

**City of South Lyon
Planning Commission
Regular Meeting Minutes
June 8, 2017**

The meeting was called to order by Chairman Lanam at 7:02 p.m.

PRESENT: Scott Lanam, Chairman
 Keith Bradley, Vice-Chairman
 Michelle Berry, Commissioner
 Mike Joseph, Commissioner
 Steve Mosier, Commissioner

ABSENT: Jason Rose, Commissioner (excused)
 Wayne Chubb, Commissioner (excused)

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

APPROVAL OF AGENDA AS AMENDED:

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

VOTE **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF MINUTES AS AMENDED:

Motion by Bradley, second by Berry to approve the minutes as amended for May 11, 2017

VOTE **MOTION CARRIED UNANIMOUSLY**

COMMENTS FROM THE PUBLIC:

Carl Richards, 390 Lenox, South Lyon – Richard’s states, as a concerned and interested citizen he has found an industry that will be a good fit for our property on Dixboro known as West End Development. Richard’s goes on to explain that the industry is in the vain of recycling. A recycling business for small castings with a duel foundry for cast iron and aluminum together. This would cover 5/8 of the property and will employ about 20 people. He adds that he would like to bring a company name to the commission in the future. Richard’s than goes on to say that he is very happy with the minutes from the last meeting. He states that he has some additional information that he would like to say later on in the meeting.

PUBLIC HEARINGS:

None

NEW BUSINESS:

1. Brown's Renovation Review – 399 South Lafayette

Planning Consultant McIntyre – Begins by referencing our ordinance on re-development of property and when it involves 25% of the façade and in excess of \$10,000 the Planning Commission must review and approve the façade changes. McIntyre states that we have reviewed the plans as they stand but the percentages have not been provided.

Gary Fagin, 399 South Lafayette – presents samples of the rock and shingles that they are looking at. He states that instead of a steel roof, they are going to go with stone and a black shingle. They are also replacing the re-claimed wood with stucco. He goes on to discuss the windows changing them to tint instead of tempered. Fagin goes on to say at this time, they will be leaving the back of the building block. The discussion continues on the percentages that the Planning Commission needs and how to determine this. Chairman Lanam adds that without the percentages, we will not be able to determine signage either. McIntyre refers back to the ordinance, and advises Mr. Fagin, that the changes that he is talking about are generally presented to the Planning Commission prior to a meeting so that they have a chance to review. Fagin states, he does understand that. Lanam goes on to question Fagin about the footings, foundations and the drainage issue. The discussion continues regarding the changes on the outside materials. Fagin again reiterates that he is looking for some guidance from the Planning Commission so that they can move forward. In the meantime, Fagin advises that he will go ahead and pull the permit for the footings and be back here in two weeks.

MOTION TO TABLE BROWN'S RENOVATION REVIEW TO THE MEETING OF JUNE 22, 2017

Motion by Bradley, second by Joseph

VOTE

MOTION CARRIED UNANIMOUSLY

2. Proposed Relocation of the South Lyon Veterans Memorial

Economic Development and DDA Director, Bob Donohue states that he was asked by the VFW Post to present this to the Planning Commission. From here he will be taking it to the Historical Society and then on to City Council. Donohue goes on to say that within the last few weeks, they have decided to re-set their dedication to Memorial Day, 2018. In raising the funds for this project, about \$30,000.00, they thought that they needed more time.

Donohue states that sometime last year, City Councilmember Harvey Wedell approached Mr. Donohue to let him know that the VFW was not happy with the current Memorial. The town has grown. The amount of traffic noise and safety concerns, often expressed by Chief Collins during events with people

spilling out on to Lafayette. After reviewing with the VFW, and discussing ideas with Department Head Bob Martin, and local resident and professional landscape architect, Don Beagle we came to the conclusion that out in front of the Witch's Hat Depot would be a good location. Looking at different site plans (referencing the ones in the meeting packet) the idea is to put it closest to the Yerkes Drain and keeping that long view open of the Witch's Hat Depot. Donohue goes on to review the drawings and the site plan. Chairman Lanam questions Donohue about the funding. Donohue adds that it will be private funding and they have already had a local realtor step up with potentially \$5,000.00, the VFW Hall, the American Legion Post and private funding.

