive Order 20-77 we are required to prepare an 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.

**MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:** Preparedness and Response Plan

**POSSIBLE COURSES OF ACTION:** Approve or not approve the Preparedness and Response Plan

**SUGGESTED MOTION:** Motion by \_\_\_\_\_, supported by \_\_\_\_\_ to approve Preparedness and Response Plan as presented.

# **City of South Lyon COVID-19**

## **Preparedness and Response Plan (May 19, 2020)**

### **Introduction**

The novel coronavirus ("COVID-19") pandemic is a respiratory infection that has spread throughout the United States, including Michigan, bringing thousands of deaths, resulting in tens of thousands of confirmed cases, and deeply disrupting this state's economy, homes, educational, civic, social, and religious institutions. At this time, there is no known vaccine to treat COVID-19 and Executive Orders issued by the Governor require governmental agencies that remain open for in-person work to develop a COVID-19 preparedness and response plan consistent with recommendations in Guidance on Preparing Workplaces for COVID-19, developed by the Occupational Health and Safety Administration ("OSHA").

The virus that causes COVID-19 is thought to spread from person to person, mainly through respiratory droplets produced when an infected person coughs or sneezes. These droplets can land in the mouths or noses of people who are nearby or possibly be inhaled into the lungs. Spread is more likely when people are in close contact with one another (within about 6 feet). The virus can also spread when an infected person touches surfaces or objects and an uninfected person touches those same surfaces or objects and then touches their mouth, nose or eyes. Social distancing and frequent cleaning are known measures to mitigate the spread of Covid-19

The Department of Labor ("DOL") and OSHA have stated that it is important to plan now for potential COVID-19 outbreaks in order to reduce the impact of these outbreaks at the workplace. Pursuant to Executive Order 2020-97, the City of South Lyon ("City") has adopted this Preparedness and Response Plan ("Plan") to promote the health, safety and general welfare of its employees and public offices in order to reduce the impact of COVID-19 infections at the workplace.

Executive Order 2020-97 requires the City restrict the number of individuals present on the premises to critical infrastructure workers and those employees whose in-person work is necessary to conduct "minimum basic operations" or to effectuate "resumed activities." In addition to the City's Critical Infrastructure Workers, the City consists of employees who are classified as workers necessary to conduct the minimum basic operations, and workers necessary to effectuate resumed activities. Only these employees are permitted to work on the City premises or complete their job duties away from their homes. All other employees will work remotely.



The City Manager hereby designates each department head to serve as worksite supervisor to implement, monitor and report on the policies of this Plan for their respective department. The worksite supervisor or his/her designee must remain on-site at all times when employees are present to implement, monitor and report the policies of this Plan. All department heads shall report any incident to the City Manager immediately.

### **1. Symptoms of COVID-19:**

Employees of the City should familiarize themselves with the symptoms for COVID-19 for self-screening purposes. Any employee experiencing COVID-19 symptoms should immediately inform the Department Head and go home. The Centers for Disease Control and Prevention ("CDC") describes symptoms for COVID-19 to include:

- Cough
- Shortness of breath or difficult breathing
- Fever
- Chills
- Muscle Pain
- Sore Throat
- New loss of taste or smell
- Nausea, vomiting, or diarrhea

### **2. Preventative Measures**

#### **Daily Screening**

All Employees who are sick are encouraged to stay home. All employees' should take their temperature prior to the beginning of every shift. Employees who do not have a temperature over 100.4 degrees shall self-screen for any COVID-19 symptoms.

Pursuant to Executive Order 2020-97, anyone entering the workplace is required to answer a questionnaire covering the symptoms and suspected or confirmed exposure to people with possible COVID-19 contact or infections. Prior to entering any Township building the employee or contractor will be asked the following questions:

1. Are you feeling sick?
2. Are you experiencing any COVID-19 symptoms?
3. In the past 72 hours did you have a fever?

4. Have you been exposed anyone who is a suspected case or confirmed case of COVID-19?

Any employee or contractor entering a City building who answers “yes” any of these questions shall be sent home and may not return to work until the provisions of Section 4, “Sick Employees Returning to Work” are satisfied.

### **Self-Screening**

Employees must screen themselves and self-report if they are exposed to COVID-19 and/or are experiencing any symptoms. Employees experiencing COVID-19 symptoms shall leave work immediately. Employees shall immediately disclose to their supervisor if s/he was exposed to COVID-19. Any employee who knowingly comes in contact with COVID-19 or is experiencing COVID-19 symptoms must inform his/her supervisor immediately.

### **Social Distancing**

The spread of COVID-19 occurs most frequently between people who are in close proximity to one another (less than 6 feet). Therefore, every individual who enters a City building shall comply with social distancing standards defined by the Centers for Disease Control and Prevention (“CDC”). The CDC defines “social distancing” to mean keeping space between yourself and other people outside your home. All individuals are required to stay at least six (6) feet away from other people and shall not gather in groups where social distancing standards cannot be satisfied.

### **Preventative Measures by Employees**

In addition to the social distancing protocol described above, employees are encouraged to adhere to the following:

- Maintain adequate social distancing in all shared spaces, including but not limited to, copy rooms, kitchen, restrooms, elevators, stairwells, etc. Please be courteous of others who may be waiting to enter. Before leaving any shared space disinfect all surfaces that you may have touched (such as telephones, copy machines, cupboard knobs, door handles, switches, coffee pots, etc.)
- Replacing face-to-face meetings with virtual communications, when feasible.

Employees should wash hands frequently and thoroughly with soap and water for at least 20 seconds. If soap and running water are not immediately available use alcohol-based hand rubs containing at least 60% alcohol.

Employees should practice respiratory etiquette, by turning away from others when coughing or sneezing, covering coughs and sneezes with a facial tissue or with the inside of your elbow, disposing of tissue in a trash bag, and sanitize hands immediately afterwards. Employees should properly dispose of facial tissues, masks or gloves in trash receptacles.

Employees are required to clean and disinfect their workspaces and vehicles before and after every shift with soap and water if disinfectant cleaners are not available. Employees should not use other employee's vehicles, workspaces, phones, desks, offices, etc., to the extent possible. In the event an employee uses vehicles, workspaces, tools or equipment assigned to another employee, s/he should disinfect the vehicles, workspace, tools or equipment before and after each use.

Employees are encouraged to wear Personal Protective Equipment (PPE) to prevent exposure to contaminated surfaces. PPE includes gloves, protective eyewear, face shields, masks and respirators. PPE will be provided to employees who are at greater risk to exposure. Executive Order 2020-97 states that employees are required to wear masks where the work environment is such that they cannot consistently maintain six (6) feet of separation from other people, during in-person meetings and in shared spaces such as kitchens, hallways, restrooms, elevators, copy rooms, etc.

### **Preventative Measures by Administration**

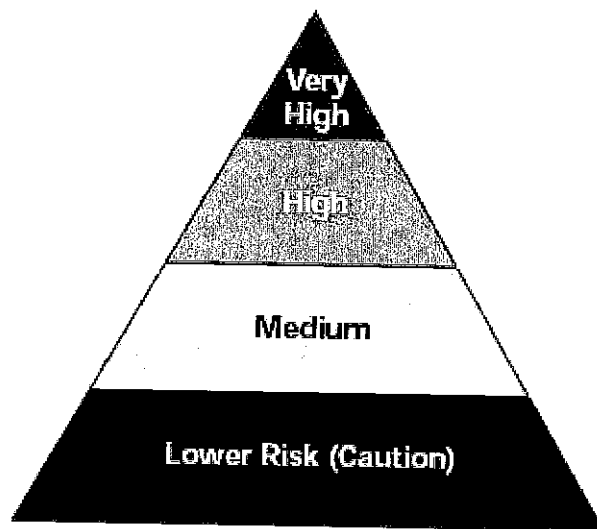
The City will implement the following practices to reduce exposure to hazards without relying on employee behavior:

- Ensure all buildings are properly and frequently cleaned and disinfected, including common areas of use such as countertops, copy and scan machines, conference rooms and restrooms.
- Promote regular hygiene and cleaning by providing access to places to frequently wash hands, or access hand sanitizer and provide access to tissues and places to properly dispose of them. Post handwashing instructions in all restrooms and ensure the availability of soap and water.
- Ensure adequate supply of cleaning materials, disinfectants and hand sanitizers.
- Monitor and ensure adequate social distancing between individuals in City buildings.
- Direct employees to perform their work in such a way so as to reasonably avoid coming within six feet of another individual. Where possible, employees may be relocated or provided additional resources in order to avoid shared use of vehicles, workspaces, tools and equipment.

- Install physical barriers, such as clear plastic sneeze guards to protect employees.
- Install safety tape on floors to indicate where everyone should stand in relation to front counters to maintain required social distance.
- Promote remote work to the fullest extent possible.
- Consider alternative to current staffing – e.g., alternating shifts or reduced days. Consider staggering work shifts, downsizing operations to the extent possible to get the work done and continue remote operations where they would work. Limit employees to only those necessary on each day to operate effectively.
- Provide appropriate PPE to employees, including non-medical grade face coverings. All types of PPE must be:
  - Selected based upon the hazard to the employee, as more fully described in “Classifying Department Risks” section, below.
  - Properly fitted and periodically refitted, as applicable.
  - Consistently and properly worn when required.
  - Regularly inspected, maintained, and replaced, as necessary.
  - Properly removed, cleaned, and stored or disposed of, as applicable, to avoid contamination of self, others, or the environment.
- If someone appears to be ill, isolate him/her immediately in a location away from others until further action can be taken. Restrict who can enter an isolation area.
- Post signs encouraging everyone who may be ill not enter any City building.
- Require members of the public who enter a City building to wear a face covering, in accordance with CDC recommendations.

### **Classifying Employee Risks**

The City Manager shall examine employee’s position according to the worker exposure risk to COVID-19 pursuant to the Occupation Risk Pyramid developed by OSHA:



The City will provide the appropriate Personal Protection Equipment to employees based on the individual occupational risk.

### **3. Suspected or Confirmed COVID-19 Cases.**

***“Suspected COVID-19 Case”*** means an employee who experiences COVID-19 symptoms or was exposed to COVID-19.

- An employee who experiences COVID-19 symptoms or has been exposed to an infected person shall immediately notify the Department Head.
- The infected employee’s name shall remain confidential and the Department Head shall inform all employees or workers who came in contact with the infected person that they might have been exposed to COVID-19.
- Employees who experience COVID-19 symptoms or become sick must go home immediately.
- The Department Head shall ensure the infected employee’s workspace and any other area s/he came in contact with is thoroughly disinfected and cleaned.
- An employee who is a “Suspected of COVID-19 Case” may return to work once the provisions of Section 4 of this Plan are satisfied.

***“Confirmed COVID-19 Cases”*** means an employee who has tested positive for COVID-19.

- Any employee who tests positive for COVID-19 shall inform the Department Head immediately and must go home immediately.
- An employee who is a “Confirmed COVID-19 Case” shall immediately disclose the names of other employees or workers s/he came in contact with during the past 14 days to the Department Head.
- The infected employee’s name shall remain confidential and the Department Head shall inform all employees or workers who came in contact with the infected person that they might have been exposed to COVID-19.
- The Department Head shall ensure the infected employee’s workspace and any other area s/he came in contact with is thoroughly disinfected and cleaned.
- An employee who is a “Confirmed COVID-19 Case” may return to work once the provisions of Section 4 of this Plan are satisfied.

#### 4. Sick Employees Returning to Work.

This Plan adopts recommendations from the CDC regarding when an employee may return to work if s/he is a suspected or confirmed case of COVID-19.

In the event of a **suspected** case of Covid-19, the employee shall be excluded from work for the following period:

##### Symptom-based

- At least 72 hours have passed with no fever (that is three full days of no fever without use of medicine that reduces fevers) AND other symptoms have improved (for example, when your cough and shortness of breath have improved) AND at least 10 days have passed since your symptoms first appeared; or
- At least 14 days have passed if close contact of diagnosed case of COVID-19; or
- At least 14 days have passed following travel.

##### Test-based

- At least 72 hours have passed with no fever (that is three full days of no fever without use of medicine that reduces fevers) AND other symptoms have improved (for example, when your cough and shortness of breath have improved); and
- At least 2 consecutive negative test results for Covid-19 taken more than 24 hours apart.

In the event of a **confirmed** case of Covid-19, the employee shall be excluded from work for the following period:

Time-based

- At least 10 days have passed since the date of their first positive COVID-19 diagnostic test assuming they have not subsequently developed symptoms since their positive test. If they develop symptoms, then the *symptom-based* or *test-based strategy* should be used.

Test-based

- At least 2 consecutive negative test results for Covid-19 taken more than 24 hours apart.

Upon notification of a suspected or confirmed case of Covid-19, the City shall notify the Oakland County Health Department and all employees who may have come into close contact with the employee (being within approximately six feet for a prolonged period of time without PPE) in the past 14 days (while not disclosing the identity of the employee to ensure the employee's privacy); and ensure that the entire workplace, or affected parts thereof (depending on employee's presence in the workplace), is thoroughly cleaned and disinfected

# AGENDA NOTE

## New Business #5

**MEETING DATE:** June 8, 2020

**PERSON PLACING ITEM ON AGENDA:** Recommendation from Planning Commission on May 14, 2020

**AGENDA TOPIC:** Fieldstone Planned Development (PD) Rezoning and Preliminary PD Site Plan approval

**EXPLANATION OF TOPIC:** The property involved in this request is the 11.65± acres on the south side of Eleven Mile Road approximately a quarter mile west of Pontiac Trail (Tax ID 21-19-126-002). It is an irregularly shaped parcel located adjacent to and west and north of Colonial Acres and is also bordered by railroad tracks along its western boundary.

As background, in 2018 the City Council considered a request to rezone this property to PD for a 50-unit single family detached site condominium development (Thomasville). The Council previously approved the Preliminary (Stage I) PD site plan and rezoned the parcel to PD subject to conditions, but the project stalled prior during final approval, the preliminary site plan expired, and the zoning reverted to RM-1 pursuant to Section 102-391 of the City's Zoning Ordinance.

The Umlor Group, with Pulte Homes, the new developer, began the process anew in February/March 2020. The applicant has requested approval for a 50-unit single family detached site condominium project (now called Fieldstone) similar in layout to the Thomasville plan. This request differs from the previously approved preliminary site plan approval for Thomasville primarily in lot coverage. The applicant has calculated the lot coverage using every potential option offered for each home. The previous Thomasville submittal and approval failed to take into consideration that options (extended garage, sunrooms) etc. are offered on the models.

The City's Planned Development process is a four-step process. See, Sections 102-383 through 102-386 of the City's Zoning Ordinance:

- (1) a public hearing and review of the rezoning request and Preliminary (Stage I) PD Planned Development Site Plan by the Planning Commission with a recommendation to City Council;
- (2) a review and action on the rezoning request and Preliminary (Stage I) PD Planned Development Site Plan by the City Council;



- (3) a review of the Final (Stage II) PD Planned Development Site Plan by the Planning Commission with a recommendation to City Council; and
- (4) a review and action on the Final (Stage II) PD Planned Development Site Plan by City Council.

Step #1 was completed on May 14, 2020 and the Planning Commission recommended rezoning and conditional approval of the Preliminary (Stage I) PD Site Plan. This matter is currently at Step #2 for Council action on the PD rezoning request and Preliminary (Stage I) PD Site Plan.

**MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:**

- Site Plan Revision letter from applicant dated 3/24/2020
- PC agenda packet excerpt from 5/14/2020
- PC Draft minutes from 5-14-2020
- CIB Planning Review dated 3/4/2020
- Full size Site Plan-50-unit layout
- Full size Landscape Plan (Please note the landscape plan has not been updated with the revised site plan layout (added sidewalks, minor lot line shifts) as the plantings and locations have not changed. Landscape sheets will be updated with new layout on Final PD site plan submittal.)

**POSSIBLE COURSES OF ACTION:** Approve/Deny/Table/Postpone

**SUGGESTED MOTION:** Motion by \_\_\_\_\_, supported by \_\_\_\_\_ to Approve the First Reading of an ordinance to amend the Official Zoning Map of the City of South Lyon incorporated into the South Lyon Zoning Ordinance by Section I02- 182 by rezoning the Property (Parcel No. 21-19-126-002) more fully described in the attached Exhibit A (the "Property") from the RM-1 District (Multiple-Family Residential) to the PD District (Planned Development).

**SUGGESTED MOTION:** Motion by \_\_\_\_\_, supported by \_\_\_\_\_ to recommend preliminary Planned Development Preliminary Site Plan Approval for Fieldstone Site Condominiums (Parcel No. 21-19-126-002), subject to:

1. a waiver to allow an average lot area of 5,823 sq. ft.;
2. a waiver to allow a minimum lot width of 50 ft.;
3. a waiver to allow an overall density of 4.3 units per acre;
4. a waiver to allow a side yard setback of 5 feet, totaling a minimum of 10 feet between structures;

5. a waiver to allow a maximum overall building coverage of 30%, as specifically noted in the calculation table and a maximum impervious surface not to exceed 35%;
6. a waiver for a 30-foot rear yard setback with Lots 7, 18, 20, 21 and 22 dropping below 30 feet.;
7. the requirement that the installation of landscape buffering abutting Colonial Acres to be installed at the beginning of the project/construction;
8. brick or stone be required on first-floor and site elevations; facades with 100% siding will not be offered as an option to buyers;
9. the requirement that wainscoting be used on Lots 27 and 28 side elevations;
10. an anti-monotony policy be established as part of the condominium documents;
11. missing landscape calculation and unit data (square footage) be provided in the final site plan submittal;
12. draft condominium documents to be submitted during final site plan approval; and
13. Approval and rezoning of Parcel No. 21-19-126-002 from Multiple Family, RM-1 to Planned Development, PD.

