

**City of South Lyon
Planning Commission
Regular Meeting Minutes
June 9, 2016**

The meeting was called to order by Chairman Lanam at 7:05 p.m.

PRESENT: Scott Lanam, Chairman
Keith Bradley, Vice-Chairman
Jerry Chaundy, Secretary
Michele Berry, Commissioner
Wayne Chubb, Commissioner
Steve Mosier, Commissioner
Jason Rose, Commissioner

ABSENT: Frank Leimbach, Commissioner (excused)
Carol Segal, Commissioner (unexcused)

OTHERS PRESENT: Timothy Wilhelm, City Attorney
Carmine Avantini, Planning Consultant

Vice-Chairman Bradley stated noted that the date on the agenda needed to be corrected.

APPROVAL OF AGENDA AS AMENDED:

Motion by Bradley, second by Chaundy to approve the agenda for June 9, 2016 as amended.

VOTE **MOTION CARRIED UNANIMOUSLY**

Commissioners made a number of corrections to the May 12, 2016 regular meeting minutes:

Page 1) Mosier was present

Page 2) Bullet point list should be part of the motion

Page 3) Commissioner Lanam's name is misspelled

Page 4) North side of site plan, not the building. Also change from "recent zoning changes" to "draft zoning ordinance"

Page 5) Planning Consultant report, strike mention of the specific "up and coming agenda items". Also change "candles" to "foot candles".

APPROVAL OF MINUTES AS AMENDED:

Motion by Bradley, second by Leimbach to table the minutes for May 12, 2016 because they weren't received in time to review.

VOTE **MOTION CARRIED UNANIMOUSLY**

COMMENTS FROM THE PUBLIC:

None.

PUBLIC HEARING:

- 1) Special Land Use Review: Case # 20016-001 600 N. Lafayette Street, Salvation Army Thrift Store and Sorting Center with Drop-off area at rear of existing building.**

Chairman Lanam opened the public hearing at 7:10 p.m.

Avantini went over his review letter dated May 31, 2016. He stated that the applicant's attorney has sent the City a letter questioning whether or not this is a special land use request. Avantini noted that the previous Director of Community and Economic Development had determined that it was, and he agrees with that opinion. Avantini noted that the use in question, in his opinion, changes the essential character of the back of the center from traditional retail. He went on to say that the characteristics of this proposed use, both in the volume of traffic and activity, make it similar to other drive-through facilities as outlined in the ordinance.

Avantini outlined a number of general and specific standards that any Special Land Use request must meet, per the ordinance Sec. 102-66 (E). "Special land uses" the following general standards:

- (1) "Will be harmonious, and in accordance with the objectives, intent, and purpose of this chapter":* Avantini's finding is that the applicant is potentially in compliance. The applicant has agreed to make some improvements to the site, but the physical appearance of the center, both the façade and the landscaping, need to be updated. Avantini stated that the center has experienced serious disinvestment in the past several years.
- (2) "Will be compatible with a natural environment and existing and future land uses in the vicinity":* Avantini's finding is that the applicant is potentially in compliance. In its present state, the property has a negative impact on the abutting land uses and is not compatible with future land uses.
- (3) "Will be compatible with the city master plans":* Avantini's finding is that the applicant is potentially in compliance. Avantini commented on the strategic importance of this particular property as it is an unofficial gateway into the downtown.
- (4) "Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services":* Avantini's finding is that the applicant is potentially in compliance. Avantini's primary concern on this point is the narrow drive on the north side of the building. It needs to be reviewed by public safety departments.
- (5) "Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare":* Avantini's finding is that the applicant is potentially in compliance. The lighting plan needs to be adjusted to provide adequate illumination, especially at the back of the center and in the donation area. Avantini stated that appropriate light fixtures

will fix this problem. The hours of operation for any potential business in this location will need to be reviewed and approved by the Planning Commission.

- (6) *"Will not create additional requirements at public costs for public facilities and services that will be detrimental to the economic welfare of the community":* Avantini's finding is that the applicant is potentially in compliance. Without improved lighting for the drop-off area, the need for police protection could increase.

Avantini went on to review the specific standards and conditions that apply to businesses in the character of a drive-in or drive through.

