

**City of South Lyon
Planning Commission
Regular Meeting Minutes
July 11, 2019**

Approved: 

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

Roll Call: Scott Lanam, Chair
Steve Mosier, Commissioner
Erin Kopkowski, Commissioner
Keith Bradley, Vice-Chair
Michael Joseph, Commissioner
Wayne Chubb, Commissioner

Absent: Jason Rose, Commissioner

Also in attendance: Kelly McIntyre – CIB Planning
Tim Wilhelm – City Attorney
Judy Pieper – Deputy Clerk

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

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

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

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

**Motion to approve Minutes for June 13, 2019, as amended
Motion by Chubb, Second by Kopkowski**

Voice Vote: Ayes: Unanimous
 Nays: None

Motion Approved

Public Comments (Non-agenda items) – None

Public Hearings – None

Tabled Items – None

New Business:

1. 135 East Lake Street Façade Review

Kelly McIntyre, City Planner, states that they have completed their review of the façade improvement plans submitted for the property located at 135 East Lake Street (better known as the RCA Building) The proposed improvements include: 1. Removal and replacement of windows and doors, 2. Installation of aluminum composite material and bi-fold window system on the third story and 3. Tuck and point the existing fieldstone.

McIntyre goes on to explain that the proposal includes building a third floor. This floor will serve as a rooftop restaurant and bar. When opened completely, the third floor design of bi-fold windows and metal will create an “open-air” restaurant feel, while still providing protection from the elements. The existing fieldstone and proposed modern metal and glass material updates the building while still maintaining the historic character of downtown South Lyon.

(Signage is proposed in this area, however, will need to be submitted for a separate review.) She states that they are doing some improvements inside, but this is just the façade review.

McIntyre states that they recommend approval of the proposed façade improvements.

Representing the applicant, Brad Alvord, Lindout Associates Architects, AIA PC, 10465 Citation Drive, Brighton, Michigan.

Alvord states that very early on, he has worked with Bob (Donohue) and the City and the client and it was very apparent that we were wanting to keep the nature of the stone intact. He goes on to give the Commission an update on the building stating this building has gone through series of rain, water intrusion, pests, you name it and shows the Commission pictures of what the inside currently looks like.

He states that from a demolition stand point, the exterior façade will stay intact. The windows would be removed but the stone will stay intact all the way through. They will strip off down to the upper level floor joist. The third level will stay there, but it will be turned in to the bar structure that we are proposing. This will be a complete demolition, basically back to the existing brick and back to the structure that is in place. The basement will stay intact, the first level will be dining, the second level offices and the third level would be stripping off what he just discussed with a strong design element in place. There would be a strong horizontal that kind of caps the top of that stone which switched over to the wood framing. So that design concept continues that strong horizontal all the way across and takes the proposed bar space up above and pushes it back from the façade. Again, with the patio windows that open up, and our intent is to at night have the glowing element with activity down at that corner. Although it would be limited to certain times of the year, he feels this would give a great feel for the downtown. The same tenant of the lower level dining would also be operating the bar unit up above, connecting them by elevator.

Alvord states that they will be getting rid of some of the elements from over time. He talks about the white vinyl that they would replace with corrugated metal. A red awning for signage, which would really depend on the tenant coming in to place, once they are secured. He adds that they do not have a tenant locked in to place at this time.

Chair Lanam verifies that at their previous meeting, it was said that they will be removing all the brick from the front of the first floor. Alvord states that they will be removing the brick and adding a thin set stone.

Commissioner Kopkowski questions if the third floor windows are a system and are they being done by a company. Alvord states that Conyers makes them, he adds Ramco out of Detroit also makes them.

Kopkowski questions the height and how much higher it is then any of the other buildings. Alvord states that they did and this came up at the pre-meeting with

the city staff. This was kept at a bare minimum, the ceiling height was right at 10 feet, which may not be the most ideal atmosphere for a bar, but we are keeping it as tight as we can. The goal is to stay within the existing structure and pull this back so that we are not trying to compete with the stone veneer that is in place. Kopkowski questions if the fire stairs are within the footprint. Alvord states that they are, they are not increasing the footprint at all. By having the fire rated stairs, it will give us a maximum of 49 occupants upstairs and give them egress to get out of that space. The entire building will be fire suppressed.

