

**City of South Lyon
Planning Commission**

June 14, 2012

The meeting was called to order at 7:03 p.m.

PRESENT: Commissioners Kurtzweil, Lanam, Bradley, Weipert, Chubb, Mosier and Chaundy were present. Commissioners Leimbach, Culbertson were absent and excused.

Also present were Carmine Avantini (Planning Consultant) and Kristen Delaney, Director of Community and Economic Development.

APPROVAL OF AGENDA:

Motion By Weipert, Supported By Chaundy

To change Approval of the May 23, 2012 minutes to May 31, 2012 and approve the agenda as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

Motion by Mosier, supported by Kurtzweil

To approve the Minutes May 10, 2012 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

Motion by Weipert, supported by Kurtzweil

To approve the Minutes for May 31, 2012.

VOTE

MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

Nathan Andrud from Troop 13 and residing in Milford introduced himself and a patrol leader for his Troop and was here to listen and observe part of the city government to complete a badge for the Eagle Scouts.

PUBLIC HEARINGS:

1) Site Plan Review Ordinance

Chairman Lanam opened the public hearing at 7:14pm.

There were no comments from the public.

Chairman Lanam closed the public hearing at 7:15pm.

Avantini stated he made the changes based on the last conversation. All of the data from the city's engineer has not been put in yet but will be as soon as it is ready. That data will be entered prior to City Council's review.

Avantini reviewed the changes made from the original ordinance.

Chubb stated there appeared to be a lot of sketch plans to review. Avantini stated it was broken into sections to reinforce the expectations. Chubb stated there are ADA requirements that may be designed based which he would like to review. There was a general discussion regarding what will come to the Commission and what will be handled administratively and how those decisions will be made. Kurtzweil expressed concern about relinquishing too much of the review process. It was decided there would be a monthly report that will include summaries of all administrative decisions that will be presented to the Commissioners. The report can be scaled back or more detailed as the new process moves forward.

Motion by Weipert, supported by Kurtzweil

To recommend approval to the City Council of the Site Plan Review Ordinance.

VOTE

MOTION CARRIED UNANIMOUSLY

2) Donation Bin Ordinance

Chairman Lanam opened the public hearing at 7:32pm

There were no comments from the public.

Chairman Lanam closed the public hearing at 7:33pm

Chaundy stated that Busch's has five bins on their property. Will they be limited to two or will they be grandfathered and allowed to keep five. Kurtzweil stated the same charities have boxes at every business. They only need one. Delaney stated not all of them are charities and not all of the property owners even know they are

there. Kurtzweil asked if the box owners could be required to register with City Hall. Avantini stated no one would be grandfathered in. Lanam stated the property owner would be held accountable for having more than two. Avantini stated no one wants to prevent charities from collecting but the city does need to be kept clean.

There was a general discussion regarding fees and enforcement. Delaney stated the ordinance would be enforceable to the property owner via tickets and fines, if applicable.

Motion by Chubb, supported by Kurtzweil

To recommend approval to City Council for the Donation Bin Ordinance.

VOTE

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

None.

NEW BUSINESS

1) Master Plan Discussion

There was a brief recess at 7:44pm to allow the Commissioners and the public to move to the conference room for a round table discussion. The meeting resumed at 7:50pm.

Avantini introduced Dan Beard and himself to the public and explained the Master Plan review process, as well as the goals for this portion of the meeting.

The topic of discussion is “What do we have now” and how the relate to strengths, opportunities and constraints.

Strengths

- Small town atmosphere
- Historic architecture
- Parks
- Walk able town
- Bike path
- Housing mix/neighborhoods

- Location
- Schools
- Downtown streetscape
- Unique downtown
- Volunteers/civic pride
- Number of churches
- Street connectivity/access
- Culture & Arts Commission

Weaknesses

- Traffic/too much and speed
- Truck traffic
- Lack of available land
- Stubborn downtown business owners who do not maintain property
- Community does not support downtown
- Downtown shops close at 5pm
- Lack of business clusters
- Character of retail outside of downtown is dated
- Signage (commercial)
- Location from highways
- Lack of pedestrian amenities
- Land use not appropriate to downtown
- Sidewalk connectivity
- Housing design standard (lack thereof)
- Sub-divisions
- Run down trailer park located in downtown
- Not well maintained public areas
- Not well landscaped public areas
- Resistance to change
- Automotive uses in downtown

Opportunities

- Clean slate with the Master Plan
- Downtown business infill
- City square
- Public gathering spaces/opportunity for identity
- Population growth
- Historic village
- Proximity to Lyon Township
- McHattie Park
- City as entrepreneur

Constraints

- Lack of available land

- Resistance to change
- Limited tax capture
- Lack of large investor to redevelop
- Parking
- Image along Pontiac Trail
- Privately owned parking (i.e. Post Office)

Avantini thanked everyone for their participation and explained the next steps.

PLANNING CONSULTANT REPORT

None

STAFF REPORT

Delaney provided an update on Herb Stricker's project.

Motion by Weipert, supported by Kurtzweil

To adjourn the meeting at 9:17pm.

VOTE

MOTION CARRIED UNANIMOUSLY

Scott Lanam, Chairman

Jennifer Knapp, Recording Secretary

Jerry Chaundy, Secretary