- a) *"A setback of at least 60 feet from the right-of-way line of any existing or proposed street must be maintained."* Finding: in compliance. The proposed drop-off area is great than 60 feet from the Lafayette right-of-way.
- b) *"Access points shall be located at least 60 feet from the intersection of any two streets."* Finding: in compliance. The proposed access drive is located more than 60 feet from the intersection of any two streets.
- c) *"All lighting shall be shielded from adjacent residential districts as regulated in section 102-433."* Finding: potentially in compliance. Avantini stated that the lighting plan must be revised to provide adequate lighting without negatively impacting the abutting residential neighborhood. With the plan as submitted, Avantini cannot verify that the donation area in the back of the building will be adequately illuminated or meet the requirements of the ordinance.
- d) *"A six-foot high completely obscuring wall shall be provided when abutting or adjacent districts are zoned for R, OS-1, B-1, B-2 or B-3 districts. The height of the wall shall be measured from the surface of the ground. Said wall shall further meet additional requirements of section 102-436."* Finding: not in compliance. Avantini noted that there is a landscaped berm and buffer along the property border on the east, but this does not meet the requirements of the ordinance. The Planning Commission will have to determine whether or not this landscaped buffer is necessary.

Avantini concluded by stating that there were a number of items that need to be addressed by the applicant.

Avantini read a letter from Katie Stuss, President of Pinz Bowling Center dated June 9, 2016 into the record.

Lanam invited the applicant and their representatives to speak.

Leo Gonzalez, CRS Commercial Realty
10741 Fellows Hill Drive
Plymouth, MI 48170

Gonzalez stated that the site plans submitted and displayed here tonight, definitely show a commitment to make improvements to the center. Gonzalez had worked with the previous owners of the center who had subsequently lost it. The insurance company took the center over and worked to

stabilize it, retain tenants and position it to sell. In April 2015 Najor Properties purchased the center, and they have been looking for an anchor tenant ever since. Gonzalez stated that the dynamic of the City has changed. New grocery stores have opened up around town and they could not recruit a grocery store to occupy the space left by Larry's Foodland. Gonzalez referenced the "Tenant Analysis" that he had distributed to the Planning Commission. He stated that the analysis demonstrated how a Salvation Army as an anchor tenant can attract other businesses and increase occupancy rates.

Brian Najor, President
Najor Companies
600 North Old Woodward Avenue, Suite 100
Birmingham, MI 48009

Najor stated that he wants to emphasize the positive things that have happened since his company bought the property. The status quo is not acceptable and he and his team are working to change it. They have approached companies like Aldi's and Whole Foods as potential tenants and they are not interested in locating in South Lyon for a variety of reasons. Najor stated that his first priority must be to secure an anchor tenant. In the case of the Salvation Army, they have found one that really wants to locate in South Lyon. They will make a long term commitment and will give back to the community.

Lanam invited comments from the public at 7:32 p.m.

Jane Potter
622 Maple Drive
South Lyon, MI 48178

Potter stated that she is a resident of Lafayette Woods and has some general questions. First, what are the hours of operation? How far away will the donation trucks be coming from? Gonzalez responded that the business would be open, Monday through Thursday from 9 a.m. until 8 p.m. and Fridays and Saturdays from 9 a.m. until 9 p.m. Gonzalez estimated that trucks will come from a 6-7 mile radius, namely the South Lyon, Lyon Township and Salem Township areas. He went on to say that the typical Salvation Army customer is a woman, 35-55 years old.

Potter asked when trucks would arrive. Lanam responded that deliveries would not be allowed overnight. Potter asked if trucks would be parked on the site overnight. Gonzalez responded that he was not sure. Potter stated that she was concerned about exhaust fumes coming from the trucks. Lanam stated that he did not think this would be a problem as trucks would pull up, park and then be turned off while they were unloaded.

Susan Schultz
610 Maple Drive
South Lyon, MI 48178

Schultz said that she has some safety concerns. The condition of the current parking lot is very bad, and she heard that someone recently fell. Lanam stated that the site plan submitted would require the lot be repaired. Schultz stated that she is worried about excessive lighting at the back of the building and light pollution that would impact Lafayette Woods. Avantini stated that this concern could be

addressed by requiring the applicant to install appropriate, shielded light fixtures. They would also be pointed downward.

Schultz asked about donations being dropped off or dumped at the back of the building. She's seen other Salvations Army where items being dumped outside of business hours makes the store look unsightly. She stated that South Lyon already has several eyesores, is a Salvation Army really the best that we can do? Lanam stated that the Planning Commission doesn't have the authority to say which businesses can be located in the City, they are here to make sure the proposed use is allowed by the ordinance and to talk about making improvements to the site.