Kopkowski questions what the historical features are on the third floor. Alvord states there is nothing. Anything that was there is in pretty rough shape and when they met with Bob (Donahue) early on we discussed the characters and the style that we are working with is hard to distinguish.

Commissioner Chubb questions if they are aware of when the stone was added. Alvord states that he does not. He states that he was told that it has been there since the 1920's. Chubb questions if there has been any research done. Alvord states there has been none. They were told from day one that the building is known for the stone and that's what we want to work around.

Kopkowski adds that the Historical Society has multiple pictures of this building throughout the years and it would have been nice for them to have referred to them. Alvord states that because of the structure that was in place and the layers upon layers over time to get it to the point that we are at now. Kopkowski adds that you don't know what the building looked like over time, because you didn't do your homework. You don't understand the historical value of the progression of that building because you didn't do any research on it. Alvord adds that there is really no way to strip off the stone (Alvord was interrupted by a few of the Commissioners stating no one has asked you to remove the stone.)

Commissioner Joseph asks if there was any thought to replicating the roof line for the third floor of the original building. Alvord states that they did not, their intent was to open that up, get some glass and activity up there. Give the downtown some light, get some activity and goes on to explain some of the lighting that they are proposing.

Commissioner Chubb states that the problem he is having is that all the energy is being spent on the third floor. The first two floors looks like they are just swapping out windows. He states that he has toured the building and he does appreciate the investment and the intentions here, but he knows that the front window was not original. He goes on to say that he feels like they just put a hat on the building. Chubb continues, saying that Alvord talks about removing the brick

from the building but then you are going to add fieldstone, which is never going to match, so it's just going to be another material added and then a red awning that just kind of goes on there. He states that he does not feel like the plan is pulled together, and he is having a hard time with this. Chubb suggests that they try to understand a little more of the historical features.

Kopkowsi states that they could put some architectural elements in the roof line. Alvord states that they were worried about appearing to be too top heavy. He adds that when you are walking down the street, you are getting the same feel, same character from the building.

Chubb adds that he is not excited about the clear and anodized windows, and suggests black windows and bringing them down through the second floor. Alvord states that they can definitely look in to that.

Kopkowski states that she is not loving it either. She states that it needs more research. Adding that she feels that they are trying to build something for a use instead of create a building, concentrating too much on the bar and not enough on historical downtown. There are history to these buildings and you are not taking that in to consideration. Perhaps getting inspiration from pictures from the 20's, 30's, etc. Alvord states that they have done that with some of the other buildings downtown, but this building was unique enough to play off of that. Giving it a modern twist. There is not a lot of great detailing, no corner squares, no dental work, there is nothing like that they are trying to play nice with. This is their opportunity to detach and put a modern twist on that, yet still being respectful.

Chubb asks Kopkowski if she has a problem with having a modern touch.

Kopkowski states she does not, but it should have some type of element there to pick up on the history of the building. She is not excited about this either.

Vice-Chair Bradley states that keeping the stone on it is keeping it historical. He states that he does like it and it's a big improvement.

Commissioner Joseph states that they really appreciate the investment in the community for this corner. He states that there is a lot of good that is being proposed here, however, we have a unique opportunity to really do something special.

Chubb and Kopkowski agree that it is a good start.

Commissioner Mosier states that he believes that the window out front at one time was a bow window. He goes on to say that if he remembers correctly, in the 20's, there was a fire in the building, half of the building was destroyed and that's

when the field stone went up on there. Mosier states that this building was the original Showerman's Grocery Store.

Kopkowski questions the whereabouts of pictures of the building that she believed Norm had.

The property owner, Dan Schwegler, 23755 Prescott Lane G, South Lyon, Michigan, states that he is creative with solving problems with numbers, but he is not an artistic guru. He goes on to say that he does get what they are saying, however, he does like the design. Schwegler states that he has gone over many historical pictures and it basically follows the same cornice wrapped around the entire building (before the fire) After the fire, that is the roof line that went up. We could cap what's up there but this would make it top heavy and he gets Alvord's point and why he didn't want to do that.

Schwegler adds that yes the third floor is a bar space, but it is still the owner from the restaurant that is on the first floor with the same limited menu items. He states he was trying to create a space for people that wanted to dress up to go out for a nice dinner and when he looks at this, this is what he sees. Trying to fill a need that this town needs. He again states, that he likes the modern feel that Alvord came up with.