**ORDINANCE NO.**

**CITY OF SOUTH LYON  
OAKLAND COUNTY, MICHIGAN**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF  
THE CITY OF SOUTH LYON REZONING PARCEL NO. 21-19-  
126-002 FIELDSTONE FROM THE RM-1 DISTRICT  
(MULTIPLE-FAMILY RESIDENTIAL) TO THE PD DISTRICT  
(PLANNED DEVELOPMENT)**

**WHEREAS**, the approximately 11.65 acres of real property located south of Eleven Mile Road and west of Pontiac Trail, Parcel No. 21-19-126-002 (Property), was previously rezoned from RM-1 (Multiple Family Residential) to PD (Planned Development) and a Preliminary (Stage I) Planned Development Site Plan was approved for a 60-unit site condominium development to be known as Thomasville, but a Final (Stage II) Planned Development Site Plan was not approved, and no construction was undertaken nor any extension of the preliminary approval within one year, consequently, the Preliminary (Stage I) Planned Development Site Plan approval expired and the Property's zoning reverted to RM-1 pursuant to Section 102-391 of the City of South Lyon's Zoning Ordinance;

**WHEREAS**, the owner of the Property submitted a new application to rezone the Property from RM-1 to Planned Development (PD) and for approval of the Preliminary (Stage I) Planned Development Site Plan for a 50-unit detached single family residential site condominium;

**WHEREAS**, the 50-unit Fieldstone Preliminary (Stage I) Planned Development Site Plan and requested rezoning of the Property (Parcel No. 21-19-126-002), meets the standards contained in Section 102-382 of the City of South Lyon Zoning Ordinance for the Planned Development district;

**WHEREAS**, the rezoning and proposed development will have a beneficial effect, in terms of public health, safety, welfare or convenience, on present and potential surrounding land uses which cannot be achieved under a single zoning district;

**WHEREAS**, the uses proposed will encourage a more efficient use of public utilities and services and lessen the burden on circulation systems, surrounding properties, and the environment and will improve emergency access to adjacent parcels;

**WHEREAS**, the rezoning and proposed development is consistent with the City's Master Plan designation for the Property;

**WHEREAS**, the rezoning is warranted by the design and amenities incorporated in the Preliminary (Stage I) Planned Development Site Plan and based on the shape of parcel, its proximity to the railroad tracks and the existing pond;

**WHEREAS**, the proposed development provides for 50 detached single-family residential site condominium units which is less than the number of units permitted under the Property's current RM-1 zoning;

**WHEREAS**, the proposed development provides for usable open space;

**WHEREAS**, the proposed development meets the City's off-street parking requirements;

**WHEREAS**, the proposed development provides adequate landscaping and other buffering measures to ensure the proposed uses will be adequately buffered from adjacent uses;

**WHEREAS**, the proposed development provides adequate vehicular and pedestrian circulation and allows for safe, convenient, uncongested and well-defined circulation within and to the Property;

**WHEREAS**, the proposed development reasonably protects and preserves natural and historical features on the Property by preserving open spaces;

**THE CITY OF SOUTH LYON ORDAINS:**

**PART I.**     **Amendment of Official Zoning Map.** The Official Zoning Map of the City of South Lyon, incorporated into the South Lyon Zoning Ordinance by Section 102-182, is hereby amended to rezone the Property (Parcel 21-19-126-002) more fully described in the attached Exhibit A (the "Property"), from the RM-1 District (Multiple-Family Residential) to the PD District (Planned Development), subject to all of the following conditions:

A.     Compliance with Sections 102-381 through 102-392 of the City of South Lyon Zoning Ordinance pertaining to the PD Planned Development zoning district, as amended, which is part of the City of South Lyon Code of Ordinances, Chapter 102;

B.     Compliance with the Preliminary (Stage I) Planned Development Site Plan for Fieldstone plans prepared by The Umlor Group plans revised and dated March 18, 2020;

C.     City Council approval of a Final (Stage II) Planned Development Site Plan for Fieldstone pursuant to the City's Zoning Ordinance;

D.     City Council approval of a Planned Development Agreement for the Fieldstone Site Condominium development;

E.     Any and all conditions of the approvals of the City of South Lyon Planning Commission relating to the Property and Preliminary (Stage I) and Final (Stage II) Planned Development Site Plans for Fieldstone as reflected in the official minutes of May 14, 2020, and documentation of such approvals, including:

1. a waiver to allow an average lot area of 5,823 sq. ft.;
2. a waiver to allow a minimum lot width of 50 ft.;

3. a waiver to allow an overall density of 4.3 units per acre;
4. a waiver to allow a side yard setback of 5 feet, totaling a minimum of 10 feet between structures;
5. a waiver to allow a maximum overall building coverage of 30%, as specifically noted in the calculation table and a maximum impervious surface not to exceed 35%;
6. a waiver for a 30-foot rear yard setback with Lots 7, 18, 20, 21 and 22 dropping below 30 feet.;
7. the requirement that the installation of landscape buffering abutting Colonial Acres to be installed at the beginning of the project/construction;
8. brick or stone be required on first-floor and site elevations; facades with 100% siding will not be offered as an option to buyers;
9. the requirement that wainscoting be used on Lots 27 and 28 side elevations;
10. an anti-monotony policy be established as part of the condominium documents;
11. missing landscape calculation and unit data (square footage) be provided in the final site plan submittal; and
12. draft condominium documents to be submitted during final site plan approval.

F. All applicable City Ordinances and design standards.

G. All development, improvements, and use of the Property being subject to and in compliance with the approved Preliminary (Stage I) and Final (Stage II) Planned Development Site Plans for Fieldstone, all other applicable conditions thereon as reflected in the official minutes and documentation and approvals, and the Planned Development Agreement.

**PART II. Severability.** Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

**PART III. Savings Clause.** This Ordinance amends the Zoning Ordinance only as specified herein, and the Zoning Ordinance shall remain in full force and effect.

**PART IV. Repealer.** All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**PART V. Publication.** The City Clerk shall publish this Ordinance in the manner required by law and shall publish at the same time, a notice of the adoption of this Ordinance and stating that a copy of the Ordinance is available to the public at the office of the City Clerk for inspection.

**PART VI. Effective Date.** This Ordinance shall become effective on the date provided by applicable law following publication.

EXHIBIT A  
LEGAL DESCRIPTION  
CITY OF SOUTH LYON ORDINANCE

THAT PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 19, T. 1 N., R. 7 E., CITY OF SOUTH LYON, OAKLAND COUNTY MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 19, THENCE N 89°30'34" W 102.27 FEET ALONG THE NORTH LINE OF SAID SECTION 19 TO THE POINT OF BEGINNING; THENCE S 00°37'38" W 380.75 FEET; THENCE S 87°38'26" W 164.63 FEET; THENCE S 00°29'48" W 40.53 FEET; THENCE S 77°55'48" W 160.32 FEET; THENCE N 89°26'55" W 272.74 FEET; THENCE S 43°24'20" W 173.88 FEET TO THE NORTHEASTERLY LINE OF THE C & O RAILROAD; THENCE N 46°01'24" W 859.35 FEET ALONG THE NORTH LINE OF THE C & O RAILROAD TO THE NORTH LINE OF SECTION 19; THENCE S 89°30'34" E 1336.46 FEET ALONG SAID NORTH SECTION LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS & ENCUMBRANCES OF RECORD.

Containing 11.635 (Gross)

Containing 10.636 AC (Net Usable- Less R/W)

Parcel Tax Number: 21-19-126-002

**City of South Lyon  
Planning Commission  
Regular Meeting Minutes  
May 14, 2020**

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

The meeting was called to order by Chairman, Scott Lanam at 7:00 p.m.

Roll Call:     Scott Lanam, Chair  
                 Steve Mosier, Commissioner  
                 Michael Joseph, Commissioner  
                 Erin Kopkowski, Commissioner

Absent:        Wayne Chubb, Commissioner  
                 Jason Rose, Commissioner

Also in attendance: Kelly McIntyre – CIB Planning, City Attorney - Lisa Hamameh,  
Deputy Clerk – Judy Pieper

**Motion to excuse Commissioner Chubb and Rose**  
**Motion by Mosier, Second by Kopkowski**

Voice Vote: Ayes:     Unanimous  
                 Nays:       None

**Motion Approved**

**Motion to approve Agenda**  
**Motion by Mosier, Second by Kopkowski**

Voice Vote: Ayes:     Unanimous  
                 Nays:       None

**Motion Approved**

**Motion to approve Minutes - 12/12/2019 Planning Commission Meeting**  
**Motion by Mosier, Second by Joseph**

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Motion to approve Minutes as amended - 3/12/2020 Planning Commission**  
**Motion by Mosier, Second by Kopkowski**

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Public Comments: None**

**Tabled Items:**

- a. Fieldstone Planned Development (RZ# 20-01)**
- b. Fieldstone Planned Development Preliminary Site Plan Application (SPR20-01)**

Kelly McIntyre, CIB Planning, reviews information from the last meeting and states that at the last minute they did hold a Public Meeting for the Re-Zoning and for the PUD Preliminary Site Plan approval. During the public comments we did have people from Colonial Acres come out in support of the project. We also had some other neighboring people come out and support it as well.

She states, after the discussion, a motion was made to support the re-zoning and that was passed unanimously. However, after going over the discussion for the Preliminary Site Plan approval, the commission had concerns regarding design elevations, clustering of the Ranch homes, parking, lighting and concerns of the sidewalks not being able to be completed.

McIntyre states that therefore these items were tabled so that the applicant can come back and address some of those items. The applicant did choose to do that



and they have provided a letter reviewing the proposed changes and will be doing a presentation to go over some of the changes that had issues.

Michael Noles, The Umlor Group, 49287 West Road, Wixom, Michigan

Noles states that he has a few things that he would like to go over. He begins by showing the presentation from the last meeting. He goes on to say that this piece of property is in the northwest corner of the city limits. It is approximately 11.63 acres and they are proposing 50 units, it is zoned RM-1 and it is adjacent to Colonial Acres. There is a railroad track adjacent to the southwest border and  $\frac{3}{4}$  of the frontage along 11 Mile Road is gravel.

He states that they went from 154 units to 50 units, which would be less burden on the public systems. He states that he does have some updated slides from the original ones that he showed the Commission which he will be discussing in just a few minutes.

Noles states that the architecture was not well received last time and he has some new slides to show some of the changes in the elevations.

Noles states that last time they discussed why they are there and goes on to explain that most of the houses from the Thomasville PUD could not be built on site because of calculation errors on the square footage of the homes.

He goes on to discuss what they were proposing, structural options, backyard appeal, street scape, also providing accessibility option, garage and storage area.

Noles go on to say that they discussed the product and it has been popular for Pulte Homes and in the end this is a challenging site and they thought it was a great mix with a great density.

Now moving forward, Noles states that he would like to address some feed back that was received by the commission.

Noles goes on to add, there were seven items from the results of the last meeting.

1. Added internal sidewalk connections in locations requested by the Planning Commission and planning review to provide additional pedestrian connectivity. (Noles goes on to point out where the sidewalks were added and how they were able to do that)
2. Added the four proposed bench locations to the site plan to respond to the planning review.

3. Added the twelve proposed streetlight locations to the site plan to respond to the planning review.
4. Updated coverage notes to reflect conclusions of the lot fit table and discussions with Planning Commission.
5. Revised the lot fit summary and coverage calculations to demonstrate maximum 35% impervious coverage and maximum 30% overall lot building coverage.
6. Provided additional photographs of the proposed product.
7. Added "Craftsman" style and other available elevations for the product. Craftsman style generally substitutes stone for brick, adds brackets, and changes transition points on siding material to accent the features. The elevations provided are typical and representative. We intend to offer buyers approximately 4 to 5 elevation option for each floorplan. We will be happy to further discuss the planning commission's consensus preferences from the submitted elevations.

Noles goes on to add that because of comments made about the elevations being dated, they now have some elevations that they want to share. He goes on to show photos of the homes that they are presenting. Showing previous photos from the last meeting and then added Craftsman Elevations. He added that Pulte is constantly adding and improving the style of the homes to keep up with the modern looks.

He goes on to point out the difference in elevations, which include window sizes, tapered columns, siding changes, etc. He states that they did hear what the commission was saying, and he hopes that the changes are well received.

Commissioner Chubb joins the meeting at 7:22 p.m.

McIntyre refers to the packet given to the Commission and states that she included the original recommendations, dated March 4, 2020. She adds that if you are to make a motion to approve or deny, please be very specific to reasons.

Commissioner Chubb thanks the applicant for the revisions that were made. He goes on to discuss the elevations and his concerns to create variations in the community. Possibly creating a formula, which we have done before in other developments. Chair Lanam adds that he believes that they did this for the Knolls development.

McIntyre adds that this is called the anti-monotony rule and typically within three houses you can not have the same elevations and colors.

Commissioner Joseph, states that he does like the changes that were made and agrees with Commissioner Chubb on the anti-monotony rules.

Commissioner Mosier agrees and he also adds that he likes the change that were made. Adding he likes the bump-out on the second floor windows.

Commissioner Kopkowski states that she is not a fan of the Planned Development and states that she still has a problem with the density of the site. She also has a problem with the side yard setbacks just totaling 10 feet between structures. No matter how we mix it up, it is still going to be a squished community. She adds that changing the zoning was the right thing to do. Kopkowski also asks McIntyre for a clarification on the agenda.

Commissioner Chubb reaches out to Kopkowski regarding the distance between the units. Kopkowski states that we have to have a waiver to allow that and feels it is really tight. She states that we make these rules and work on it tediously, and the builders come along and if it doesn't work for their plan, and want to ask for waivers. The re-zoning was the correct way to go, but the re-zoning had restrictions and she thinks it should be followed.

Commissioner Chubb states that his understanding was that the applicant maximized the footprint and this includes all the features, primarily to the back of the houses. Noles agrees with Chubb and adds that with the exception of one, and that is the expanded garage.

Chair Lanam states that some of the models have different base dimensions, so hopefully that will give them more space between them. Noles confirms that this is correct.

McIntyre refers back to Commissioner Kopkowski regarding the re-zoning and clarifies that they are re-zoning this to Planned Development. So, when we are discussing the R-3 standards, that would be if they were just building it as is, without any Planned Development overlay.

Chair Lanam states that there are supposed to be some benefits, and the benefit is being portrayed as not doing the RM-1. He states that some of the houses are so close together that it is more like a Cluster option, but it isn't a Cluster option because when you do those, there is a tradeoff typically for a lot more open space. Lanam states that he sees they added the sidewalk to lot 27 and 28 and asks what the distance from sidewalk to the maximum building envelope on these two units.

Noles states that he does not have that dimension.

Lanam confirms with Noles that there is a green belt from the sidewalk to the curb.

Lanam goes on to discuss siding options and adds he is not sure if he is sold on having the siding all the way down. Perhaps Wains Cotting can be added to these two homes.

Commissioner Mosier adds that he agrees with the Wains Cotting and he adds that he really likes the rock and the lighter colored brick.

Commissioner Chubb confirms that McIntyre has listed all the waivers in her report. He then asks Noles what the benefit is to go to this Plan Development.

Noles states that main reason is to reduce the development by 104 units. (Based on your ordinance, which said that we could do 154 units) The reduction in density is the primary benefit. It's a small piece of property, it is challenging with what it is surrounded by, but there are natural features that are being preserved.

Noles states that Pulte would be willing to agree to the anti-monotony provisions and adds that Pulte already does that on their own. They also added that they do not have to add the all siding house and would be willing to add the brick Wains Cotting to lot 27 and 28 houses.

Joe Skore, Pulte Homes of Michigan

Skore clarifies the anti-monotony ruling and states that you can not have the same plan with the same elevation on either side or across the street from each other. You can have the same plan, but not the same elevation.

McIntyre reads the recommendations – recommending approval to City Council with the following:

1. a waiver to allow an average lot area of 5,823 sq. ft. ;
2. a waiver to allow a minimum lot width of 50 ft.;
3. a waiver to allow an overall density of 4.3 units per acre;
4. a waiver to allow a side yard setback of 5 feet, totaling a minimum of 10 feet between structure;
5. a waiver for rear yard setbacks that in some cases drops to 30 feet;
6. gaps in the internal sidewalk connection and along Eleven Mile Road be installed;
7. require that the installation of landscape buffering abutting Colonial Acres to be installed at the beginning of the project/construction;
8. draft condominium documents to be submitted during final site plan approval.

Again, this is a recommendation to City Council and if they choose to approve this, this is just preliminary, and this will come back to the Planning Commission final site plan review and again recommendations to City Council. Planning Commission will have the opportunity to see this again.

**Motion to recommend approval to City Council to rezone parcel 21-19-126-002 from RM-1 Multiple Family to PPD Planned Development and to recommend preliminary Planned Development Preliminary Site Plan Approval for Fieldstone Site Condominiums (Parcel No. 21-19-126-002), subject to:**

1. a waiver to allow an average lot area of 5,823 sq. ft.;
2. a waiver to allow a minimum lot width of 50 ft.;
3. a waiver to allow an overall density of 4.3 units per acre;
4. a waiver to allow a side yard setback of 5 feet, totaling a minimum of 10 feet between structures;
5. a waiver to allow a maximum overall building coverage of 30%, as specifically noted in the calculation table and a maximum impervious surface not to exceed 35%;

6. a waiver for a 30-foot rear yard setback with Lots 7, 18, 20, 21 and 22 dropping below 30 feet.;
7. the requirement that the installation of landscape buffering abutting Colonial Acres to be installed at the beginning of the project/construction;
8. brick or stone be required on first-floor and site elevations; facades with 100% siding will not be offered as an option to buyers;
9. the requirement that wainscoting be used on Lots 27 and 28 side elevations;
10. an anti-monotony policy be established as part of the condominium documents;
11. missing landscape calculation and unit data (square footage) be provided in the final site plan submittal; and
12. draft condominium documents to be submitted during final site plan approval;

**Motion by Joseph**

Roll call: Commissioner Kopkowski	No
Commissioner Joseph	Yes
Commissioner Chubb	Yes
Commissioner Mosier	Yes
Chair Lanam	Yes

**Motions Approved**



3/24/2020

Kelly McIntyre  
Director of Planning  
335 S. Warren Street  
South Lyon, MI

**Re: Revised Fieldstone PD Site Plan**

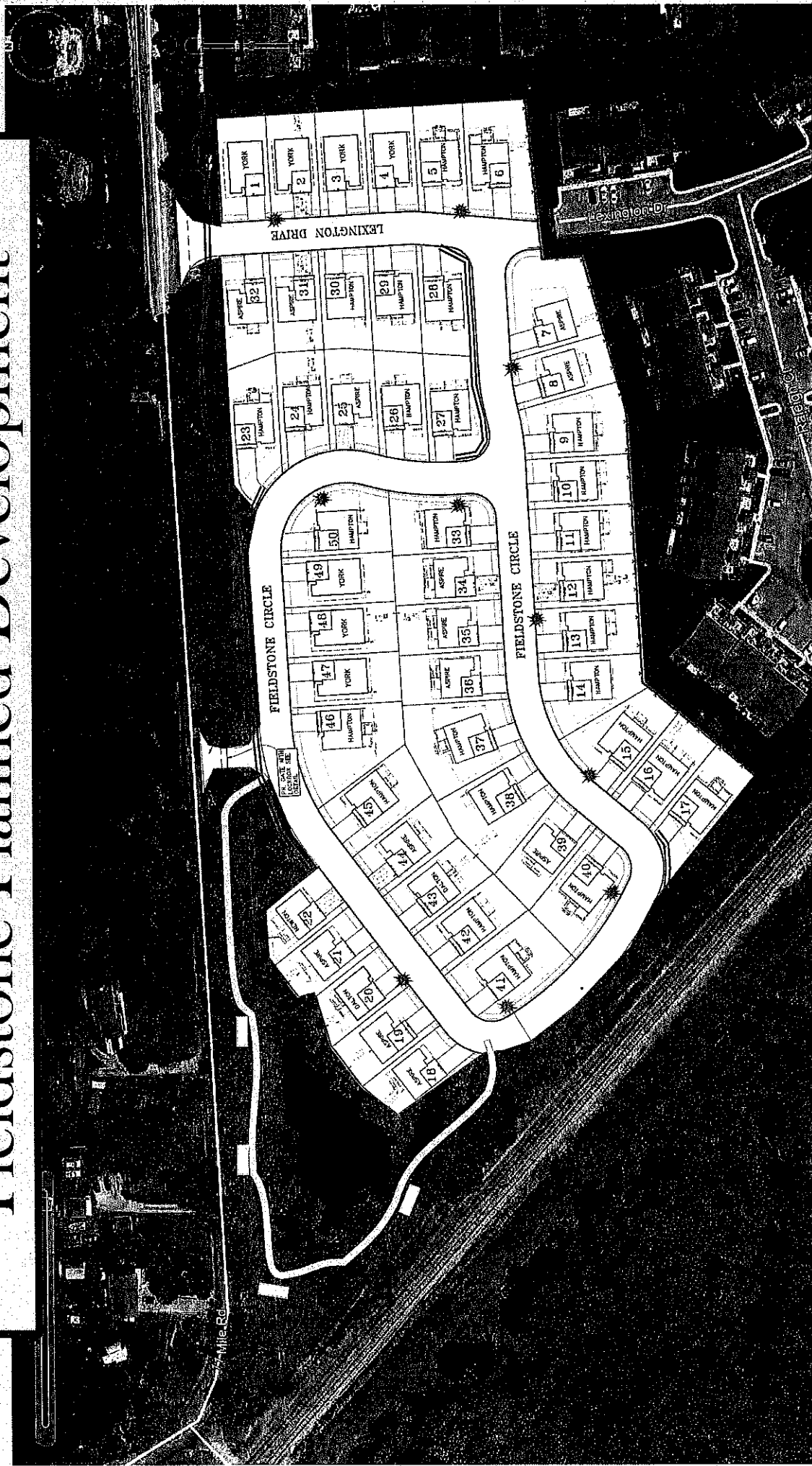
As a result of the Planning Commission meeting on 3/12/2020, we are providing a revised site plan for the **Fieldstone PD** to address PC feedback. The proposed changes include:

1. Added internal sidewalk connections in locations requested by Planning Commission and planning review to provide additional pedestrian connectivity.
2. Added the four proposed bench locations to the site plan to respond to the planning review.
3. Added the twelve proposed street light locations to the site plan to respond to the planning review.
4. Updated coverage notes to reflect conclusions of the lot fit table and discussions with Planning Commission.
5. Revised the lot fit summary and coverage calculations (attached) to demonstrate maximum 35% impervious coverage and maximum 30% overall lot building coverage.
6. Provided additional photographs of the proposed product.
7. Added "Craftsman" style and other available elevations for the product. Craftsman style generally substitutes stone for brick, adds brackets, and changes transition points on siding materials to accent the features. The elevations provided are typical and representative. We intend to offer buyers approximately 4 to 5 elevation options for each floorplan. We will be happy to further discuss the planning commission's consensus preferences from the submitted elevations.