Schultz asked about the crash gate located in the northeast corner of the lot. It is for emergency vehicles to access Lafayette Woods. What happens if trucks block it? Najor stated that this would be an enforcement issue and the center would make sure that this access point is not blocked.

Jodi Mavens
341 Princeton
South Lyon, MI 48178

Mavens questioned why Salvation Army wanted to locate in South Lyon. In her opinion, they have stores all around and don't need to locate one here. She stated the City already has many businesses that are similar to this one, including the South Lyon Resale Shoppe, Paddywacs and Honey Hole.

Abe Ayoub, Mayfair Real Estate
417 S. Lafayette
South Lyon, MI 48178

Ayoub stated that because this business needs a Special Land Use, it is the Planning Commission's "out". A Salvation Army is not appropriate for the gateway to South Lyon. If there are safety issues and maintenance problems on the site now, they need to be addressed now, regardless of whatever pending tenants the owners may have lined up. A Salvation Army store will not increase property values near the site or in downtown. This is not a good thing for downtown.

David Tomes
680 Forest
South Lyon, MI 48178

Tomes said that he lives in Waters Edge across the street. He thinks the Salvation Army would be fantastic for the City and for the center. They do a lot of good for the community. He stated that Active Faith is a good organization, but they are a community service organization, not a thrift store. Salvation Army offers cheaper prices for people who can't afford to shop at other places. Yes, South Lyon has a resale shop, but this is a thrift store and it's different. Tomes said that the City could support both. He stated that once a Salvation Army was located there, it would draw people from all over.

Fred Weiser, Oakland Vision
608 N. Lafayette
South Lyon, MI 48178

Weiser stated that he has had a business in the community for 38 years. The center has had its ups and downs. He stated that the center cannot attract major tenants, only small mom and pop operations. The property owner, Najor, needs the Planning Commission's help to improve this site. Weiser recently made a substantial investment in his own location, doubling the size. The center will improve and the other tenants will prosper once the Salvation Army locates there. If the Planning Commission wants future growth, this is the way to get it.

Holger Arnold, Dolly's Pizza
24667 Brompton Way
South Lyon, MI 48178

Holger purchased the Dolly's Pizza location about the same time Najor bought the center. He said that Najor has already made a substantial investment. Getting people into the center is a big challenge. The center needs an anchor tenant and Salvation Army had very broad appeal. He is excited about the Salvation Army.

Marilyn Smith, South Lyon Resale Shoppe
120 E. Lake Street
South Lyon, MI 48178

Smith stated that she owns the resale shop in town. Resale and thrift stores are very different. Her resale shop sells items on consignment, while thrift stores sell donations. She said that she sits on the DDA board and the town is struggling. A Salvation Army is not appropriate for the location. She is concerned about people dumping donations and garbage overnight. She questioned whether the Salvation Army will be in competition with Active Faith? Active Faith is local and established and should be supported. Smith said that even if she didn't own the resale shop, she'd still be against the Salvation Army locating there.

Gonzalez went through his experience trying to recruit other anchor tenants. No grocery stores were interested. At one point, they had a health and fitness club that ultimately decided against locating there. The size of the largest unit in the center, the former Larry's Foodland, is a big issue here. It's not big enough to attract a big box retailer. "Junior box" retailers like TJ Maxx, want to be in higher traffic locations near expressways. He stated that this is a tenant-driven issue, and the Salvation Army is a very good fit for this location.

Smith stated that she wasn't surprised they couldn't find tenants because the center doesn't look very good. Gonzalez responded that they had a marketing package for prospective tenants that details the improvements to be made to the center, and that this was a common practice. Najor stated that he has experience turning struggling centers around and has been successful in the past.

Najor noted that dumping of donations and garbage is a real concern. He has had to address it with businesses in his other centers. It is an enforcement issue that will be addressed if it ever becomes a problem. Najor stated that making sure the crash gate is accessible is also an enforcement issue.

Mavens got back up to speak, asking if the property in question is in the DDA. Lanam responded that it was not. Bradley noted that even though it's not in the DDA, it's still an important property within the City.

Sandy Kopacz
1062 Gentry Drive
South Lyon, MI 48178

Kopacz is very concerned about the Salvation Army. The property is a gateway to South Lyon and this doesn't seem like something that belongs there. It will not improve property values and it will not look good. She went on to say that you do not see these types of businesses in places like Milford or Novi. She thinks that the City could do better than this.