McIntyre advises the Planning Commission that the reason why they are seeing this is because the Michigan Planning Act 33/2008 states that if there is a Capital Improvement project that is incorporating in to the Master Plan, the Planning Commission will need to recommend approval to City Council.

Carl Richards, from public comments, comes to the microphone to inform us on some of the history of McHattie Park. He states that Russell Richards sold the first 3 acres to the city in 1956 and part of that parcel is the south lot on Dorothy Street. This parcel has the potential capacity to hold 100-150 cars for any public event. Richards also informs the Planning Commission that he was on the original Parks and Rec Commission back in 1973.

MOTION TO RECOMMEND THE APPROVAL OF THE SOUTH LYON VETERANS MEMORIAL RELOCATION

Motion by Bradley, second by Berry

VOTE **MOTION CARRIED UNANIMOUSLY**

OLD BUSINESS:

None

TABLED ITEMS:

MOTION TO OPEN UP TABLED ITEM (ALEXANDER CENTER) FOR DISCUSSION

Motion by Bradley, second by Berry

VOTE **MOTION CARRIED UNANIMOUSLY**

- 1. Alexander Center**
Shiraz Khan, from The Shiraz Law Firm, PLLC, representing Alexander's

Attorney Khan states that he has provided some numbers of what was asked from he and his client the last time. Unit C is about 800 square feet, what we want to do is add between 20 and 30 seats. (about 5 or 6 booths) He goes on to discuss the square footage of the other units and the diagram that he has given to the Planning Commission to review. He adds, that he and his client are willing to do what it takes to make the city happy, to remain in compliance and get it done so he can finally use Unit C. Only to expand a few seats in to Unit C, that's it. With a total estimated cost of \$22,205.00 from Aspen Construction. Khan states that he spoke with his client this morning and advised him that what we need to do is what we need to do. He has explained this to his client over and over again. He

states that when he was here last time, the Council made it known that there was some issues in the past and they did not want to see him back here with the same old story. Chairman Lanam states that the ordinance is the ordinance and he does not have the capacity in his parking to venture in to space C. Kahn states that at this time, they only use about less than ½ of that space. Lanam advises that unfortunately, that does not matter. The ordinance says for restaurant use, you need so many spaces per square footage, and he has not met that. Kahn questions if there is anything at all that can be done to get in to that space? Lanam states, you are asking us to give you approval to be a non-conforming use. This unit was built with many discussions about this and how it would not work. The only way that this would work is to remove the original building and put parking in its place. Kahn goes on to state that even if there were two less tenants in that area, he would still not be able to meet that threshold for the parking. McIntyre confirms there are 32 spaces and he needs 49. Kahn questions if they were able to free up 2 units and strike a deal with next door. Lanam states, that would have to be presented, but somehow, you have to meet your requirements because if we don't we will be setting precedence and down the road we will run in to problems with other situations.

MOTION TO DENY ALEXANDER'S CENTER EXPANSION PROPOSAL

Motion by Bradley, second by Berry

VOTE

MOTION CARRIED UNANIMOUSLY

PLANNING CONSULTANT REPORT:

McIntyre states that next week at the Zoning Board of Appeals, there will be a variance request for a duplex on McHattie. It is not something that will come to the Planning Commission at this time.

STAFF REPORT:

Blahe and Chairman Lanam discuss prior ordinance enforcement on BP Car Wash and Heinanen Engineering. Blahe states that the current Ordinance Officer, Don Gotham, has review all the information that we have from the prior Ordinance Officers. Gotham is waiting to hear back from Avantini and from the City Attorney, Tim Wilhelm. He doesn't want to step in until he has all the information he needs.

ADJOURNMENT:

Motion by Bradley, second by Mosier to adjourn the meeting at 8:05 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY

Scott Lanam, Chairman

Judy L. Pieper, Deputy Clerk

Michelle Berry, Secretary