We look forward to returning to Planning Commission as soon as possible to discuss the improvements.  
Sincerely,

Michael T Noles  
The Umlor Group

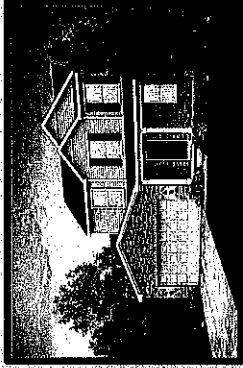
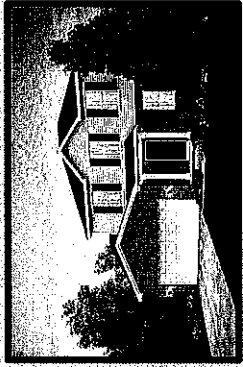
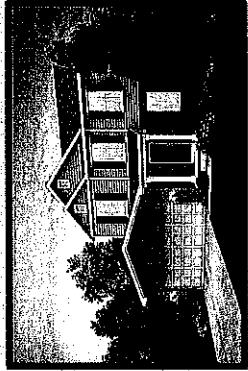
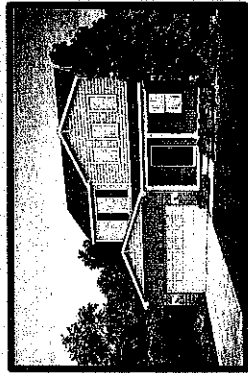
# Fieldstone Planned Development



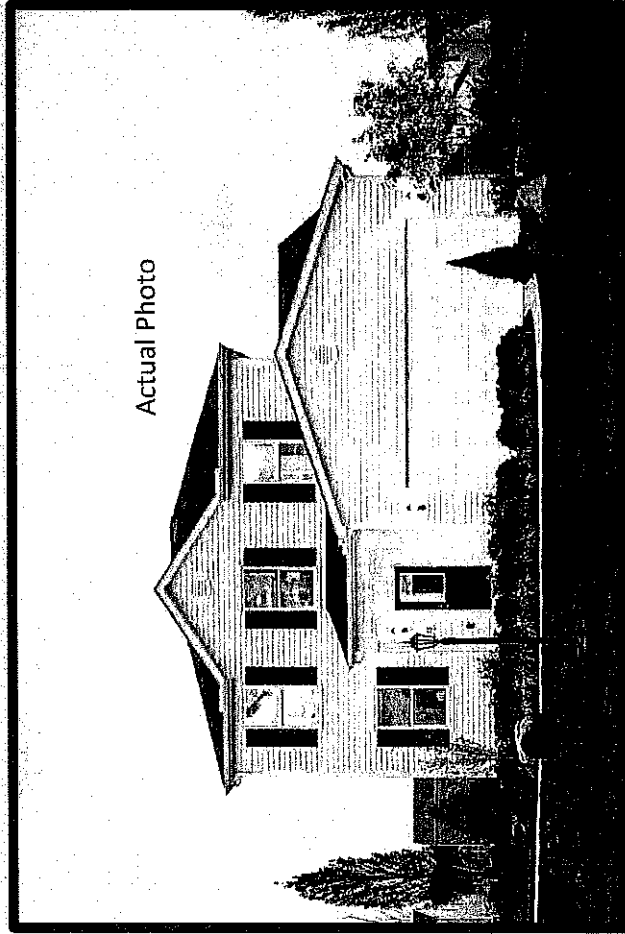
Added walk locations, clarified bench and streetlight locations



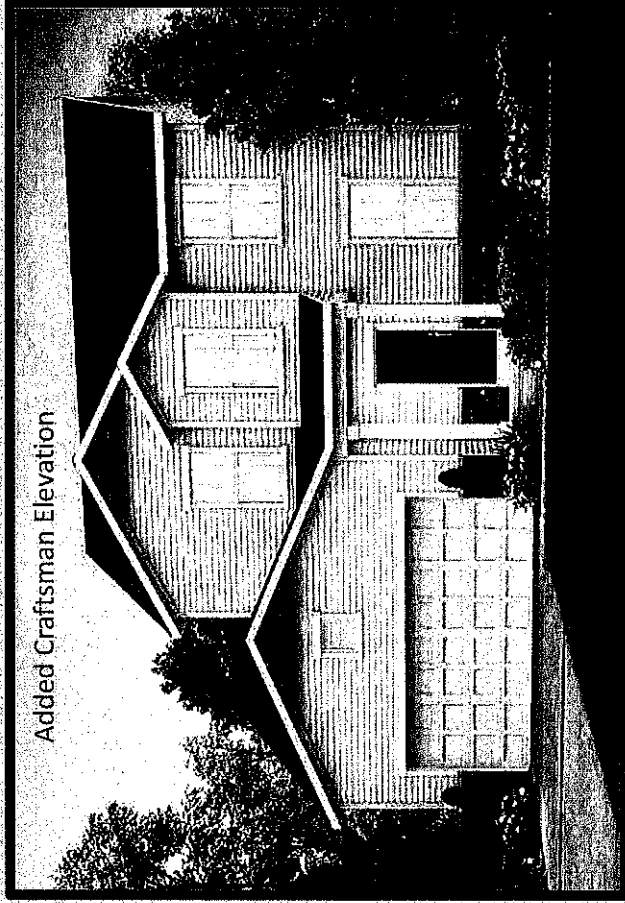
# Newton



Previously Submitted Elevations

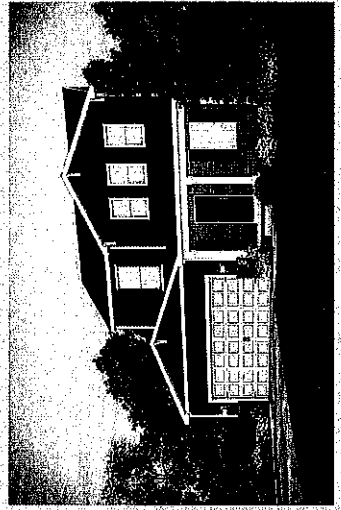
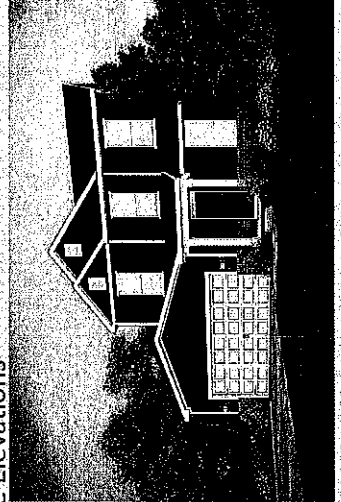
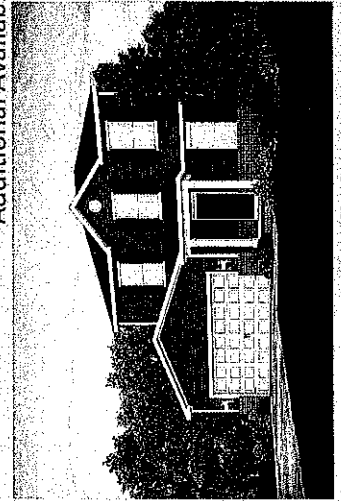
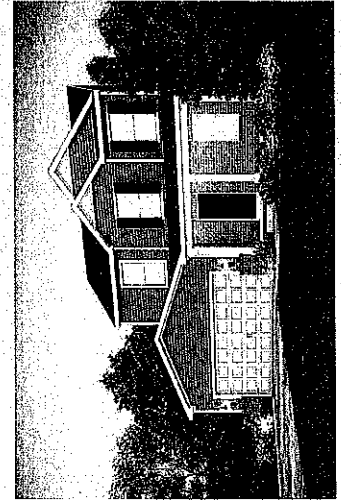


Actual Photo

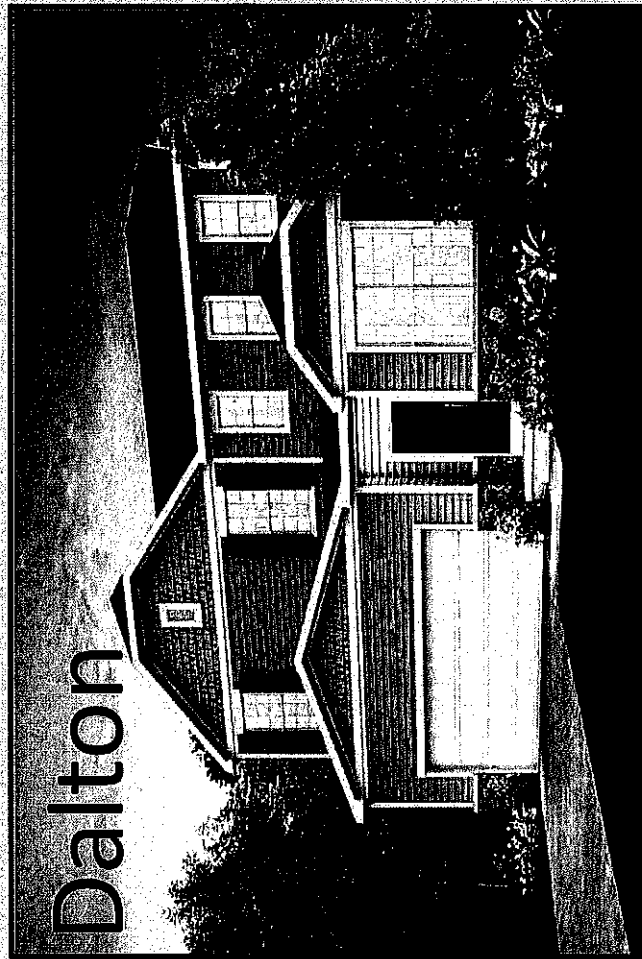
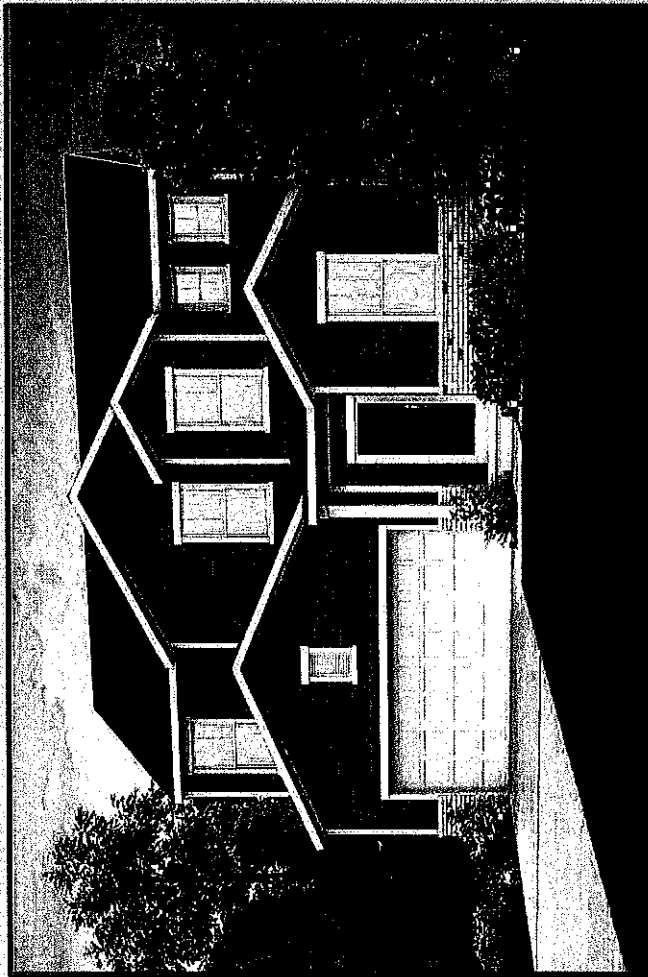


Added Craftsman Elevation

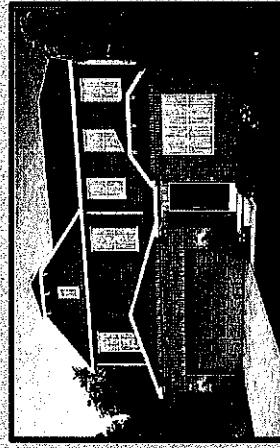
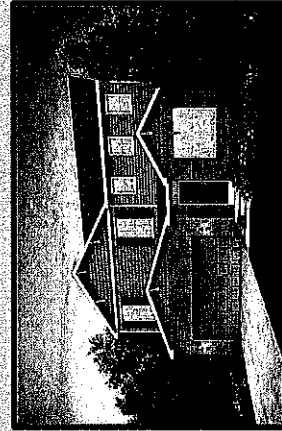
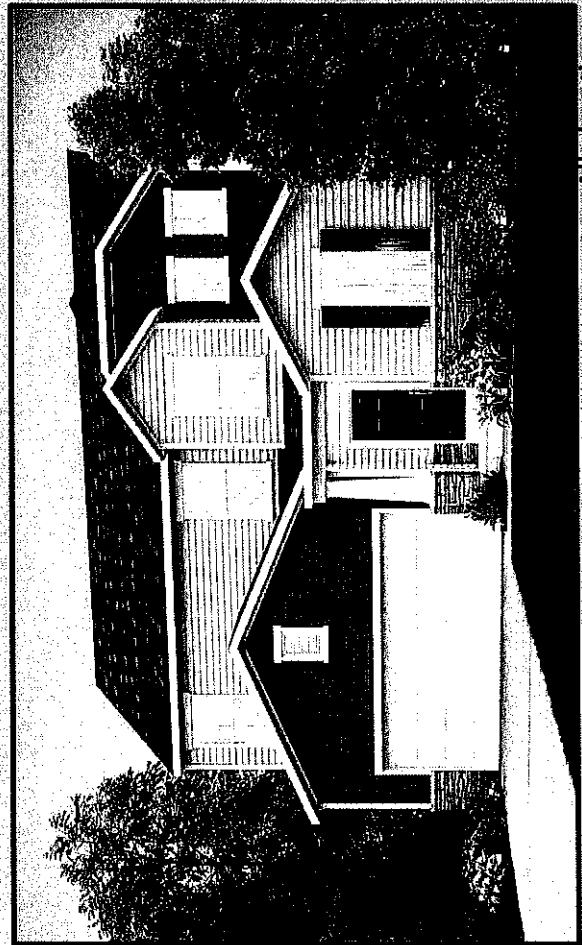
Additional Available Elevations



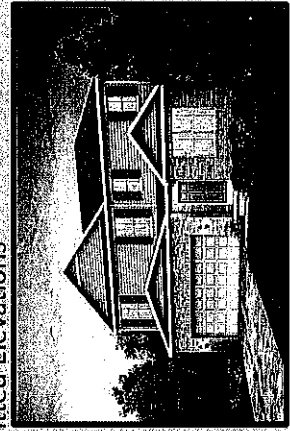
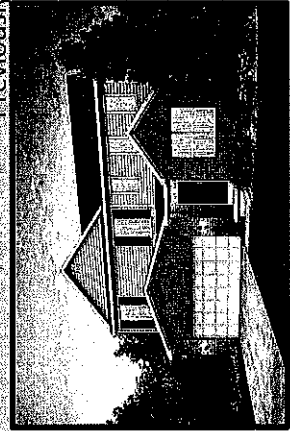
All elevations are typical and representative



Added Craftsman Elevations



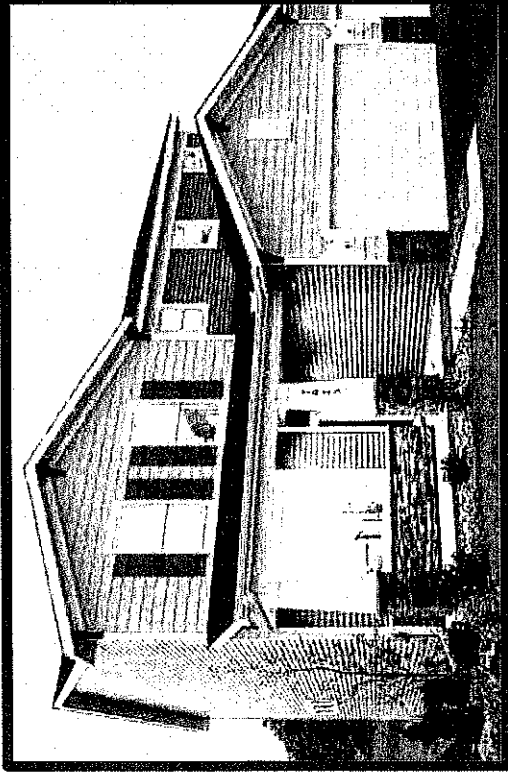
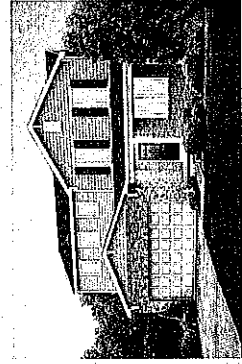
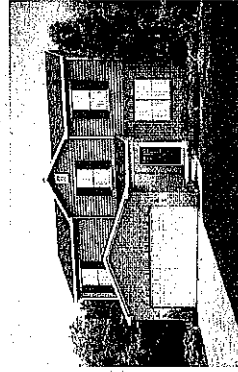
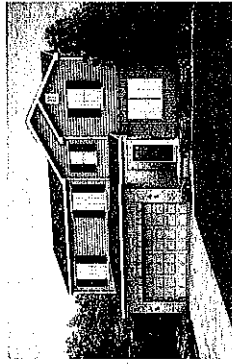
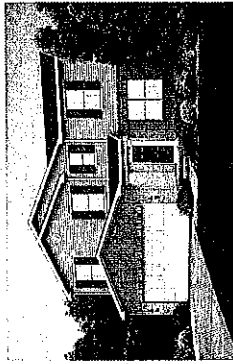
Previously Submitted Elevations



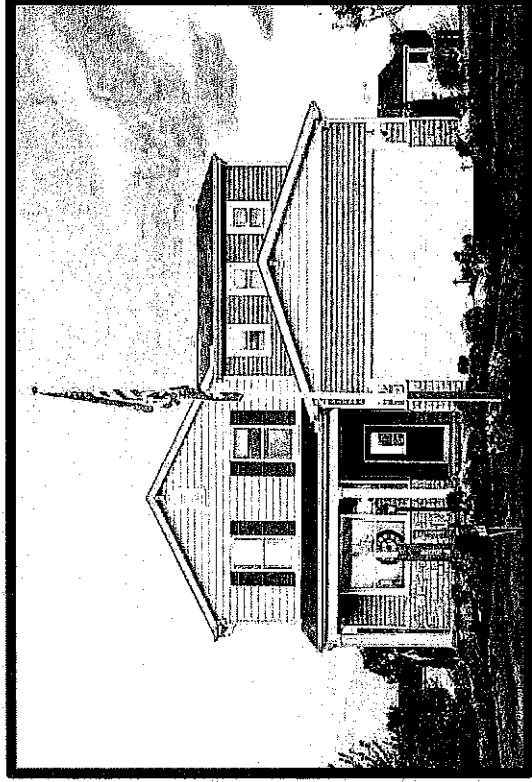
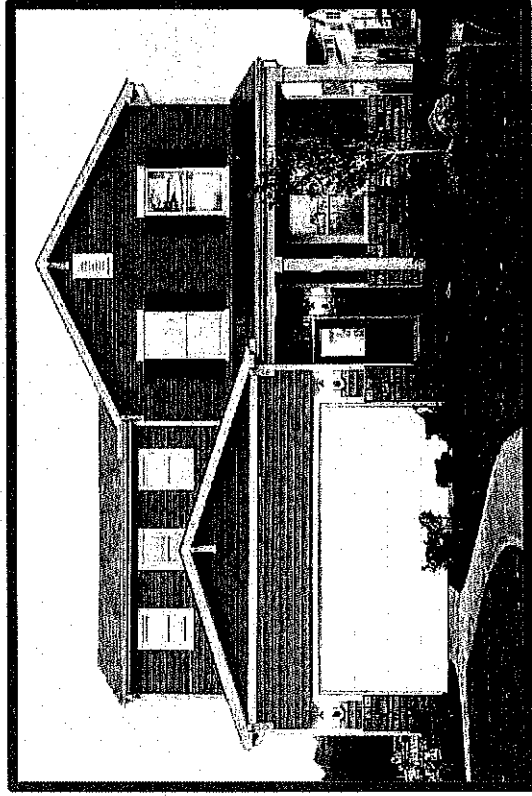
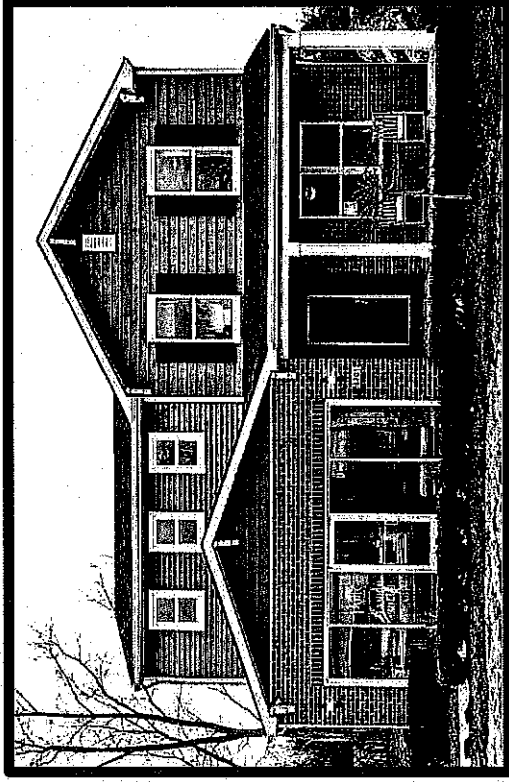
All elevations are typical and representative