Amber King
791 Westbrooke Drive
South Lyon, MI 48178

King asked how many jobs the Salvation Army would create? Gonzalez responded that it would create a total of 35 jobs, some full-time and some part-time. King asked what other potential tenants the owners had in mind for the center? Najor said that this was a chicken and egg case. Smaller stores want to see who the anchor tenant will be before they will commit but they have talked with a frozen yogurt shop, salons and a Middle Eastern restaurant.

Lester got back up to speak stating that the Salvation Army needs the drive through and he encourages the Planning Commission to grant them the Special Land Use.

Gary Gilwood
505 Willow
South Lyon, MI 48178

Gilwood stated that the entrance on the bowling alley currently has semi-trucks that idle there and it's very noisy. He asked if semi-trucks could enter somewhere else? Lanam stated that the Planning Commission would like to see the north entrance converted to one-way traffic so that vehicles could only enter there.

Judy Lester
300 Donovan Street
South Lyon, MI 48178

Lester stated that she used to own the resale shop in town. She went on to say that the City needs a Salvation Army. Active Faith is only open a few days a week.

Lanam closed public comments at 8:30 p.m.

Gonzalez reviewed a letter from the Salvation Army noting that they said there would be 3-4 trucks coming to the site each day. Donations will only be accepted during business hours and there will be no bins for after-hours donations. There will be no outside storage.

Gonzalez stated that he and his client have worked hard to be good neighbors. They have sent information to neighbors and they have held a neighborhood meeting to get feedback.

Foster stated that she had never received anything from them. Gonzalez stated that all communications had been sent to the board of their homeowner's association.

Bradley reviewed the tenant analysis and asked Gonzalez how long it typically takes for a center to get occupancy rates up after an anchor tenant is secured? Gonzalez stated that it is typically a 3-4 year process, but in this case, if the Salvation Army is allowed, that will bring this center's occupancy rate up to 80%. Salvation Army has made a commitment to take occupancy of the space within 30-60 days, and they could be up and running in as few as 3-4 months.

Avantini stated that he had made his position clear from the beginning and has not changed, he wants to see a site plan that details what façade and landscape improvements will be made. He has not seen that yet.

Najor responded that they have done a good job with this site and knows there are still some issues to work on. He has committed to making improvements but cannot commit to a full site plan until an anchor tenant is secured. Najor asked for a trigger like a percentage of occupancy that will signal when façade and landscape improvements are to be made. He stated that if he cannot secure an anchor tenant, the site will remain the same. If he can get the occupancy rates up, he will be able to make improvements to the center.

Chaundy stated that he is concerned about the appearance of the façade, and also the back of the building and how it looks from the neighboring bowling alley.

Avantini stated that a fence will not screen the back of the building because the building is too tall. He suggested that painting the back of the center a neutral color would probably be a better solution.

Avantini noted that there was a lot of emotion regarding the proposed use. He stated that the Planning Commission needs to look at the criteria in the ordinance and make a decision.

Commissioner Rose stated that he is pro-business and having that store sit there empty is not good. He agrees with others who have spoken tonight that there might be a better use, but that people also need to be realistic.

Lanam stated that he would like to have criteria for a trigger that would require façade and landscape improvements. Najor stated that he isn't going to make promises that he cannot keep. He can't say right now when it will be improved or what the improvements will look like. Najor stated that he's already putting a lot of money into maintenance issues like getting a new roof. He stated that he has gotten quotes for over \$300,000 to repair the roof and he also needs to have the HVAC units replaced. He asked about development of the out lot at the southwest corner of the site being the trigger for improvements. He stated that the gas station adjacent to the site is in disrepair and he has been speaking to that property owner about possibly buying it.

Lanam responded that he saw that as a separate issue. He stated that he wants assurances for improvements that Najor doesn't have to make, like fixing the roof.

Chubb concurred stating that the applicant is here before the Planning Commission asking for a Special Land Use. He stated that the property owner must have known that the site needed improvements when he purchased it, and that factored into the price that he was willing to pay.

Najor stated that he was nervous about committing to spending even more before occupancy and revenues from rent increases.

Lisa Hamameh, Foster & Swift
32300 Northwestern Highway, Suite 230
Farmington Hills, MI 48334

Hamameh stated that while she understood the Planning Commission's concerns, she wanted to emphasize that the property in question is an existing structure and if not occupied it will remain the way that it is today. She went on to say that once an anchor tenant is approved, her client will begin making over \$500,000 in improvements to the site. Hamameh stated that Najor wants the center to be successful.

