

**City of South Lyon  
Planning Commission  
Regular Meeting Minutes  
June 22, 2017**

The meeting was called to order by Chairman Lanam at 7:08 p.m.

PRESENT: Scott Lanam, Chairman  
Keith Bradley, Vice-Chairman  
Michelle Berry, Commissioner  
Wayne Chubb, Commissioner  
Steve Mosier, Commissioner

ABSENT: Jason Rose, Commissioner (excused)  
Mike Joseph, Commissioner (excused)

OTHERS PRESENT: Carmine Avantini, Planning Consultant  
Megan Blaha, City of South Lyon  
Judy Pieper, Deputy Clerk

**APPROVAL OF AGENDA:**

Motion by Bradley, second by Mosier to approve the agenda for June 22, 2017

**VOTE**                                **MOTION CARRIED UNANIMOUSLY**

**APPROVAL OF MINUTES AS AMENDED:**

Motion by Mosier, second by Berry to approve the minutes as amended for June 8, 2017

**VOTE**                                **MOTION CARRIED UNANIMOUSLY**

**COMMENTS FROM THE PUBLIC:**

Carl Richards, 390 Lenox, South Lyon – States that on July 5<sup>th</sup> there will be a Historical Commission meeting at the Freight House. He adds that at that meeting he would like to recommend that we look at and possibly form a corporation between the commission and the society. This will be to secure a contractor or a builder of sorts, and get insurance and a small business loan or construction loan to proceed with our site plan for the historic barn. He questions if this is legal, he doesn't know, but he's going to make the recommendation that we form a joint corporation, we can call it a building sub-committee (or something like that).

**PUBLIC HEARINGS:**

None

**NEW BUSINESS:**

None

**OLD BUSINESS:**

None

**TABLED ITEMS:**

**1. Brown's Renovation Façade Approval**

City Planner, Carmine Avantini, states that the proposed remodeling does meet the material requirements. In his opinion, the changes are acceptable, but he feels the original plans were a lot nicer. New building owner, Gary Fagin, addresses Avantini and the Planning Commission, he states that they have submitted what the Commission had recommended, including the metal roof and the wood on the crown portion. Chairman Lanam, compares the drawings from the meeting on 6-8-2017 to the new ones that they were presented with. Jennifer McPherson, Fagin's daughter, states that the reason the windows have changed is because they will be pulling bar stools up in the interior so people can sit and look out. The conversations continue between Fagin, McPherson, Avantini and the Planning Commission. Fagin states that they are willing to do whatever the Commission would like him to do; they want to work with the Commission on this project. He states they are open to suggestions, but they would like to start construction next week. McPherson confirms with Lanam that the only thing that should have changed between drawings was the materials and windows. Avantini advises that the only thing that they would need to do administratively is to revise the original drawings to show the changes that are to be done. The conversation continues regarding ideas for a name.

Fagin questions the Planning Commission to see if he will have to come back to them when it is time for the parking lot and the landscaping. Avantini states that this can be handled administratively.

Lanam requests clarification on the drawings and the use of the cultured stone before the Commission will make their recommendation. Fagin states that they will be doing the stone all the way up. Conversation continues regarding the original drawing versus the new drawing that was just presented.

**MOTION TO APPROVE THE BROWN'S RENOVATION FAÇADE APPROVAL WITH THE CHANGES THAT WERE DISCUSSED, THE SOUTH ELEVATION WEST OF THE ENTRANCE TO BE ALL CULTURED STONE, FROM GROUND TO AWNING AND THE CHANGES TO THE WINDOWS ON THE WEST AND SOUTH SIDES ON THE 5-4-2017 SET OF DRAWINGS.**

Motion by Mosier, second by Berry to approve the minutes as amended for June 8, 2017

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

A general discussion regarding signage between Gary Fagin, Avantini and the Planning Commission, which included the sign ordinance, the lighting on a sign and using both sides of the façade area. Fagin questions if the existing older sign on Pontiac Trail is already approved, or will he have to do something else. Avantini explains that it is a legal non-conforming sign, which means it doesn't conform with the current ordinance, but you are allowed to maintain it, change panels and keep it looking good. You will need a permit for it.

Discussion continues regarding a time line for pulling building permits and what the next step will be to move forward. Avantini states, because Megan will be out of the office on Monday, he will step in and expedite the paperwork.

Lanam and Avantini go on to discuss some old business; the Car Wash, the BP Station and the signage for Heinanen Engineering, which also includes the parked car out front. Avantini states that we could probably have a special meeting with City Attorney Wilhelm and City Ordinance Officer Gotham to go through it all.

Planning Commission, Avantini and Mayor Galeas go on with a general discussion regarding the current sign ordinance.

**PLANNING CONSULTANT REPORT:**

**STAFF REPORT**

**ADJOURNMENT:**

Motion by Bradley, second by Chubb to adjourn the meeting at 7:57 p.m.

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

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**Scott Lanam, Chairman**

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**Judy L. Pieper, Deputy Clerk**

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**Michelle Berry, Secretary**