# Aspire

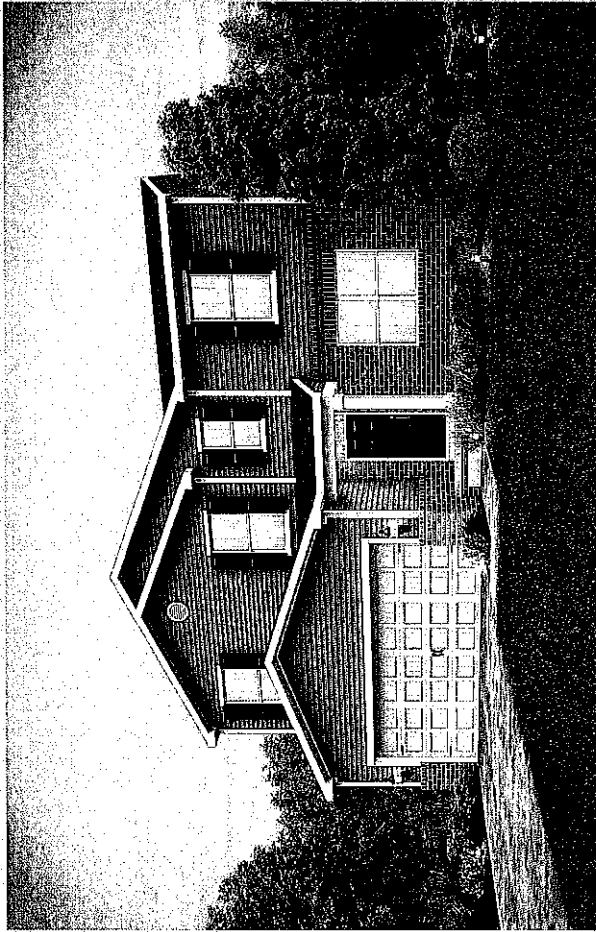
Previously Submitted Elevations



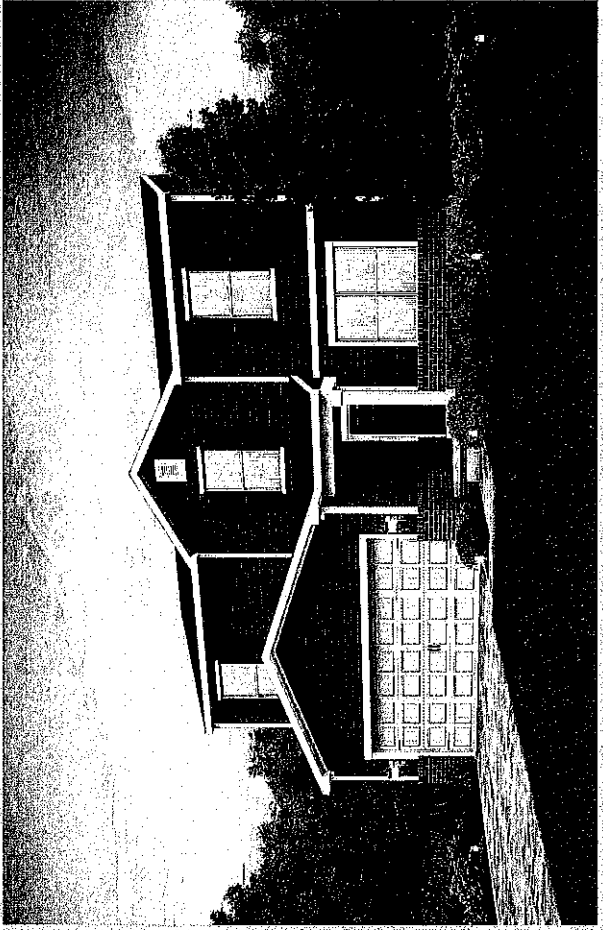
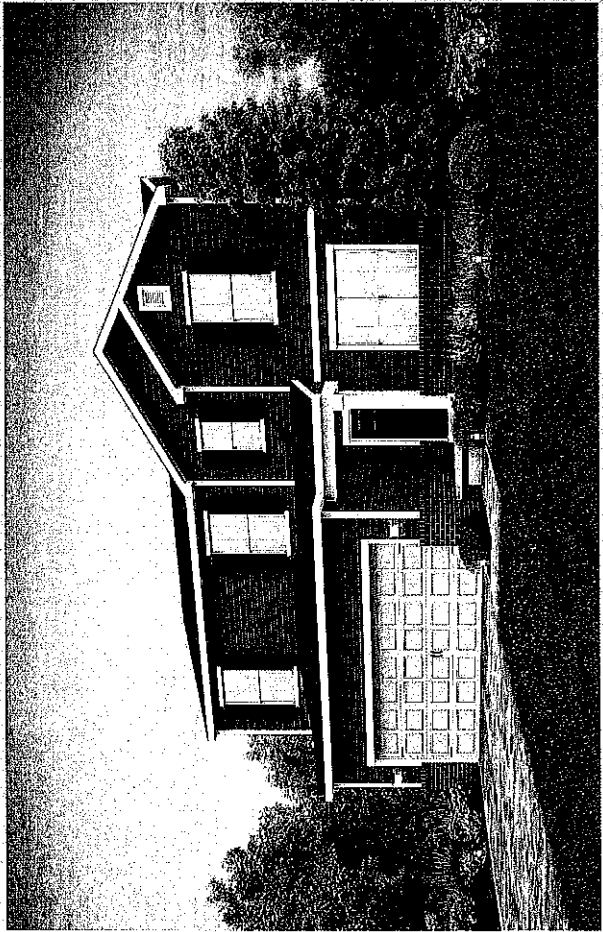
Actual Photos & Stone versions



All elevations are typical and representative

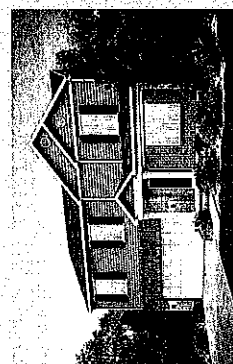
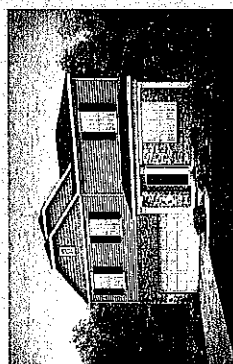
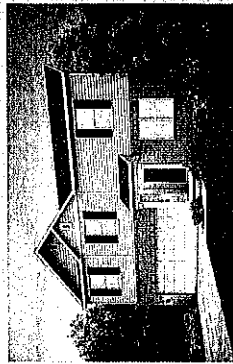
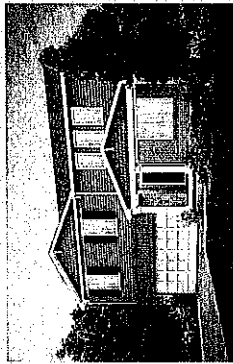


Additional Available Elevations

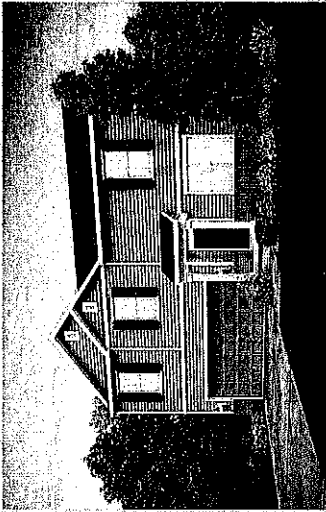
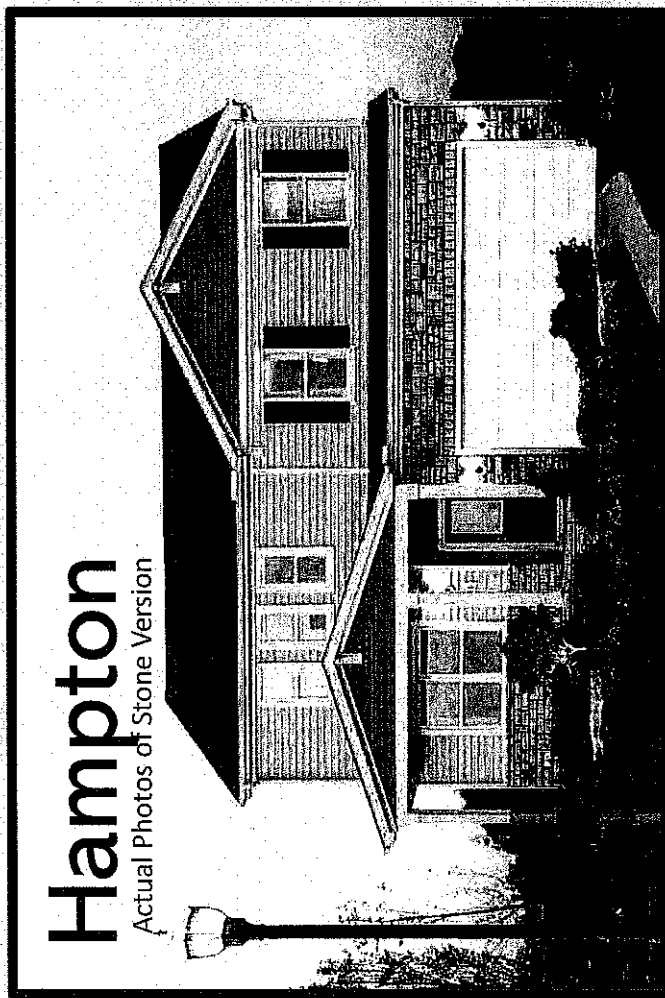


All elevations are typical and representative

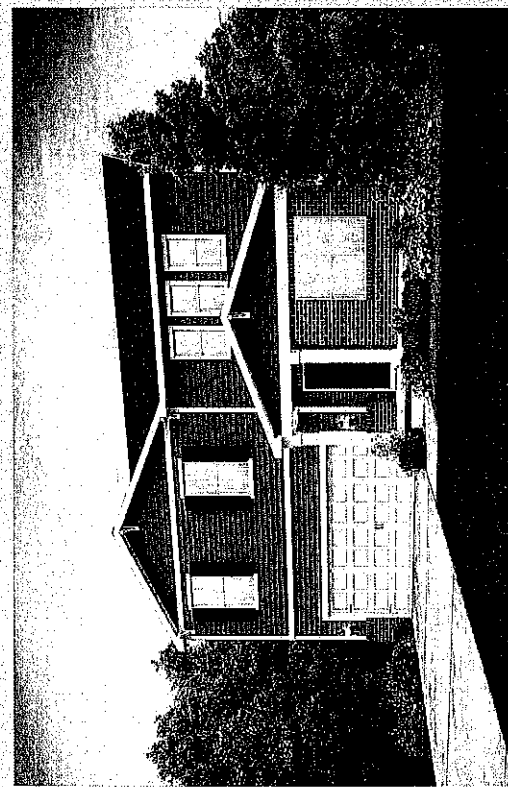
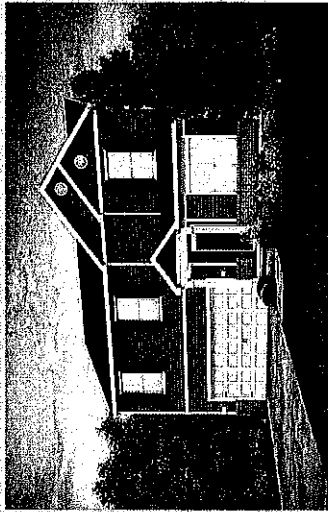




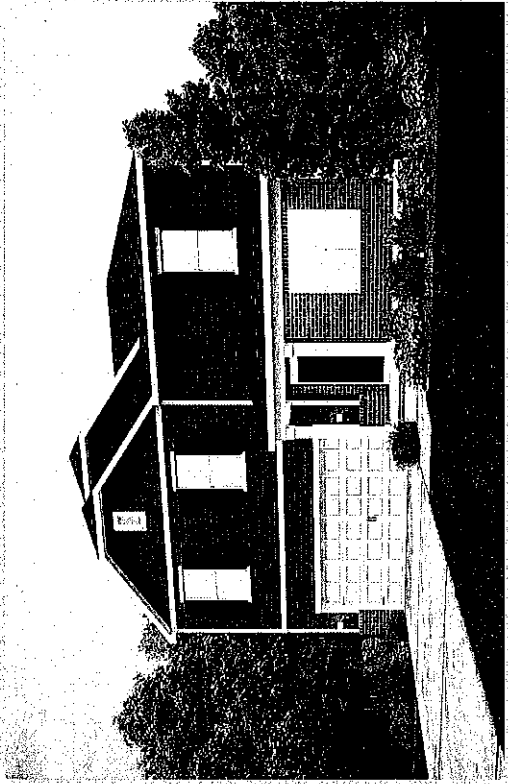
Previously Submitted Elevations



Additional Available Elevations

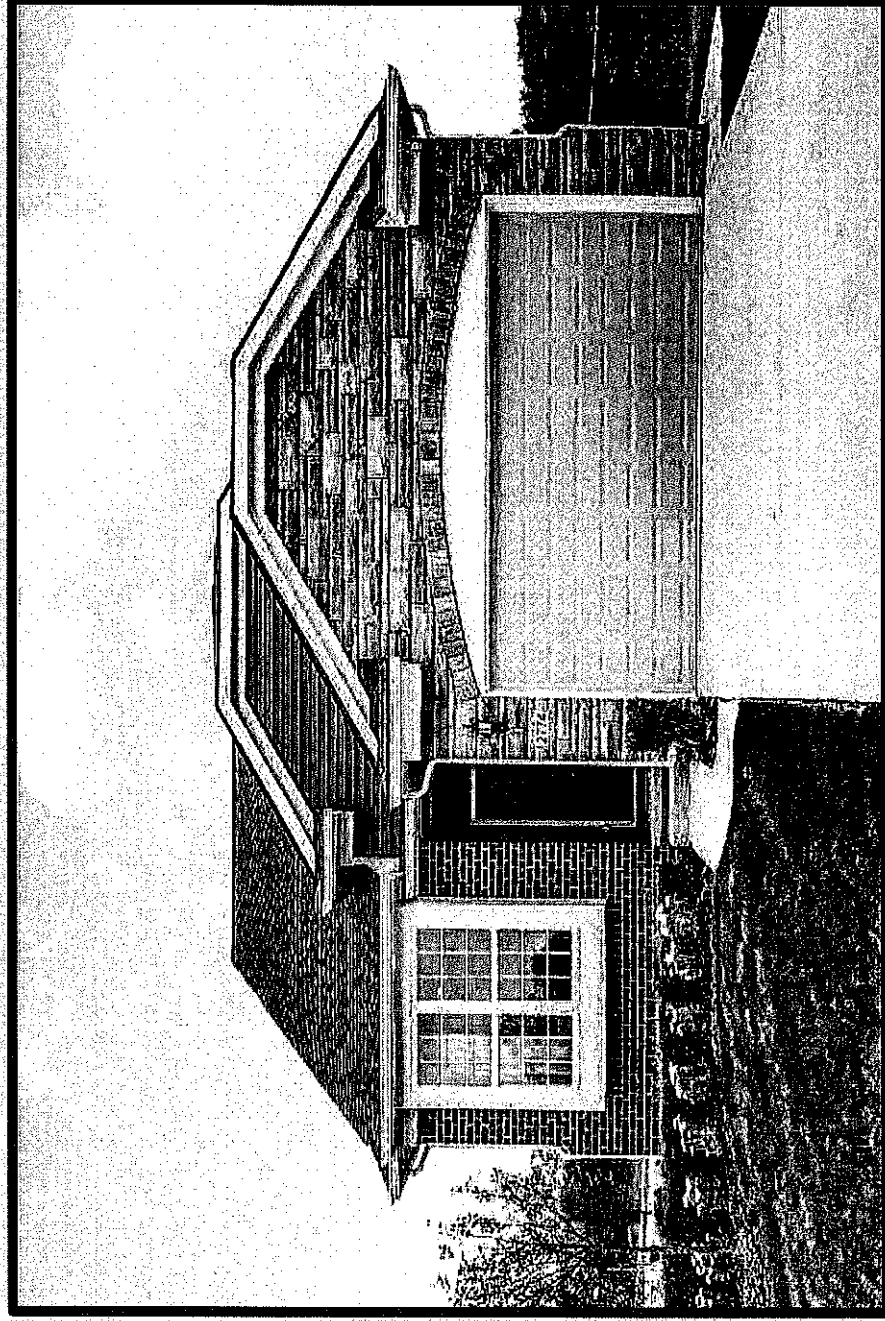


All elevations are typical and representative

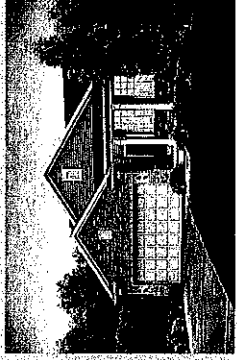
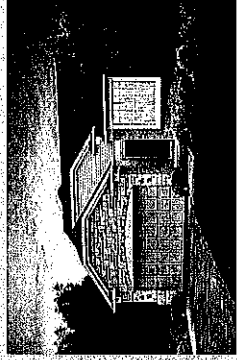
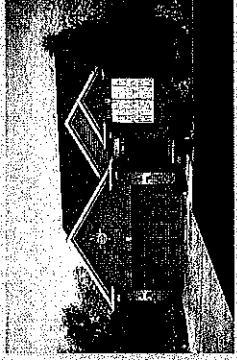
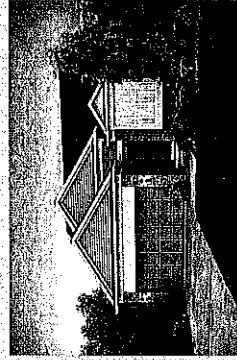
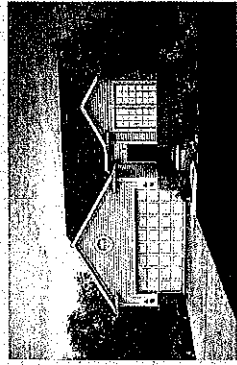


Additional Available Elevations

# York



All elevations are typical and representative



March 4, 2020

Planning Commission  
City of South Lyon  
335 S. Warren Street  
South Lyon, MI 48178

Subject: Fieldstone Site Condominium, Planned Development (PD) Rezoning and Preliminary PD Site Plan Review

Description of Application:	The applicant is requesting Planned Development (PD) rezoning and Preliminary PD Site Plan approval for the proposed development of a 50-unit single-family residential development on an 11.635 acre parcel.
Site Location:	South side of Eleven Mile, 1/4 mile west of Pontiac Trail
Applicant:	Pulte Homes of Michigan, LLC 100 Bloomfield Hills Parkway, Suite 150 Bloomfield Hills, MI 48304
Current Zoning:	RM-1, Multiple-Family Residential District
Plan Date:	January 23, 2020