Lanam stated that if Najor did the improvements to the façade and the landscape, he'd automatically be able to get higher rents.

Bradley stated that he agreed with Chubb. Najor had to know improvements needed to be made to the center.

Chubb stated that if the applicant had selected a tenant who would be doing a use allowed by right under the ordinance, he wouldn't be here tonight. Chubb stated that there are criteria for a Special Land Use and as far as he can see, Najor isn't meeting them.

Avantini stated that he was sensitive to the fact that applicant will be spending a lot of money to bring the center up to acceptable standards. In his opinion, the applicant could commit to some relatively inexpensive improvements to the façade, like painting, that would go a long way to making the center look better. Avantini stated that, at this point, he's not comfortable because there has been no professional analysis of the current façade. He has no information about what could be done to the façade, so right now we're only dealing in generalities.

Najor stated that if he invests money doing only small things to the façade, it may be wasted, if in the future they want to go in a totally different direction with the look of the center. If there are specific things that the Planning Commission wants to see get done, he is open to that.

Avantini stated that the Planning Commission needs to look at every case as a use, not the people or businesses involved. Properties change hand and things happen, and they may not have another chance to review this property for a long time. He understands that the applicant is making a good faith effort, but stressed that the City needs something more formalized and structured.

The Planning Commission discussed the "triggering" mechanisms for improvements. They discussed occupancy percentage as a trigger or requiring the applicant to get a building analysis done as a condition for the Special Land Use.

Najor stated that his deal with the Salvation Army is time sensitive. He requests that the Planning Commission make a decision tonight as he needs to line up companies to do the work to the center.

Avantini stated that since there are five Thursdays in June, he would be available to meeting on June 30, 2016.

Bradley stated that he does not feel comfortable making a decision tonight.

MOTION TO TABLE SPECIAL LAND USE REVIEW: CASE # 20016-001 600 N. LAFAYETTE STREET, SALVATION ARMY THRIFT STORE AND SORTING CENTER WITH DROP-OFF AREA

AT REAR OF EXISTING BUILDING UNTIL THE JUNE 30, 2016 PLANNING COMMISSION MEETING:

Motion by Bradley, no second.

MOTION FAILED FOR LACK OF SECOND

Hamameh asked for clarification on why the issue was being tabled, and an explanation of what the Planning Commission wants the applicant to do in the meantime? She stated that everyone was in agreement that work needs to be done to the center, they just have not decided on the trigger.

Avantini stated that the question at hand was what action does the trigger require the applicant to do? Is it a new façade Is it just cleaning up the appearance of the building? The applicant needs some clarity from the Planning Commission.

Lanam stated that it is hard to agree to anything without seeing a design.

Najor repeated that everything was time sensitive. If he doesn't get approval, he will miss the season this year.

Rose stated that he agreed, and would like to see a decision made tonight.

Ayoub stated that from what he has seen tonight, the Planning Commission seems to be saying that Najor doesn't meet the Special Land Use requirements laid out in the ordinance. Now they are tying an approval of the request to work that might never get done. The property owner knew that the roof, parking lot and HVAC needed work when he bought it. He warned the Planning Commission to not be sold a bill of goods, stating that it could be 20 years down the road and the center may still look the way it does now.

Najor stated that he disagreed. He doesn't think that everyone agrees that his request doesn't meet the requirements of the ordinance.

Avantini stated that if the Planning Commission is inclined to approve the request with conditions, when site plan review is triggered it can be approved administratively or come back to the commission. He stated that any motion to approve should include requirement of site plan approval.

Lanam stated that the current façade consists of materials, like residential vinyl siding and shingles, that are not allowed on commercial buildings per the ordinance. Lanam went on to say that the upper façade of the center needs to be brought up to the current standards of the ordinance with a commercial grade material approved by the Planning Commission.

The Planning Commission discussed specific improvements that they wanted to see made to the site. The items to be done include:

- Painting the back (north and east sides) of the building one neutral color.
- Removal of the falling insulation.
- Replace/repair surface of parking lot and driveways.
- Bring lighting up to standards of the current ordinance with photometric plan and the appropriate, shielded light fixtures.
- Upgrading the current HVAC and climate control equipment on site.