Dear Planning Commissioners:

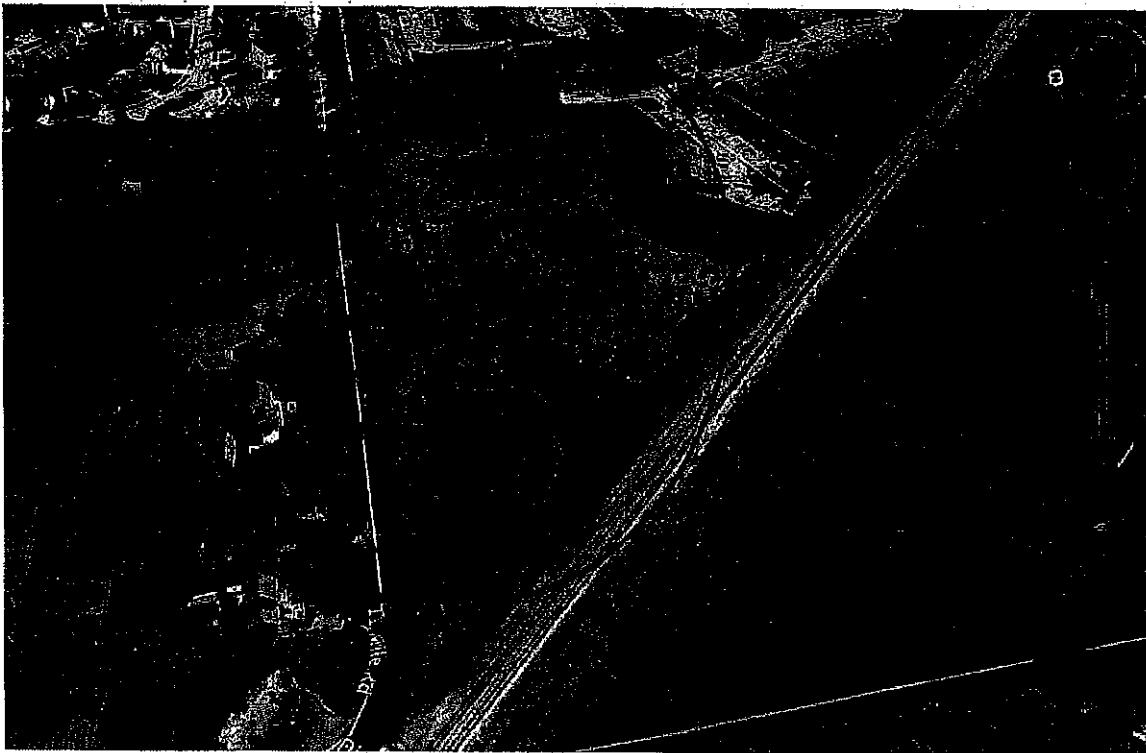
We have reviewed the above Planned Development (PD) Rezoning and Preliminary PD Site Plan request to construct a 50-unit, detached single-family residential site condominium development fronting 11 Mile Road and abutting Colonial Acres (to the east and south). The site is triangular in shape and bordered by 11 Mile Road and single-family residential to the north; the railroad and multiple family condominium units to the east and south. A pond is also located at the northwest corner of the site. This property is currently zoned RM-1 Multiple Family, where if developed as multiple family residential could accommodate up to 154 units (given all other height, bulk, density and area regulations area met).

#### BACKGROUND

This parcel has been presented to the Planning Commission a few times over the past several years. Proposals have included single-family condominium units in a Planned Development ranging from a 60-unit, single-story "empty-nester" targeted development, to a 50-unit multiple story/floor plan, family-centric development. The originally approved development (formerly known as Thomasville) was for the empty-nester housing to meet the demand for this type of housing and was a qualifying condition for the PD project. To approve the rezoning of this property to Planned Development, the project must meet Zoning Ordinance standards (Section

102-382). The Planning Commission should determine the qualifying conditions that support the rezoning and waiver of certain zoning ordinance standards.

This application for PD Rezoning and Preliminary PD Site Plan approval has 50 single family condominium units with both single- and multiple-story elevations/floor plans. Much of this proposed plan is similar to the last plan reviewed in 2018/2019, using the same entryway location off of Eleven Mile Road and the same road layout and circulation. The major difference is that the applicant has shown the largest possible footprint for each model options that may include enclosed sunroom, extended garages, and the resulting lot coverage calculations (should the purchaser choose every option on the model).



#### **CURRENT ZONING REQUIREMENTS**

The RM-1 District allows the development of single-family residential units as a permitted use, provided the dimensional requirements of the R-3 District are met. The R-3 District permits a maximum density of 3.7 units per acre (Section 102-457(n), Notes to Schedule of Regulations) with a minimum lot size of 8,750 square feet. Based upon the total acreage, this means that 43 units would be allowed by right under the R-3 District. Fifty (50) units are proposed. To develop the site as shown, the applicant must utilize the PD, Planned Development Option.

#### **PLANNED DEVELOPMENT (PD) REVIEW AND APPROVAL PROCESS**

A Planned Development is an “overlay zoning” in that the requirements of the underlying district are met. In exchange for community benefits, like increased density and creative use of land, the City may waive certain standards in order to develop the site. The proposed PD, Planned



Development Rezoning and corresponding Preliminary PD Plan approval provide general acceptance of the road layout, unit (lot) sizes, open space, preliminary landscaping, and housing designs. A public hearing is scheduled, as required under the ordinance, for PD Rezoning and Preliminary PD Site Plan review, and the Commission will make a recommendation to City Council on the Rezoning and on the Preliminary Site Plan. If the PD Rezoning, and corresponding Preliminary PD Plan, is approved by City Council, the applicant will return to the Planning Commission for Final PD Plan review and recommendation to City Council. All of the requirements for site plan submissions in Article IV of the zoning ordinance must be complied with at that time.

#### **PD, PLANNED DEVELOPMENT REZONING REVIEW STANDARDS**

Section 102-382 of the Zoning Ordinance lists the following standards that must be met for consideration of a Planned Development rezoning request:

- a. The uses proposed will have a beneficial effect, in terms of public health, safety, welfare or convenience or any combination thereof, on present and potential surrounding land uses. The uses proposed will encourage a more efficient use of public utilities and services and lessen the burden on circulation systems, surrounding properties, and the environment. This beneficial effect for the city (not the developer) shall be one which could not be achieved under any other single zoning classification.***

Review Comment: The proposed use will create less density than a multiple family residential development. Correspondingly, with less units, traffic and demands on utilities and public services will be less than required for multiple family. However, the development will be much more compact than originally anticipated. The proposed development *may* increase property values in the surrounding area.

- b. The uses proposed shall be consistent with the master plan of future land use for the city.***

Review Comment: The proposed future land use designation for the site is Suburban Residential, which includes "Planned developments that may contain a mix of suburban and traditional residential."

- c. The zoning is warranted by the design and amenities incorporated in the development proposal.***

Review Comment: Given the unique characteristics of the site (unusual shape, a pond, proximity to a railroad, etc.) a Planned Development is more appropriate than a project developed under RM-1, Multiple-Family Residential zoning regulations. The major concern is whether the narrow roads and driveways will be suitable for larger houses, and the potential for additional vehicles, than the originally-approved empty nester units.

- d. Usable open space shall be provided, at least equal to the total of the minimum usable open space which would be required for each of the component uses of the development. The city may, if deemed appropriate, require for planned developments more or less open space than that required by this chapter.***

Review Comment: Given the challenging shape of the lot and unique characteristics of the site, the open space is provided between the units that back up to one another, thereby preventing the creation of through-lots. The pond at the northwest corner of the site will also be used as a detention basin; some trees along 11 Mile Road will be preserved; and a passive recreation trail is planned around the pond.

- e. Off-street parking sufficient to meet the minimum required by section 102-476 shall be provided and the city may, if deemed appropriate by the city require for planned developments more or less parking than that required by this chapter.***

Review Comment: Under the R-3 zoning designation, single family residential units must provide two (2) parking spaces per unit on the property it serves. Each proposed unit has a garage and driveway meeting this standard. The narrower roads will make it more difficult to accommodate additional vehicles in the future, primarily and visitors.

- f. Landscaping shall be provided so as to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. The city may, if deemed appropriate, require for planned unit developments more or less landscaping than that required by this chapter.***

Review Comment: Landscape buffering is to be provided along the south and east property lines, abutting the existing condominium units. Additional landscaping is proposed along the railroad tracks to create a vegetated buffer.

- g. Vehicular and pedestrian circulation, allowing safe, convenient, uncongested and well-defined circulation within and to the district shall be provided.***

Review Comment: Vehicular access to the property will be from 11 Mile Road and meets the above criteria. Sidewalks are also provided within the project, however, there are several locations where a connection needs to be made to create safe pedestrian circulation.

- h. Natural and historical features of the district shall reasonably be protected and preserved.***

Review Comment: The pond and some trees on the northern edge of the property will be preserved under this project.

# **PRELIMINARY PD PLAN REVIEW COMMENTS**

Section 102-131(a) of the City of South Lyon Zoning Ordinance lists the submittal requirements for site plan review. Based on our review of the proposal, discussions with the applicant, and comments received from the Planning Commission during Conceptual Review of the project, we offer the following for your consideration:

1. **Overall Density.** *Section 102-387(b)(1), General Design Standards*, of the ordinance states that "The maximum permitted residential density for single-family dwelling shall not exceed the density allowed for the area currently zoned single-family as shown on the zoning district map." The current zoning designation for the subject property is RM-1 but the ordinance states that "The standards of the schedule of regulations applicable to the R-3 one-family residential district shall apply as minimum standards when one-family detached dwellings are erected." Footnote (n) for the R-3 District also states that "Single-family detached condominiums in condominium subdivisions shall meet all requirements and standards of the district in which such dwellings are to be constructed, including minimum floor area requirements, and excepting minimum lot size, which shall be so developed that the number of dwelling units per gross acre shall not exceed the following: (4) R-3, 3.7 dwelling units per gross acre." **The applicant is requesting 50 units at a density of 4.7 dwelling units per acre.**

**A waiver will have to be granted to allow an overall density of approximately 4.7 units per acre.**

2. **Area and Bulk.** The proposed site was reviewed in accordance with Section 102-456, Schedule limiting height, bulk, density, and area, as described in the following table:

<b>Standard</b>	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
<b>Unit (Lot) Area</b>	8750 sq. ft.	Average of 5,823 square feet	Does not meet standard <b>A waiver is required by the Planning Commission</b>
<b>Unit (Lot) Width</b>	70 feet	50 feet	Does not meet standard <b>A waiver is required by the Planning Commission</b>
<b>Residential Density</b>	3.7 units/acre max.	5.2 units/acre	Does not meet standard <b>A waiver is required by the Planning Commission</b>
<b>Front Yard Setback</b>	25 feet	25 feet	Meets standard
<b>Side Yard Setback</b>	6 feet minimum one side/total of	5/10	Does not meet standard <b>waiver is required by the Planning Commission</b>

	16 ft. for both		
<b>Rear Yard Setback</b>	35 feet	30 feet (exception to the 30 foot rear yard setback are: Lot 7=25 feet Lot 18=25 feet Lot 20=15 feet Lot 21=15 feet Lot 22=5 feet)	Does not meet standard <b>A waiver is required by the Planning Commission</b>
<b>Building Height</b>	2 stories, 25 feet	2 stories, 25 feet	Meets standard
<b>Building Coverage</b>	25%	30% average Individual lots range from 17.8% to 30.9%	Does not meet standard <b>A waiver is required by the Planning Commission</b>

3. **Units:** The units (lots) range has not been provided. The average size of a unit is 5,823 square feet. The applicant has shown specific models on specific lots to demonstrate that a particular model can be build within the setbacks (with exception of the noted lots).

The proposed lot coverage on some lots exceeds the maximum of 25%. The applicant states that the average lot coverage by buildings is 30% (average). To calculate lot coverage and verify these calculations, the square footage of each unit (lot) should be provided in a table on the plans.

The City recently amended the Zoning Ordinance to permit a maximum lot coverage (of all buildings) not to exceed 25% and an additional 10% for impervious structures (decks, patio, swimming pool).

The Planning Commission may grant a waiver of the lot coverage requirement, but should also consider the number of waivers the applicant is requesting. The proposed reduced unit size allows a higher density than is permitted and given that the applicant is also requesting a waiver for lot width, side yard and rear yard, the Commission should determine if allowing a greater lot coverage will overbuild the units.

**Six (6) dimensional waivers will have to be granted to reduce the density, lot size, lot width, side yard setback, rear yard setback, and lot coverage.**

4. **Overall Layout.** The layout of the proposed development takes into account the surrounding land uses and natural constraints. The streets are designed in a curvilinear pattern to maximize the usable area of the site. The overall layout of the development echoes and complements neighboring residential developments.

5. **Circulation:** The proposed development is accessed from the paved portion of Eleven Mile and will be a two-way traffic pattern. The roads are 30 feet from back of curb to back of curb. Due to the width of the roadway, on-street parking may be an issue if cars are permitted to park on both sides of the street. The Police and Fire Departments had originally requested a full road connection with Lexington Drive (Colonial Acres) to improve emergency access to that development, but the condominium association would not agree. An access easement agreement to the property line is the next best option, just in case the connection can be made sometime in the future. This easement should be put in place prior to issuance of building permits.
6. **Pedestrian Circulation.** The applicant shows a five (5) foot sidewalk along the interior of the property with the exception of Lots 17, 27, and 28 and the north side of Fieldstone Circle. The proposed sidewalk plan has "gaps" in connection and forces residents to walk on the street to access the walking path. Sidewalks should be installed in the noted locations to provide connection. Additionally, the applicant shows a sidewalk along Eleven Mile, from the east property line and terminating at Lexington Drive. This sidewalk should be continued along Eleven Mile Road to the end of the property
7. **Emergency Access.** The Police and Fire Departments requested the installation of a paved, gated emergency access drive to 11 Mile Road. This has been provided and details for construction and maintenance will have to be provided at the time of Final PD Plan review.
8. **Natural Features.** The existing pond is surrounded (west, south, and east sides) by trees. The landscape plan does not show existing woodlands surrounding the pond, however, shows new plantings. It is not clear if the existing trees will be removed. Existing trees should be shown in addition to any new plantings. The tree removal and replacement tree calculations and general landscape data are not provided and must be shown on the Final PD Site Plan.
9. **Open Space/Park Area.** A pond exists at the northwest corner of the property, as well as open areas between the rears of units on Fieldstone Circle. A walking path is provided around the pond. Specification for benches are included on the site plans, however, their location is not shown. Walking along the path is the only active recreation proposed. The applicant should consider adding other activities.
10. **Preliminary Landscape Plan.** The preliminary landscape plan provides both the required landscaping and street trees. While a buffer zone is not required between the two properties (Fieldstone and Colonial Acres), due to the concerns of Colonial Acres residents, the applicant is providing a six (6) foot vinyl privacy fence along the property line, adjacent to Colonial Acres, as well as narrow evergreen trees (five (5) foot minimum height). We recommend that the minimum size at the time of planting be six (6) feet in height. The plantings and fencing should be installed prior to construction on the development.

11. **Building Elevations.** The use of high-quality building elevations and materials is critical to the successful development of a small lot, single-family project such as this. The applicant is proposing five (5) different floor plans with optional add-on features to each plan. The footprints of each plan are provided, however, the applicant has not provided elevations. Example photos of the York and the Aspire were provided with the project summary. The photos show brick on the garages and first floor with siding on the second story. The applicant's project summary states that brick is optional on the sides and rear and that options (sunroom, etc.) add more interest and variety to the elevations, eliminating the need for the brick (to break up the rear facades). The Planning Commission should consider requiring that houses constructed without a sunroom or gathering room have brick/stone (or other approved material) on the side and rear elevations.

**The applicant should bring façade plans and material samples to the Planning Commission meeting for review and approval.**

## **RECOMMENDATION**

Based upon the above review, there should be discussion about whether the proposed larger houses would be suitable for this development, which was originally designed for smaller empty-nester units. If the Planning Commission is of the opinion that the proposed project meets the qualifying conditions of the PD, we recommend that the Planning Commission recommend approval to City Council for the PD, Planned Development rezoning and Preliminary PD Site Plan for the Fieldstone development, with:

1. a waiver to allow an average lot area of 5,823 sq. ft.;
2. a waiver to allow a minimum lot width of 50 ft.;
3. a waiver to allow an overall density of 4.3 units per acre;
4. a waiver to allow a side yard setback of 5 feet, totaling a minimum of 10 feet between structures;
5. a waiver for rear yard setbacks that in some cases drops 30 feet;
6. gaps in the internal sidewalk connection and long Eleven Mile Road be installed;
7. require that the installation of landscape buffering abutting Colonial Acres to be installed at the beginning of the project/construction;
8. brick or stone be required on first-floor side elevations;
9. brick or stone be required on first-floor rear elevations if a sunroom or gathering room is not added to the base model.
10. missing landscape calculation and unit data (square footage) be provided; and
11. draft condominium documents to be submitted during final site plan approval.

If you have any further questions, please contact us at 810-335-3800.

Sincerely,

CIB PLANNING

A handwritten signature in black ink, appearing to read 'Kelly M', with a stylized flourish at the end.

Kelly McIntyre  
Director of Planning



STREET: 105 W. Grand River  
Howell, MI 48843  
PHONE: 517-552-9199  
WEBSITE: hrcengr.com

February 28, 2020

City of South Lyon  
335 South Warren  
South Lyon, MI 48178

Attn: Ms. Kelly McIntyre

Re: Fieldstone Site Condominium  
Preliminary Site Plan Review

HRC Job No. 20200201.02

Dear Ms. McIntyre:

We have reviewed the preliminary site plan for the proposed Fieldstone Site Condominium as prepared by The Umlor Group (dated January 23, 2020). Based on our review of the preliminary site plan, we offer the following comments:

Water Supply

1. The proposed water supply improvements will be required to be designed in accordance with the City of South Lyon's Engineering Design Standards.
2. The plans shall indicate the finish grades of all hydrants and gate well rims.
3. Fire Hydrant coverage will need to be provided in accordance with City of South Lyon Engineering Design Standards.

Sanitary Sewer

1. The proposed sanitary sewer improvements will be required to be designed in accordance with the City of South Lyon's Engineering Design Standards.

Storm Water Management

1. The proposed storm sewer improvements will be required to be designed in accordance with the City of South Lyon's Engineering Design Standards.
2. Fencing shall be required when the depth of the detention/retention pond exceeds 2 feet.
3. Proposed storm water system components shall be shown on the grading plan.

Bloomfield Hills  
555 Hulet Drive  
Bloomfield Hills, MI 48302  
248-454-6300

Delhi Township  
2101 Aurelius Rd.  
Suite 2A  
Holt, MI 48842  
517-694-7760

Detroit  
535 Griswold St.  
Buhl Building, Ste 1650  
Detroit, MI 48226  
313-965-3330

Grand Rapids  
1925 Breton Road SE  
Suite 100  
Grand Rapids, MI 49506  
616-454-4286

Jackson  
401 S. Mechanic St.  
Suite B  
Jackson, MI 49201  
517-292-1295

Kalamazoo  
834 King Highway  
Suite 107  
Kalamazoo, MI 49001  
269-665-2005

Lansing  
215 S. Washington St.  
Suite D  
Lansing, MI 48933  
517-292-1488



Pavement and Grading

1. Proposed grading and paving improvements will need to be shown and detailed on the plans as required in the City of South Lyon's Engineering Design Standards.
2. Sidewalks shall be 6" thick in the driveway crossings.
3. The subgrade aggregate material for the roads shall be 21AA limestone in 10" thickness.
4. Curb details to match City of South Lyon standards.
5. Verify the pavement section detail reference in the typical road cross-section on sheet C-1.0.
6. Underdrain is required behind the curbs. Please show and label this on the typical road cross-section.

Summary

Based on the above, this office recommends approval of the Preliminary Site Plan submittal. This approval is contingent upon the above items being addressed in the Final Site Plan submittal. The applicant should address the comments noted above and submit one (1) set of the Final Site Plan to the City of South Lyon Building Department for our review. This office is available to discuss the particulars of this review with the Applicant or his engineer, at their request.

If you have any questions or require any additional information, please contact the undersigned at 517-292-1484.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Paul L. Koppana, P.E.

PLK/plk

pc: City of South Lyon; P. Zelenak  
CIB Planning; C. Avantini  
HRC; R. Alix, M. Darga, file

**CITY OF SOUTH LYON  
OAKLAND COUNTY, MICHIGAN  
NOTICE OF PUBLIC HEARING**

**March 12, 2020**

**Rezoning Request RZ#20-01 and Preliminary Site Plan SPR#20-01  
(Pulte Homes of Michigan, LLC)**

Notice is hereby given that the City of South Lyon will hold a public hearing on **Thursday, March 12, 2020 at 7:00 p.m.** at City Hall, City Council Chambers, 335 S. Warren, South Lyon, MI, 48178 to hear all persons interested in a Planned Development (PD) Rezoning and Preliminary PD Site Plan approval request. Pulte Homes of Michigan, LLC has proposed a Planned Development, consisting of 50 single family residential units, located on the south side of Eleven Mile Road, west of Pontiac Trail, and east of the railroad tracks. The 10.64-acre parcel is currently zoned RM-1, Multiple Family Residential and the applicant is requesting to rezone the property to PD, Planned Development.

Information may be examined at the City of South Lyon City Hall, 335 S. Warren, South Lyon, Michigan 48178, between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to the Planning Department, City of South Lyon, 335 S. Warren, South Lyon, MI 48178.

The City will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon notice to the City. Individuals needing assistance should contact the City Clerk at (248)437-1735 or in writing at the above address.

CITY OF SOUTH LYON  
Lisa Deaton  
City Clerk

Published: South Lyon Herald, February 21, 2020

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MOLLY M THEIS  
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SOUTH LYON MI 48178 5300

ROBERT W MELLINGER  
RENEE S MELLINGER  
62550 11 MILE RD  
SOUTH LYON MI 48178 9266

AMIT PARIKH  
SHIRLEY PARIKH  
1159 COLT DR  
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NABIL ZAHER  
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DEARBORN MI 48126 1885

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STERLING HTS MI 48312 3370

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STEPHANIE A BLACKWELL  
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KATHERINE FRIEDRICH  
1011 COLT LN  
SOUTH LYON MI 48178 5301

JOHN MALASKY  
KYLE S MORGAN  
1171 COLT DR  
SOUTH LYON MI 48178

FREDRIC L BINGHAM  
KAREN M BINGHAM  
62250 11 MILE RD  
SOUTH LYON MI 48178 9245

GARRET SISCO  
JENNIFER SISCO  
1177 COLT DR  
SOUTH LYON MI 48178 5300

KENNETH SPRATKE  
LISA SPRATKE  
1017 COLT LN  
SOUTH LYON MI 48178 5301

GAINES GROMEK  
AMY GROMEK  
1189 COLT DR  
SOUTH LYON MI 48178 5300

TODD STARR  
1018 COLT LN  
SOUTH LYON MI 48178 5301

COREY M CARPENTER  
1128 COLT DR  
SOUTH LYON MI 48178 5300

BARRY ELWELL  
DEBRA ELWELL  
1165 COLT DR  
SOUTH LYON MI 48178 5300

# Oakland County to expand health care program over next three years

By Lauren Detroit Free Press  
USA TODAY NETWORK

Oakland County officials announced a new one-stop health program aimed at bringing together a wider range of services under one roof than any county office in Michigan for those who are uninsured or underinsured.

The program will offer not only traditional county health services — such as child immunizations and tuberculosis checkups — but also will add full primary health care, women's care including low- and no-cost contraceptives, dental care, substance abuse treatment and mental health treatment. The expanded care will be phased in over the next three years at the county's existing health clinics in Pontiac and Southfield.

It's aimed at the nearly quarter million Oakland County residents who are uninsured, on Medicaid or are on a marketplace exchange health plan, officials said.

After an initial investment not to ex-

ceed \$4 million over the three-year phasing-in period, the county expects additional federal funding to be obtained by its nonprofit partner — Pontiac-based Honor Community Health.

"So that we believe this program will be sustainable without the need for local taxpayer support," said County Executive David Coulter.

"We don't know of any other county in Michigan doing this," he said, calling the program "transformational."

For too long, services have been separated by miles between agencies, "keeping them in silos," he said. That has kept needy county residents from getting the full range of care and assistance that could ultimately cut health care costs by, for example, reducing the frequency of their visits to hospital emergency rooms, Coulter said.

In addition, by collaborating with another nonprofit — OLHSA, the Oakland Livingston Human Service Agency — the same locations will offer OLHSA's array of social and economic aid.

It includes aid to early childhood education, home heating and weatherization assistance, housing assistance for homeless people, food assistance and nutrition counseling, financial counseling and special services for seniors, said Susan Harding, CEO of OLHSA, who joined Coulter and several Oakland County commissioners at a morning news conference in Pontiac, at the Oakland County Health Division building.

"We're excited because breaking down silos is a passion of ours," Harding said.

Oakland County Commissioner Helena Zack, D-Huntington Woods, a social worker with an office in Birmingham, said she had long dreamed of making county health care a one-stop, multi-service program.

"Presently, our public health nurses do the best they can to link people with other services. But so often, it falls through the cracks" because patients must make appointments elsewhere and find the time to keep them. As chair of the bipartisan county Board of Commissioners' finance committee, Zack said, "We did set aside, in our year-end budget, \$4 million for this — that's the maximum" that may be spent on the projected three-year expansion of services.

Also at the news event with Coulter and Zack was county Board of Commissioners Chair Dave Woodward, D-Royal Oak, who predicted that the expanded program would win bipartisan support from commissioners when it comes to a vote.

"It's been a priority of the board for a long time to improve health care to the county," Woodward said.



Oakland County Commissioner Helena Zack, who represents Huntington Woods and neighboring communities, stands with County Executive David Coulter in front of maps showing the gaps they plan to fill in the county's delivery of primary medical care and mental health care. BILL LATNER/DETROIT FREE PRESS

# Goal to raise \$50,000 in 2 months for Milford Skatepark

Susan Bromley Detroit Free Press  
USA TODAY NETWORK — MICHIGAN

The final push for construction of the Milford Skatepark has begun with a goal to raise another \$50,000 in two months.

Village Manager Christian Wuerth launched a Patrons' crowdfunding campaign for the skate park Feb. 12.

In the first day, it had raised more than \$5,000. If the goal is reached by April 12, the village will receive a \$50,000 matching grant through the Michigan Economic Development Council's Public Spaces, Community Places program.

"We have 60 days to raise our final \$50,000 and the matching grant money puts us over the final fundraising amount and we will begin construction pending weather in the spring," Kristi Stempien, Project 8-Park member, said. "The first phase is the majority of the park. We will be able to do it for under \$250,000."

Businesses, private individuals, and township and village officials pledged a total of more than \$150,000 in cash and in-kind donations, Stempien said.

Wuerth said the completion of the skate park in Milford has been a dream for more than 20 years and has been driven toward reality most recently by passionate kids and parents.

"The project is close to becoming a reality because of these local efforts," he said. "MEHC's support through the Public Spaces Community Places grant program will help immensely in making this dream happen in 2020."

Spolu Ranch is expected to construct the skate park this spring if the final \$50,000 is raised. Stempien said the village has never been so close to actually having a skate park.

"This is what we have been waiting for, we are going to actually have this space that will serve people of all abilities and kids of all ages," she said. "I anticipate the community will rally and we will meet our goals."

[sbromley@hometownlife.com](mailto:sbromley@hometownlife.com)

## hometownlife.com

Observer & Economic Newsmagazine

PART OF THE USA TODAY NETWORK

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## CITY OF SOUTH LYON OAKLAND COUNTY, MICHIGAN NOTICE OF PUBLIC HEARING

March 12, 2020

Rezoning Request RZ#0-01 and Preliminary Site Plan SPR#20-01  
(Fulte Homes of Michigan, LLC)

Notice is hereby given that the City of South Lyon will hold a public hearing on Thursday, March 12, 2020 at 7:00 p.m. at City Hall, City Council Chambers, 206 S. Warren, South Lyon, MI 48178 to hear all persons interested in a Planned Development (PD) Rezoning and Preliminary PD Site Plan approval request. Fulte Homes of Michigan, LLC has prepared a Planned Development, consisting of 89 single family residential units, located on the south side of Eleven Mile Road, east of Pontiac Trail and west of the railroad tracks. The 10.66-acre parcel is currently zoned B-1, Multiple Family Residential and the applicant is requesting to rezone the property to PD, Planned Development.

Information may be examined at the City of South Lyon City Hall, 206 S. Warren, South Lyon, Michigan 48178, between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to the Planning Department, City of South Lyon, 206 S. Warren, South Lyon, MI 48178.

The City will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon notice to the City. Individuals needing assistance should contact the City Clerk at (248) 497-1735 or in writing at the above address.

### CITY OF SOUTH LYON

Lisa Dorton

City Clerk

Published February 19, 2020

OP-MICHIGAN 3

## Salem Twp. Board of Review 2020 NOTICE TO THE TAXPAYERS AND PROPERTY OWNERS OF SALEM TOWNSHIP

THE BOARD OF REVIEW FOR SALEM TOWNSHIP WILL MEET ON TUESDAY MARCH 3rd AT 1:00 PM AT THE TOWNSHIP HALL FOR AN ORGANIZATIONAL MEETING. NO APPEALS HEARD AT THIS MEETING.

THE SALEM TOWNSHIP MARCH 2020 BOARD OF REVIEW WILL MEET TO HEAR APPEALS TO THE 2019 PROPERTY ASSESSMENTS ON THE DATES AND TIMES LISTED BELOW:

- WEDNESDAY, MARCH 11th, 9:00 A.M. TO 4:00 P.M. AND
- THURSDAY, MARCH 12th, 1:00 P.M. TO 4:00 P.M. AND 6:00 P.M. TO 9:00 P.M., AND
- FRIDAY, MARCH 13th, 9:00 P.M. TO 3:00 P.M.

ALL LETTER PETITIONS MUST BE RECEIVED BY MARCH 13TH, 2020, MAILED TO P.O. BOX 7002, SALEM, MI 48178 AFTER YOU RECEIVE YOUR NOTICE OF ASSESSMENT; THEN CALL FOR AN APPOINTMENT. PLEASE CALL 248-349-1460 EXT. 8. LETTER OF AUTHORIZATION IS REQUIRED FOR PERSONAL REPRESENTATIVE, SIGNED BY THE PROPERTY OWNER.

TENTATIVE RATIOS AND ESTIMATED MULTIPLIERS ARE AS FOLLOWS:

CLASSIFICATION	RATIO	MULTIPLIER
Agricultural	50%	1.6000
Commercial	50%	1.6000
Industrial	50%	1.6000
Residential	50%	1.6000
Personal	50%	1.6000

Del Wendy, Salem Township Clerk

Published February 19, 2020

OP-MICHIGAN 3



Join us for an evening with  
*Sarah Huckabee Sanders & Friends*  
benefiting Combat Veterans for Congress

Speakers: Jan Morgan, Charlie Kirk, Captain Joseph John, Rick Amato  
Purchase your tickets now! [aneveningwithsarah.com](http://aneveningwithsarah.com)  
Sponsorships And Gift Tickets For Veterans  
Also Available For Combat Veterans

WHERE: Laurel Manor Conference Center  
39000 Schoolcraft Rd. Livonia, Michigan  
WHEN: Friday, February 28, 2020

Main Event:  
From 6:30 to 9:30 PM  
VIP Reception:  
From 5:00 to 6:30 PM

248-716-5304 • [AnEveningWithSarah.com](http://AnEveningWithSarah.com)

Sponsors' appearance does not imply candidate endorsement. Funded by Combat Veterans for Congress PAC and Republicans for Congress. Approved by Republicans for Congress.



MICHIGAN.COM – Serving the  
OBSERVER & ECCENTRIC and HOMETOWN WEEKLY NEWSPAPERS  
6200 Metropolitan Pkwy, Sterling Heights, MI 48312

BE IT MADE KNOWN THAT THE FOLLOWING ADVERTISEMENT APPEARED IN:

Publication: South Lyon Herald  
Placed By: City of South Lyon  
Subject: Public Hearing March 12, 2020 – Pulte Homes  
Date of Publication: February 20, 2020

Susan Totoraitis (Susan Totoraitis), being duly sworn, deposes  
and says that the advertising illustrated above/attached was published in the  
South Lyon Herald Newspaper on the following date/s/: February 20, 2020,  
INVOICE number 355328, and as an authorized employee of the Observer and  
Eccentric Media, she knows well the facts stated/herein. Cost: \$141.60.

STATE OF MICHIGAN

NOTARIZED BY: Gina Anne Huff

DATED: February 20, 2020

Acting in County of Macomb

GINA ANNE HUFF  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF LIVINGSTON  
My Commission Expires March 9, 2023

**City of South Lyon  
Site Plan Review Application Form**

**The Following, To Be Completed By Applicant Prior To Submittal Of Site Plan:**

1. Developers Name PUTTE HOMES of MICHIGAN, LLC (ATTN: PAUL SCHYCK)  
Address 100 BLOOMFIELD PARKWAY, STE 150  
Phone Number (248) 820 - 7306
2. Legal Property Owner \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_
3. Site Plan Designers THE UMLOR GROUP  
Name WES UMLOR  
Address 49287 WEST ROAD  
Phone Number (248) 773-7656  
Registration Number PE: 6201054579, PS: 56369
4. Description of Proposed Development: X New \_\_\_\_\_ Addition
5. If an appeal of the strict application of the standards of the Zoning Ordinance is to be taken, please so indicate below.

Appeal Requested PD ZONING PROPOSED. BENEFITS & WAIVERS DESCRIBED IN ATTACHED NARRATIVE

For City Use Only:

Initial Site Plan Review fee paid (date) \_\_\_\_\_

Site Plan Application Number \_\_\_\_\_

Residential Site Plan

Non-Residential Site Plan

**CITY OF SOUTH LYON**  
**SITE PLAN REVIEW CHECK LIST FORM: PAGE 2**

Prior to submittal of a site plan, the applicant shall review the following elements for inclusion, where applicable, on the site plan, and shall be in sufficient detail to meet the intent and purpose of the review process. The applicant will check the box in the left hand column marked 'Applicant' only and will mark all applicable elements. A check mark by the applicant for each element involved will indicate that the applicant made the proper notation on the site plan. If the applicant is satisfied that all such information required is properly noted on the site plan, the applicant will sign and date the checklist in the place provided and submit the signed Site Plan Review Application Form with the site plan to the Planning Commission Coordinator. The applicant will check only the column marked 'Applicant'.

	Checked by Applicant	Checked by Review Agency
1. Name of Development	<input checked="" type="checkbox"/>	
2. Name, address & phone number of:		
a. Developer	<input checked="" type="checkbox"/>	
b. Legal Owner	<input checked="" type="checkbox"/>	
c. Designer/Firm	<input checked="" type="checkbox"/>	
d. Designer Registration No. and Seal	<input checked="" type="checkbox"/>	
3. Scale of Drawing		
a. If less than 3 acres- 1" = 50'	<input checked="" type="checkbox"/>	
b. If more than 3 acres 1" = 100'	<input checked="" type="checkbox"/>	
c. Sheet size shall not exceed 24" x 36"	<input checked="" type="checkbox"/>	
d. Legend	<input checked="" type="checkbox"/>	
4. Date	<input checked="" type="checkbox"/>	
5. North Point	<input checked="" type="checkbox"/>	
6. Complete legal description of entire site i.e. Metes & Bounds description if acreage Parcel, lot #(s) and subdivision name. All Legal descriptions will include:		
a. Gross # of acres	<input checked="" type="checkbox"/>	
b. Net usable acres	<input checked="" type="checkbox"/>	
c. Section Number	<input checked="" type="checkbox"/>	

d.

	Checked by Applicant	Checked by Review Agency
7. Vicinity Sketch or Site Map which does not have to be drawn to scale	<input checked="" type="checkbox"/>	
8. Topographic elevations at 10 foot intervals on and off the site	<input checked="" type="checkbox"/>	
a. Existing	<input checked="" type="checkbox"/>	
b. Proposed	<input checked="" type="checkbox"/>	
9. Existing drainage courses and existing lake or stream elevation's	<input checked="" type="checkbox"/>	
10. The location of all existing & proposed on-site utilities including their connection to off-site utilities		
a. Water Supply	<input checked="" type="checkbox"/>	
Existing	<input checked="" type="checkbox"/>	
Proposed	<input checked="" type="checkbox"/>	
b. Sanitary Sewer Supply	<input checked="" type="checkbox"/>	
Existing	<input checked="" type="checkbox"/>	
Proposed	<input checked="" type="checkbox"/>	
c. Storm Sewer Supply	<input checked="" type="checkbox"/>	
Existing	<input checked="" type="checkbox"/>	
Proposed	<input checked="" type="checkbox"/>	
d. Electric Supply (above & below ground)	<input checked="" type="checkbox"/>	
Existing	<input checked="" type="checkbox"/>	
Proposed	<input checked="" type="checkbox"/>	
e. Telephone Supply (above & below ground)	<input checked="" type="checkbox"/>	
Existing	<input checked="" type="checkbox"/>	
Proposed	<input checked="" type="checkbox"/>	
f. Gas Supply	<input checked="" type="checkbox"/>	
Existing	<input checked="" type="checkbox"/>	
Proposed	<input checked="" type="checkbox"/>	
g. Other	<input checked="" type="checkbox"/>	
Existing	<input checked="" type="checkbox"/>	
Proposed	<input checked="" type="checkbox"/>	
11. Existing Zoning Classification of the parcel	<input checked="" type="checkbox"/>	



	Checked by Applicant	Checked by Review Agency
12. Existing Zoning Classification of adjacent parcels	✓	
13. Existing land use on adjacent parcels	✓	
14. The location of all existing buildings & structures within 100' of parcel	✓	
15. The location of all building and structures on site.	✓	
16. All building/structure height's	✓	
17. Location of all off-street parking spaces including required handicapped spaces, vehicle maneuvering lanes, and service drives	✓	
18. Location of all loading/unloading facilities	✓	
19. Location of all driveways, drives, and turning lanes	✓	
20. Location of all drives, driveways & intersections across abutting streets from parcel	✓	
21. Names, locations, right-of-way widths, center- lines, and pavement widths of all bordering roads, streets, and easements	✓	
22. Location of all sidewalks	✓	
23. Critical site dimensions		
a. Along property lines	✓	
b. Between buildings	✓	
c. Between parking & buildings	✓	
d. Between parking & parcel lines	✓	
e. Between principal & accessory buildings	✓	
f. Parking space width/length (typical)	✓	
g. Vehicle maneuvering lane/service drive widths	✓	
h. Curb radius (entrances)	✓	
i. Between buildings & parcel lines	✓	
j. Between buildings & retention/detention ponds	✓	

	Checked by Applicant	Checked by Review Agency
24. Building Layouts (typical floor plan) including:		
a. Principal entrances & service entrances	✓	
b. The relationship between units within a building	✓	
c. Exterior building wall facade drawings of all exposed walls	✓	
25. Building elevation drawings showing the type and color of exterior building wall facade materials to be covered by signs to be attached to the building	✓	
26. Location, size & type of signs to be utilized shall be provided for the site and building's on the site. In instances where signs are not determined due to unknown occupants at the time of site plan review, it shall be required that all signs receive the review and approval of the Planning Commission prior to occupancy of a structure.	✓	
27. The location and extent of any outdoor storage areas	✓	
28. The type, height & extent of any outdoor storage areas	✓	
29. The type & height of screening for trash Receptacles	✓	
30. The location type & extent of any required screening devices.	✓	
31. A complete landscape planting plan identifying all landscape plantings by location, type and height. Where earth berms are used, their height and width shall be noted and a cross section of the berm included.	✓	
32. The location & type of all outdoor lighting	✓	

Checked by  
Applicant

Checked by  
Review Agency

**33. FOR MULTIPLE DWELLING DEVELOPMENTS:**

- a. The maximum lot coverage of all buildings shown
- b. Formula for distances between buildings shown
- c. Site density computations including total number of dwellings units and number of bedrooms per unit. When development is in phases, the requirements for b. and c. above shall be shown for each phase.