- Upgrading the landscaping with a landscape plan to be presented to the Planning Commission for approval.
- New signage at the entrances of the center as well as a monument sign.
- A general cleanup of the site.
- Repair and replacement of gutters that are not in good, working order.
- Painting the coolers and rusted steel at the back of the building to match the rear of the building.
- Addressing the border at the north side of the property by removing the curb, repairing the concrete, extending the concrete to the property line and installing breakaway bollards.
- Maintain the landscaped berm along the east border of the property in lieu of the six-foot high completely obscuring wall required by the ordinance.
- Presentation of a site plan for the outlot at the southwest corner of the property to the Planning Commission upon the center reaching 90% occupancy. The site plan will detail improvements to the upper façade of the building by removing the residential materials currently in place and replacing them with commercial grade materials per the approval of the Planning Commission.

MOTION TO APPROVE THE SPECIAL LAND USE (SEC. 102-323. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS) REQUEST CASE # 20016-001 600 N. LAFAYETTE STREET, SALVATION ARMY THRIFT STORE AND SORTING CENTER WITH DROP-OFF AREA AT REAR OF EXISTING BUILDING:

Motion by Berry, second by Chaundy.

Motion to approve the special land use (sec. 102-323. Principal uses permitted subject to special conditions) request case # 20016-001 600 N. Lafayette Street, Salvation Army thrift store and sorting center with drop-off area at rear of existing building based on the following findings and conclusions and subject to the following conditions:

General Standards – Section 102-66(E)

- i. The proposed special land use “will be harmonious, and in accordance with the objectives, intent, and purpose of this chapter” provided that the conditions below relating to improvements to the site and structures, which the Applicant offered and agreed to, are imposed and complied with:
 - o Painting the back (north and east sides) of the building one neutral color.
 - o Removal of the falling insulation.
 - o Replace/repair surface of parking lot and driveways.
 - o Bring lighting up to standards of the current ordinance with photometric plan and the appropriate, shielded light fixtures.
 - o Upgrading the current HVAC and climate control equipment on site.
 - o Upgrading the landscaping with a landscape plan to be presented to the Planning Commission for approval.
 - o New signage at the entrances of the center as well as a monument sign.
 - o A general cleanup of the site.
 - o Repair and replacement of gutters that are not in good, working order.
 - o Painting the coolers at the back of the building one neutral color.

- Addressing the border at the north side of the property by removing the curb, repairing the concrete and installing breakaway bollards.
 - Maintain the landscaped berm along the east border of the property in lieu of the six-foot high completely obscuring wall required by the ordinance.
 - Presentation of a site plan for the outlot at the southwest corner of the property to the Planning Commission upon the center reaching 90% occupancy. The site plan will detail improvements to the upper façade of the building by removing the residential materials currently in place and replacing them with commercial grade materials per the approval of the Planning Commission.
- ii. The proposed use “will be compatible with a natural environment and existing and future land uses in the vicinity” provided that the conditions set forth in item “i” above relating to improvements, which the Applicant offered and agreed to, are imposed and complied with.
 - iii. The proposed use “will be compatible with the city master plans” provided that the conditions set forth in item “i” above relating to improvements, which the Applicant offered and agreed to, are imposed and complied with.
 - iv. The proposed use “will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services” upon satisfactory reviews by all City of South Lyon public safety departments and consultants, as well as the submission and approval of a photometric plan that provides adequate illumination to the site.
 - v. The proposed use “will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare”. The applicant has agreed that there will be no: outside storage, donation boxes or after-hours drop offs and the Salvation Army will be open the accepted hours of operation as stated: Monday through Thursday from 9 a.m. until 8 p.m. and Fridays and Saturdays from 9 a.m. until 9 p.m.
 - vi. The proposed use “will not create additional requirements at public costs for public facilities and services that will be detrimental to the economic welfare of the community” as a result of the submission and approval of a photometric plan that provides adequate illumination to the site.