✓

✓

✓

**34. FOR NON-RESIDENTIAL USES:**

- a. Proposed use
- b. Gross & net usable square feet of floor area
- c. Seating capacity or maximum occupancy permitted
- d. Number of medical examining rooms dental chairs, and square footage of waiting rooms or beds
- e. Number of employees in largest working shift

N/A

N/A

N/A

N/A

N/A

I hereby certify that I have read and understand the above Checklist items and those items that apply to my site plan, are included on the site plan.

Signature of Applicant: X Paul W. Schyck PAUL W. SCHYCK

Date Received: \_\_\_\_\_

Initials of accepting staff \_\_\_\_\_

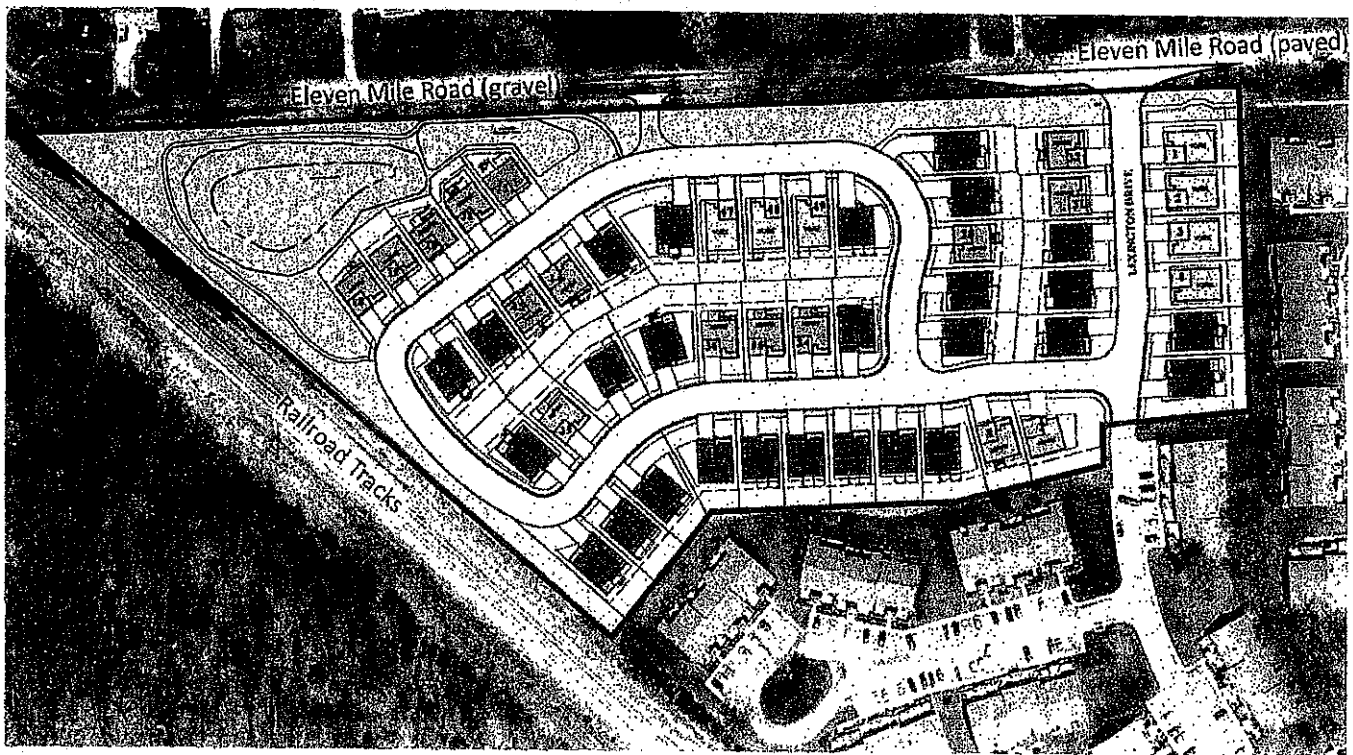
1/29/2020

Mr. Paul C. Zelenak  
335 S. Warren Street  
South Lyon, MI

**Re: Pulte Homes of Michigan – Fieldstone PD – Benefits & Waivers Narrative**

Pulte Homes of Michigan is pleased to present the proposed **Fieldstone PD**. We believe the plan provides significant benefits to the community. When compared to the previous Thomasville submittal, the proposed changes provide additional housing diversity, curb appeal, expanded buyer options, and accurately described lot coverage.

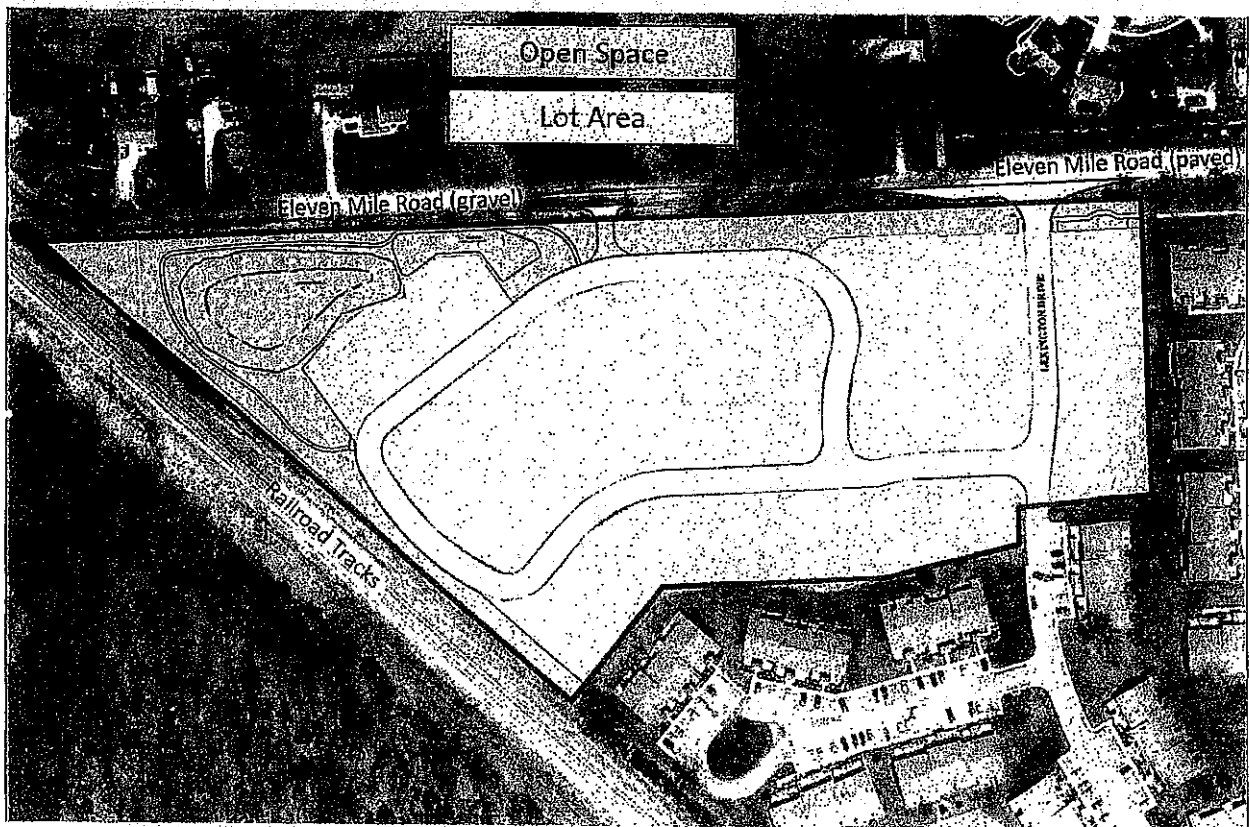
The Fieldstone PD consists of 50 single-family detached units with 21.6% open space. The proposed density, layout, grading, utilities, access, open space and Lexington Drive through-street remain literally identical to the Thomasville PD application.



The project site is challenging, located near the city limits at the west end of Eleven Mile Road and abutting an active railroad track. Three quarters of the Eleven Mile Road frontage is unpaved. The property is zoned RM-1, which would permit 154 Apartments or multi-family units to be built on the property. It is adjacent to Colonial Acres, a high-density multifamily development. The proposed PD offers an opportunity to provide attractive affordable housing and would serve as a nice transition between existing uses.

## **Proposed Public Benefits of the Fieldstone PD:**

1. **Reduced Density:** The project includes 50 units. The property is zoned RM-1, which allows up to 154 townhomes or apartment units. The proposed reduction in density is a public benefit. Fewer public services will be required, and the medium density proposal serves as a nice transition between the high density use to the south/east and the large lot use to the north.
2. **Open Space:** The project includes 21% open space. The open space locations will help buffer the development from the adjacent railroad tracks and the Eleven Mile Road frontage. It also provides space for stormwater management.



3. **Lexington Drive through-street:** The City of South Lyon Fire Department, as well as the adjacent residents, worked with the prior applicant to provide through-access which enhances life safety and convenience for Colonial Acres. The endorsed configuration remains identical in this proposal.
4. **Improved Architectural Offerings:** Pulte is now proposing five floor plans for Fieldstone, as opposed to three with the Thomasville plan. **The Aspire** is an attractive home that will help differentiate the streetscape. **The York** is a 1,500 SF ranch which will appeal to empty nesters with a first-floor master down. Structural options will also be offered, which will further enhance the curb appeal and diversify the homes.

## *The York*



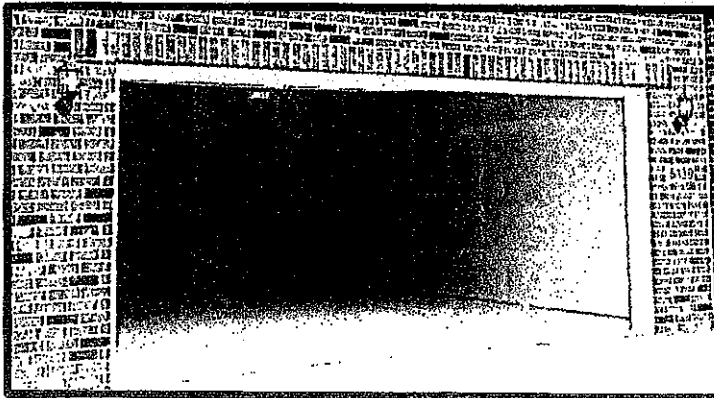
## *The Aspire*



*Proposed plans target underserved First-Time Buyers as well as Empty Nesters.  
Streetscape diversity is a welcome side effect.*



*Optional Brick and Optional Enclosed Sunrooms increase appeal, privacy, and diversity*



*Extended garages provide Storage and Accessibility opportunities*

### **Proposed Waivers for the Fieldstone PD:**

1. **Waivers Proposed:** The previously approved waivers (a-e below) under the Thomasville application also remain unchanged and are proposed for the current Fieldstone proposal. The proposed Coverage Ratio waiver "e" is the only proposed modification.

- a. Lot Area: Required 8,750 SF. Provided: Average of 5,000 SF ranging from 4,256 to 8,526
- b. Lot Width: Required 70 feet. Provided 50 feet
- c. Density: Required 13.18 units/acre (154 units/11.638 acres.) Provided 4.3 units/ acre.
- d. Side Yard Setbacks: Required 6/16 feet. Proposed 5/10 feet.
- e. Rear Yard Setback: 35 feet. Proposed 30 feet\*

\* Certain lots have lot specific rear setbacks: Lot 7 (25 ft.); Lot 8 (25 ft.); Lot 20 (15 ft.); Lot 21 (15 ft.); and Lot 22 (5 ft.)

- f. **Coverage Ratios:** Required: 25% buildings + 10% impervious = 35%. Proposed: 30% buildings + 5 % impervious = 35% overall development. No individual unit building coverage. See item #2 below for additional details.

2. **Coverage Ratio Details (waiver from 102.VII.2.102-456:)**

- a. The "Maximum Impervious Lot Coverage" remains 35%, consistent with City standards.
- b. The "Maximum Lot Area Covered by all Buildings" proposed is 30%.
- c. The 30% is overall. Individual lots range from 17.8% to 32.9%
- d. There is no individual, lot specific, BUILDING coverage limit proposed. However NO individual lot IMPERVIOUS coverage may exceed 35%.
- e. For reference, the previous Thomasville proposal ranged between 16.9% and 30.9% with an overall of 25.7%
- f. The overall development area covered by all buildings is 18.9% (87,498 sf buildings/463,304 sf net site)

### **Miscellaneous clarifications/deviations from the prior application:**

1. **Decks can be any size,** so long as the impervious ratio is not exceeded and Sec. 102-108. - Porches and Decks ordinances are satisfied. A 300 square foot deck is neither a requirement nor a restriction. Deck/Patio size restrictions will be memorialized in the Master Deed & Bylaws as well as the sales disclosure.
2. **Engineering:** The engineering will be substantially unchanged, however a utility conflict between overhead electric and the proposed watermain along Eleven Mile frontage will be resolved prior to permit issuance.
3. **Only one type of vinyl siding will be required on the side and rear elevations.** Siding color and texture variations without architectural context are not appealing and will have a negative impact. ***Options*** are a superior way to add interest and variety. ***Brick is Optional on the sides and rear. Brick on the front elevations is included to the extent indicated on the elevations.***

Thank you for your consideration. We look forward to discussing the details further at the public hearings.





**City of South Lyon  
Planning Commission  
Regular Meeting Minutes  
March 12, 2019**

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



**Motion to approve minutes from 2/13/2020 meeting  
Motion by Kopkowski, Second by Mosier**

Voice Vote: Ayes:            Unanimous  
                 Nays:            None

**Motion Approved**

**Public Comments: None**

Chair Lanam explains to the applicant that they are missing two Board Members this evening and he does have the option to postpone his presentation until they have a full board. Otherwise, he would need three out of four votes in his favor to pass his proposal.

The applicant states that he does wish to move forward with his presentation.

**Public Hearing – Opens at 7:09 p.m.**

Kelly McIntyre, CIB Planning, states that tonight we are looking at the Fieldstone Site Condominium, Planned Development (PD) Rezoning and Preliminary PD Site Plan Review.

The applicant is Pulte Homes, they are proposing a 50-unit single-family residential plan development on an 11.635-acre parcel. This is on the south side of Eleven Mile, ¼ mile west of Pontiac Trail. The property is currently zoned RM1, Multiple Family, it's triangular in shape and bordered by 11 Mile Road, single-family residential to the North; and the railroad and condominium units to the

East and to the South. There is a pond located at the northwest corner of the site. Leaving it at RM-1 Multiple Family, this property can accommodate up to 154 units, given all other height, bulk, density and area regulations are met.

McIntyre gives some background information on this application and advises the Planning Commission that they have seen this a few times in the past several years. Proposals included single-family condominiums planned with 60-units, geared toward “empty-nesters”. The originally approved development (formerly known as Thomasville) was for the empty-nester housing to meet the demand for this type of housing and was a qualifying condition for the PD project. She states that the Planning Commission should come up with some qualifying conditions that support the rezoning and waiver of certain zoning ordinance standards.

McIntyre states that much of the plan is similar to the plan that the Board saw in 2018 and 2019. It uses the same entryway location off of Eleven Mile Road and the same road layout and circulation. The major difference is that the applicant has shown the largest possible footprint for each model and all the options that could, if selected, be on that property. Which includes enclosed sunroom, extended garages, and what the resulting lot coverage calculations could be.

McIntyre goes on to explain that in the RM-1, Multiple Family District, they are permitted to develop single family residential units. They are allowed to do that under the R-3 District regulations. Under this regulation, you have to have a minimum lot size of 8,750 square feet and a maximum density of 3.7 units per acre. Based upon the total acreage, they would have 43 units. The applicant is requesting 50 units.

McIntyre states that there are a couple stages that will need to be done. There is the planning development and rezoning, they will also look for a preliminary site plan recommendation. They will need two recommendations, one for the rezoning and one for the site plan to Council. Council will look at those and if approved, this will come back to Planning for final site plan where you will look at this again and make your final recommendations to City Council. There is also a required public hearing, which we will also be doing.

McIntyre goes through the following standards that must be met for consideration of a Planned Development rezoning request:

- a. **The uses proposed will have a beneficial effect, in terms of public health, safety, welfare or convenience or any combination thereof, on present and potential surrounding land uses. The uses proposed will encourage a more efficient use of public utilities and services and lessen the burden on circulation systems, surrounding properties, and the environment. This beneficial effect for the city (not the developer) shall be one which could not be achieved under any other single zoning classification.**

The proposed use will create less density than a multiple family residential development. Correspondingly, with less units, traffic and demands on utilities and public services will be less than required for multiple family. However, the development will be much more compact than originally anticipated. The proposed development *may* increase property values in the surround area.

- b. **The uses proposed shall be consistent with the master plan of future land use for the city.**

The proposed future land use designation for the site is Suburban Residential, which includes “Planned developments that may contain a mix of suburban and traditional residential.”

- c. **The zoning is warranted by the design and amenities incorporated in the development proposal.**

Given the unique characteristics of the site (unusual shape, a pond, proximity to a railroad, etc.) a Planned Development is more appropriate than a project developed under RM-1, Multiple-Family Residential zoning regulations. The major concern is whether the narrow roads and driveways will be suitable for larger houses, and the potential for additional vehicles, than the originally approved empty nester units.

- d. **Usable open space shall be provided, at least equal to the total of the minimum usable open space which would be required for each of the component uses of the development. The city may, if deemed appropriate, require for planned developments more or less open space than that required by this chapter.**

Given the challenging shape of the lot and unique characteristics of the site, the open space is provided between the units that back up to one another thereby preventing the creation of through-lots. The pond at the northwest corner of the site will also be used as a detention basin, some trees along 11 Mile road will be preserved; and a passive recreation trail is planned around the pond.

- e. **Off-street parking sufficient to meet the minimum required by section 102-476 shall be provided and the city may, if deemed appropriate by the city require for planned developments more or less parking than that required by the chapter.**

Under the R-3 zoning designation, single family residential units must provide two (2) parking spaces per unit on the property it serves. Each proposed unit has a garage and driveway meeting this standard. The narrower roads will make it more difficult to accommodate additional vehicles in the future, primarily visitors.

- f. **Landscaping shall be provided so as to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. The city may, if deemed appropriate, require for planned unit developments more or less landscaping than that required by this chapter.**

Landscape buffering is to be provided along the south and east property lines abutting the existing condominium units. McIntyre adds that they will have a six-foot vinyl fence and staggered evergreens and they will be installing these prior to construction. Additional landscaping is proposed along the railroad tracks to create a vegetated buffer.

- g. **Vehicular and pedestrian circulation, allowing safe, convenient, uncongested and well-defined circulation within and to the district shall be provided.**

Vehicular access to the property will be from 11 Mile Road and meets the above criteria. Sidewalks are also provided within the project, however, there are several locations where a connection needs to be made to create safe pedestrian circulation.

**h. Natural and historical features of the district shall reasonably be protected and preserved.**

The pond and some trees on the northern edge of the property will be preserved under this project.

McIntyre goes on to discuss the Preliminary PD Plan Review. She states that the R-3 single family residential district allows 3.7 dwelling units per gross acre; the applicant is requesting 4.7 dwelling units per acre. In order for this to happen, the planning commission must grant a waiver to allow an overall density of approximately 4.7 units per acre.

She then refers to the graph in the CIB Planning letter, dated 3/4/2020.

A waiver is required by the Planning Commission regarding Unit Lot Area, Unit Lot Width, Residential Density, Side Yard Setback, Rear Yard Setback and Building Coverage. The applicant does meet the standards for the Front Yard Setback and the Building Height.

McIntyre goes on to explain the **Overall Layout** and how the overall layout of the development complements neighboring residential developments. She goes on to discuss the Circulation of the development and the Pedestrian Circulation, along with the Emergency Access, Natural Features, Open Space/Park Area, Preliminary Landscape Plan and the Building Elevations.