Specific Standards – Section 102-293(5)

a. A setback of at least 60 feet from the right-of-way line of any existing or proposed street must be maintained. The drop-off zone is located to the rear of the shopping center and is greater than 60 feet from the Lafayette Street right-of-way and complies with this standard.

b. Access points shall be located at least 60 feet from the intersection of any two streets. The proposed access drive is located greater than 60 feet from the intersection of any two streets and complies with this standard.

c. All lighting shall be shielded from adjacent residential districts as regulated in section 102-433. The proposed special land use will meet this standard provided Applicant complies with the conditions set forth above and brings lighting up to standards of the current ordinance with photometric plan and the appropriate, shielded light fixtures.

d. A six-foot high completely obscuring wall shall be provided when abutting or adjacent districts are zoned for R, OS-1, B-1, B-2, or B-3 districts. The height of the wall shall be measured from the surface of the ground. Said wall shall further meet additional requirements of section 102-436. A berm and landscaped buffer is located next to the residential development to the east, and the proposed special land use will meet this standard provided Applicant complies with the above conditions relating to painting the rear (north and east sides) of the building, painting the coolers and rusted steel, addressing the border at the north side of the property by removing the curb, repairing the concrete, extending the concrete to the property line, installing breakaway bollards, and maintaining the landscaped berm along the eastern border of the property.

VOTE

MOTION CARRIED (1) OPPOSED

OLD BUSINESS:

None.

NEW BUSINESS:

1) Site Plan Review Application: Case #2016-004, Salvation Army (South Lyon Square)

Avantini reviewed the contents of his review letter dated May 31, 2016. Avantini reiterated that the lighting plan needs to be addressed. He also discussed the condition of the parking lot and driveways. Lanam pointed out that access to the breakaway gates leading to Lafayette Woods would likely need to be repaved to accommodate the weight of emergency vehicles.

Chubb brought up the condition of the potential out lot at the southwest corner of the center. Avantini stated that it should be torn out and seeded because in its current condition it does not meet the code.

Avantini noted that the applicant is proposing to remove the mature trees along the front of the site because they obscure the view of the center from Pontiac Trail. Avantini noted that the berm along the street facing side of the center also obscures the view. Avantini stated that the applicant will be planting only shrubs, not trees, in the interior parking lot islands.

Chubb asked about signage for the site. Gonzalez stated there will be directional signs at the entrances and a monument sign for the tenants. Chubb stated that a directional sign at the north entrance would encourage cars to enter there and he doesn't think it is a safe entrance/exit in its current layout. Rose stated that he agreed, the north driveway should be entrance only.

Avantini suggested that Najor speak to the owners of Pinz Bowling Alley and that they discuss reconfiguring the site to make it safer. Najor stated that he will have the conversation but he doesn't agree that the north access point to the site should be entrance only. Najor stated that people are too accustomed to entering there.

MOTION TO APPROVE THE SITE PLAN CASE #2016-004, SALVATION ARMY (SOUTH LYON SQUARE) WITH THE FOLLOWING CONDITIONS:

Motion by Chubb, second by Rose.

Motion to approve the site plan case #2016-004, Salvation Army (South Lyon Square) with the following conditions:

- Administrative review and approval of photometric plan for the site.
- Appropriate regulatory and directional signage on the site.
- Arrangement of a meeting with consultants, engineers, City staff and adjacent property owner to discuss improvements to the north driveway.
- Pave the way to the emergency breakaway gate, and properly stripe and install signs in this area of the site.
- Damaged paving in the southwest corner of the site will be removed and the area will be seeded with grass.
- Satisfactorily addressing the conditions outlined in Planning Consultant Avantini's letter "Revised Site Plan Review – South Lyon Square" dated May 31, 2016, as well as all other comments of City staff and consultants.

VOTE

MOTION CARRIED UNANIMOUSLY

TABLED ITEMS:

None.

PLANNING CONSULTANT REPORT:

None.

STAFF REPORT:

There was a discussion about having a Planning Commission on the fifth Thursday of the month. The meeting will fall on Thursday, June 30, 2016. Mosier asked about the decorative panels at Biggby Coffee. Rose stated that if the screening was painted, it would improve how they looked. Mosier also stated that the Planning Commission agendas and minutes are not up-to-date on the City's website.

ADJOURNMENT:


Motion by Bradley, second by Leimbach to adjourn the meeting at 10:57 p.m.

VOTE

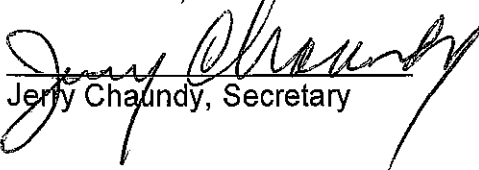
MOTION CARRIED UNANIMOUSLY



Scott Lanam, Chairman



Kristen Delaney, Recording Secretary



Jerry Chaundy, Secretary