Based upon the review that McIntyre discussed, the recommendation is that the Planning Commission recommend approval to City Council for the PD, Planned Development rezoning and Preliminary PD Site Plan for the Fieldstone development, with:

1. A waiver to allow an average lot area of 5,823 square feet;
2. A waiver to allow a minimum lot width of 50 feet;
3. A waiver to allow an overall density of 4.3 units per acre;
4. A waiver to allow a side yard setback of 5 feet, totaling a minimum of 10 feet between structures;
5. A waiver for rear yard setbacks that in some cases drops 30 feet;

6. Gaps in the internal sidewalk connection and along Eleven Mile Road be installed;
7. Require that the installation of landscape buffering abutting Colonial Acres to be installed at the beginning of the project/construction;
8. Brick or stone be required on first-floor side elevations;
9. Brick or stone be required on first floor rear elevations if a sunroom or gathering room is not added to the base model;
10. Missing landscape calculation and unit data (square footage) be provided;
11. Draft condominium documents to be submitted during final site plan approval;
12. Recommendation to approve the maximum lot coverage of 33%

McIntyre states that in the Boards packet is a review letter from the engineer, and it says that they do recommend the approval of the Preliminary Site Plan contingent upon the items that are listed in their letter be drafted in Final Site Plan submittal. The Preliminary Site Plan basically locks in the number of units, the layout and the circulation. The Final Site Plan is when we get into more details which include counting the number of trees, looking into the species, along with more engineering work.

**Joe Score, Vice-President of Land Acquisitions, Pulte Homes of Michigan,  
100 Bloomfield Hills Pkwy, Bloomfield Hills, Michigan**

Score states that Fieldstone PD, is something that the Board has seen before under the name Thomasville. Thomasville had received approval Preliminary Site Plan approval in 2019. He states that Fieldstone and Thomasville are virtually identical to each other. The same density, the same road network, the same setback and the same lot size. It is substantially the same product.

Score states that they are here tonight to correct mistakes that were made by the current owner's representative. This fix is absolutely critical to the success of this project.

Score advises the Board that he is in a unique position. He is an employee of Pulte, and he represents them with this project. But he is also a resident of South Lyon and he has lived here for 14 years. His kids have gone to South Lyon Schools and coincidentally, he lives in Trotter's Pointe, which is directly across the road

from this community and with the exception of Colonial Acres, probably the most affective community by this proposed PD.

Score goes on to state that this property is zoned RM-1, which allows apartments, multiple family, rentals, and a much higher density than what we are offering here tonight. In his opinion, and as a neighbor, what Pulte is offering is a much better option.

**Mike Noles, Vice-President, The Umlor Group, 49287 West Rd, Wixom, Michigan**

Noles begins by thanking Kelly McIntyre for being so thorough in her report, stating that she did cover most of what is in his report.

He begins his presentation with a power-point that he put together. The presentation includes slides of what the development will look like once completed. It shows where it is located, the shape of the property and the size (11.36 acres)

He then goes on to discuss what the underlining zoning (RM-1) would look like. He states that the proposed zoning is for 50 units and listed the public benefits. The reduced density would have a positive effect on the surrounding properties and will require fewer public services. There would be less traffic congestion, and fewer demands on public utilities. This proposal is also consistent with the City's master plan, attractive affordable housing for a wide market that includes both empty nesters and first-time buyers.

Noles goes on to say that the property contains 21.6% open space and this helps buffer the development from the railroad tracks on the South and from 11 Mile Road.

The existing pond will be the focal point of the open space with a walking path that will go around the pond. Park benches will be provided in this area. He states that a grove of white oak, red oak and black oak has been preserved along 11 Mile Road. Sidewalks will be provided throughout the development but discusses some issues that exist with a few of the lots.

Noles goes on to discuss the landscaping plans and where they are located and what they will include. He goes on to confirm that the fencing, as requested by Colonial Acres, will be installed prior to the construction of the homes.

Noles then goes on to discuss the elevations that they are proposing. He states that there are 21 elevations, 9 of which are new and refers to the plans that he gave to the Board. He adds that this is a challenging site and they are trying to avoid pricing themselves out of the market. He goes on to discuss vinyl siding vs

brick and the surrounding developments which include Trotter's Point and Colonial Acres. He adds that they are eliminating the option of two types of vinyl siding from the prior PD agreement, they feel that this is not a great look and really doesn't make sense.

Noles states Thomasville had only three plans, all of which were 2 story family plans and the problem with one of the plans is that it couldn't be built on any of the lots and is one of the reasons that they are discussing this tonight.

The reason Pulte is requesting modifications for the building lot coverage is because the house sizes on the prior plan contain errors and omissions and prevented them from building the approved plans and elevations and prevented Pulte from offering any options including optional brick.

He adds, that what the Board is looking at is the maximum building out of the five plans, included all the options, the maximum that would fit within the setbacks, and proposed that to be the plan. This is just to see what the biggest possible house that would fit within the setbacks, also including a 12 x 10 deck. They added up all the square footage of all the homes with all the options divided it by the lot area and it came out to 30%. So, this is what they are asking for. It's a 4% difference. This 4% will give the homeowners the option of porches, extended garages, backyard appeal and an improved street scape.

With this new plan, there are 18,000 possible combinations that can be built. He adds that these are great looking houses that cater to new families, underserved millennials, active adults, recently empty nesters and they are priced between \$325,000 to \$350,000.

Chair Lanam opens the floor to the Public to see if anyone would like to speak.

Bill Charles – President of the Colonial Acres Homeowners Association Board of Directors, 61957 Ticonderoga, South Lyon, Michigan

Mr. Charles states that they would like to see the re-zoning and something like this to avoid the high-density possibilities that could be done with this acreage. He states that they are in support of the plan that was presented.

Judy Keely, 62180 Arlington Circle, South Lyon, Michigan

Ms. Keely states that her condo in Colonial Acres, backs to 11 Mile Road. She states that the traffic would be their issue and she goes on to say that she would prefer this development to have a few less houses, but comparing it to condo's or apartments at 154 units, she would definitely support this.

Jim Hamade, 1189 Horseshoe Drive, South Lyon, Michigan



Mr. Hamade states that he lives across from where this development is, and he does like the plan. He questions if a few homes will be built before the lots are sold. He states that this makes a difference and feels this could give the city negotiation leverage.

Hamade states that extending the sidewalk is very important and there needs to be a way to do that. He goes on to say that he lives right next door to Saddle Creek (in Trotter's Point) and the first thing he noticed when they connected Shetland was that the roadway narrows and where we are at there is a lot of children. As these children grow up, there are more cars and there is a need to park on the streets. With that said, he thinks the street size will be acceptable. He questions the developer, asking if there will be an HOA and what the annual dues will be and who will be responsible for the common areas.

Hamade asks if the homeowner will own their land, not rented. As he is not in favor of renting the land. He adds that he is concerned that the entrance and the emergency entrance are both on the same end.

Barry Elwell, 1165 Colt Drive, South Lyon, Michigan

Mr. Elwell states that he and his wife has lived there 22 years and they do like that it is quiet. He is all for doing something with this land but would like to see it done with less homes. Maybe 35 or 40, no need for 50, they are being jammed in like sardines. His concern is the traffic.

Chair Lanam closes the Public Hearing portion – 8:08 p.m.

Commissioner Joseph agrees with the public, does not want to see apartments built here. He states that this is an improvement from the original plans. Joseph states that South Lyon is not what it was 20 years ago. The designs being used look like something that was dusted off from 1980. Pulte is one of the biggest builders in the country, he believes in them and he believes that they can come up with some better proposed designs. He would like to see brick on all four sides, but he knows that they are trying to meet a cost ratio. He would also like to see less houses. He is asking them to look at the designs on the houses, not necessarily more cost, just more creativity.

Commissioner Mosier states that he would also like to see more brick and would like to see some of the home styles moved around a little bit more. Do not have

all the ranches in one area. Mosier states he would like to see the sidewalks finished as well.

Commissioner Kopkowski states that she is not a fan of the planned development. She adds that they are making a good choice with the re-zoning, but they need to stay within the guidelines – it's only seven houses less. Kopkowski states she is in the industry too and understands what seven houses less means, but she is not a fan of creative ideas to make it a Planned Development. Stick with what we worked so hard to create. Follow your zoning. She states that enough has been said about what the houses look like, she is not going to even go in that direction.

Chair Lanam states that in the presentation they kept saying that the plan is the exact same as the plan they had before. He states that this is not exactly true, setbacks have been changed, the sizes of the homes have been increased, some of the prior homes would not even fit on the lots. The lot layout is the same, but that's where the similarity ends. Lanam takes issues with some of the lots and adds the reason they can't get the sidewalks in is because they have packed in as many houses as they could and if you decrease that area by two lots, you could have sidewalks at both ends. He states that the last time they looked at this, they did not need six waivers like they do now. He adds that he agrees with the re-zone and thinks this is a better fit than the apartments would be.

Chair Lanam goes on to talk about the gravel road and how that can change down the road. He states that we touched back and forth about brick and adds that the brick is more durable and will hold up longer and refers to the older homes that were built in the 40's and 50's in other communities and they are still in great condition. Lanam goes on to touch on what Commissioner Mosier talked about and how all the Ranch homes appear to be in one area. He states that in the past they have gone with a one/three or a three/five option so as to prevent having the same elevation.

Chair Lanam goes on to talk about the benefit to having a Planned Development. He clarifies that the trail is asphalt and discusses that the roads are narrow and this gives people less room to maneuver their cars when backing out of their driveways. Lanam goes on to discuss the different setbacks for different lots and again states that this is a result of trying to fit 50 houses in where the ordinance says there should be 43.

Lanam goes on to discuss the 2<sup>nd</sup> entrance and how this is an emergency only entrance. Lanam does confirm that this will be an HOA as all houses in Michigan are. He confirms with the applicant that if a Sunroom is chosen the owner would have the option to go brick or vinyl. He also confirms that the builder will not Spec out the sites.

Noles goes on to answer some of the questions that have come up. He states that there would be an HOA with dues. These would be considered site condo's, there will be a model and Pulte would also Spec a house here and there, but the houses are primarily up to the buyer. Noles goes on to talk about the setbacks and again clarifies how he did the matrix on the old plans and then on the new plans. He states that the comments that were made regarding the homes and the 1980's are valid, but these are not from the 80's, Pulte architecture is getting better and better all the time. They are adding things that the buyers want. He states that some of the ordinances have just not caught up and are requesting brick and stone, and this forces a traditional look.

Noles explains that the renderings that they are looking at, just don't do it justice. The discussion continues regarding the options and the elevations of the homes. Noles also confirms that the second entrance/exit is an emergency access and that he would prefer to have it paved.

Noles also thanks Colonial Acres for their support.

Chair Lanam goes on to discuss the side lots for lots 27 and 28, and also 33, 50, 41 and 40, and how they are right on the street. Lanam states that if you took out 4 lots, it would make such a huge difference.

Noles goes on to explain he understands what they are saying, but he can't get rid of the density because they are the contract purchaser and they would have to go back to the seller, and he is not sure if they would make that deal.

Noles states that they cannot move forward with their plan, because it is just 50 lots, removing 7 would be a serious impact. This is the plan that they have to offer. It's very close to what you saw before, other than the lot coverage, he hopes that they will get your support just as they got their neighbors support on this project. They cannot reduce the density. This is an affordability plan, and they have to keep it under control, or they will never sell them.

Lanam states that a suggestion would be to limit the lots that he discussed to the York model, which is not a two story. Noles states that the York does not fit on those lots.

Noles states that the house are in here tight, there is no doubt about it, so what we tried to do was maximize the diversity, buyer choices and give the buyer a product with the right price for this location.

Noles refers to some of the odd shape lots that are in Trotter's Pointe and they had to build the house to fit the lot and Pulte just doesn't do that.

Commisioner Joseph states that he works for one of those companies that built the homes on the odd lots and in fact, he bought one of those homes. Joseph states that he got very creative with the design and it's a very distinctive house. Joseph does go on to say that we want to see this development move forward, and he gets it, it is all about numbers. But he would like to see some commitment on some really good-looking houses. The insides look great, the outside needs to match up. For the price range that is being charged, the buyer is going to totally expect it.

Noles states that's why they were willing to put in the landscaping along the fence ahead of the development, knowing that they would have to do that twice, they looked at the sidewalk connection, they are not huge things but they did not want to come in arrogant and have read your recommendations and not offer you anything. We can totally commit to parking on one side of the street, we keep talking about 30 feet roads being so small but a lot of municipalities are 27 feet, Brighton has a 26 foot travel lane for parking on one side. He states that they would absolutely commit to that and that would mean more signs and we would still meet the parking calculations.

Noles goes on to talk about the amenities, and states that they used to offer crazy amenities, but when asking people what they want (tennis courts, swimming pools?) it was always a walking trail, 100% of the time.

Commissioner Joseph questions if they will be doing any landscaping between the entrance and where they are saving trees. Noles points out flowers and trees and adds that they would agree to do that.

Chair Lanam questions if extending the path over the sidewalk across 11 Mile Road is doable. Noles states that they could make that work. He also confirms that these are not public streets, they are private and they will also be extending a portion of 11 Mile Road.

Commissioner Joseph questions if they will be adding lighting. Noles states that they are adding lighting and if you look at the old sight plan they are adding 4 or 5

lights throughout the neighborhood and they will all meet the ordinances of the city.

**Motion to approve the Fieldstone Planned Development Rezoning (RZ#20-01)  
Motion by Mosier, Second by Kopkowski**

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

McIntyre adds that in her recommendation on page 8, #12 did not carry over and it should state the waiver to allow the maximum lot coverage of 33%  
This is part of the Site Plan, not the Zoning.

**Motion to approve the Fieldstone Planned Development Preliminary Site Plan Application (SPR20-01) with the discussions of the sidewalks, 33% lot coverage and the other issues that were pointed out from CIB Planning.  
Motion by Mosier, Second by Joseph.**

Voice Vote: Ayes: Two  
Nays: Two

Commissioner Mosier	- Yes
Commissioner Joseph	-No
Commissioner Kopkowski	- No
Chair Lanam	-Yes

**Motion Failed**

Noles questions if there is anything that they could do to change their minds.

Chair Lanam states for himself, it is down to the sidewalks that they talked about, also the 6 lots that they discussed – not to eliminate them but to limit what can be put on them.

Noles adds that they can look at possibly moving lot lines where you see the light green on the prints, taking some of one building envelope and giving it to

another. Basically, trying to push the other houses closer together to try pick up a foot or 2 feet to make the sidewalk work. But that would mean re-engineering the whole set.

Attorney Hamameh states that after hearing the discussions, perhaps the applicant could take the time to see what he can do to apes your concerns. Maybe a request for a tabling or a postponement.

Kopkowski confirms with Noles that he would not be able to make that decision, that he would have to go back and discuss with the others anyway.

Noles states that he will go back and look at it, but he did try to be fully up front with the board today and he appreciates the opportunity to take a look at it. But with that said, he's not sure if they will be back or not and this is not said in a threatening way.

Chair Lanam adds that they may come back with the same thing, but at least this gives them the opportunity to look at it and see if there is an option.

Kopkowsi adds that by asking the Board to table it, this will give them the opportunity to come back, but doesn't mean you have to.

**Motion to postpone the Fieldstone Planned Development Preliminary Site Plan Application until the applicant decides to return**

**Motion by Kopkowski, Second by Joseph**

**Voice Vote: Ayes: Unanimous**  
**Nayes: None**

**Motion Approve**

**Old Business: None**

**Discussion: None**

**Consultant Report:**

Mcintyre states that they will be looking at scheduling a joint meeting to go over the Zoning Ordinance, she will let them know what dates they are looking at.

**Staff Report: None**

## **Adjournment**

**Motion to Adjourn – 9:15 p.m.**

**Motion by Kopkowski, Second by Joseph**

**Meeting Adjourned**

SOUTH LYON

# SAY THEIR NAMES

## MOMENT OF SILENCE

We will be recognizing an 8 minute 46 second moment of silence beginning at 2:00pm along the public sidewalks of downtown South Lyon.

This represents the time during which George Floyd was suffocated and murdered under a police officer's knee in Minnesota while other officers stood by and watched. Floyd died proclaiming,

WHERE: the  
public sidewalks  
between 9 and 10  
mile within the  
downtown area

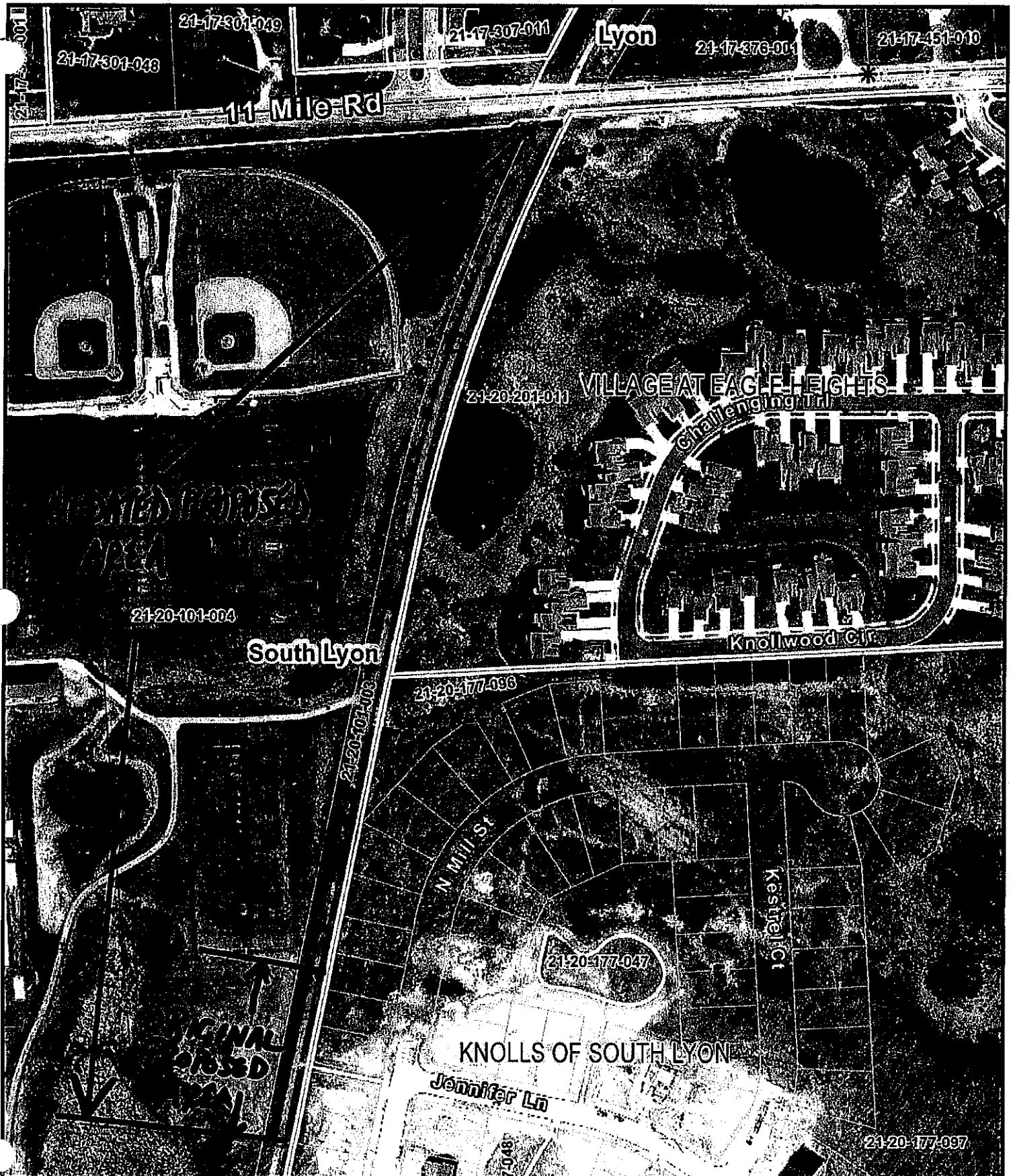
WHEN: Sunday,  
June 7th  
@ 2pm

REMINDER: to  
wear a mask &  
socially distance

See "South Lyon 'Say Their Names' Moment of Silence"  
Facebook event for further information & updates



# Revised Pave Plan



	2 Foot Contours		100 yr - FEMA Floodplain
	5 Foot Contours		100 yr (detailed) - FEMA Floodplain
	FEMA Base Flood Elevations		500 yr - FEMA Floodplain
	FEMA Cross Sections		FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter  
Oakland County Executive

Date Created: 5/28/2020



1 inch = 200 feet