Chair Lanam states that he does like it.

Chair Bradley states that by keeping the stone on the building it will give it a historical feel and he thinks it looks great.

Motion to table the 135 East Lake Street Façade Review to give the applicant the opportunity to present something a little more in character with the Motion by Chubb, Second by Kopkowski

Voice Vote: Ayes: 3
 Nays: 3

Roll Call: Commissioner Joseph	No
Commissioner Chubb	No
Commissioner Kopkowski	No
Commissioner Mosier	Yes
Commissioner Bradley	Yes
Commissioner Lanam	Yes

Motion Does Not Pass

Alvord states that this is a perfect opportunity to add an element to the downtown which would be a glowing beacon at night of activity. He states that they have a similar building in the Fenton area.

He feels that this building will be a modern element that will respect the old. Commissioner Chubb asks if they will be making any changes based on the discussions that had gone one.

Schwegler states that the one thing that jumps out is the window with the vinyl and he has no problem putting a different window there and he has no problem putting in a different color of the windows.

Chubb feels that the front entry is a lost opportunity and Schwegler agrees. Kopkowski questions if after listening to the conversation, do they have some inspiration, do they want to go back to the drawing board and make some changes. Or do you feel this is it?

Alvord agrees with the window change, the lower level entry, there are elements that can be worked on. He is not against tweaks, but he is happy with the upper element.

Kopkowski asks the applicant if they want to vote again or table it.

Schwegler states that he does not want to delay another month. Can they approve the general concept and come back down the road with a change in materials or a change in color.

Chubb states that it sounds like the Commission is down to a decision on materials.

Chair Lanam states that a final approval is a final approval or can we have it contingent upon this or that and that would be brought back to the Planning Commission.

Attorney Wilhelm questions McIntyre. McIntyre states that what they look at is the percentage of materials and then the application and the intent. McIntyre begins reading from the Report - Section 102-442.

The discussion continues regarding the awning color and the materials along with the changes that were discussed on the windows. Alvord states that he does not feel that there would be any issues with the changes that have been discussed.

Wilhelm confirms the discussion with the applicant with regards to the third floor, awnings, colors and materials. He suggests that the item should be tabled and have the applicant review the suggestions, do some historical research and then make their decision on whether to vote on the info that they are looking at or on the info with some of the suggested changes.

All agree that they do not want to delay moving forward. Wilhelm does suggest that they put a condition on the motion or maybe a special meeting can be held. Alvord states that he wants them to be aware that his firm had to bring out a structural guy out just to see what can be done and they advised that they do not want to tie in and be ripping additional holes in to this structure. Commissioner Joseph adds that he has no issues with a conditional approval. Wilhelm explains if you have to be specific, it can't be show me this and bring it back.

Chair Lanam asks for a motion. After a lengthy discussion, the applicant makes the decision to withdraw the application and come back to the August 8, 2019 meeting.

Commissioner Kopkowski had to leave the meeting at 8:37 p.m.

2. Lake Street Apartments Final Site Plan Approval

The applicant is requesting the final site plan approval to 72 apartment units in three buildings on Conditionally Zoned Multiple Family (RM-3) property. This is a part of a conditional rezoning and the agreement was executed at the end of August. The timeline was 8 months.

Exterior: use of durable, exterior building materials including cultured stone accents, high quality composite siding, high efficiency and quality rated windows, and attractive solid core exterior doors.

Interior Fit and Finish: use of upgraded finishes including stainless steel plumbing fixtures, granite countertops, marble and tile bathrooms, built in dishwasher, decorative trim, crown moldings, upgraded carpet, hardwood floors, and in-unit stackable washer and dryers.

Outdoor Recreation: the construction of a non-motorized pathway connecting the development to the Huron Valley Trail. The initial path will be temporary and constructed of wood chips or gravel. The owner/developer will deposit the civil engineer's cost of construction estimate for the construction of an asphalt path to be complete after Dixboro Road is paved.

Carport Construction: Carports will use an open design, be strategically placed, and illuminated (consistent with the current crime prevention and personal safety standards), with a berm between the carports and Dixboro Road to soften the visual impact.

Old Business – None
Planning Consultant Report

Staff Report

Adjournment

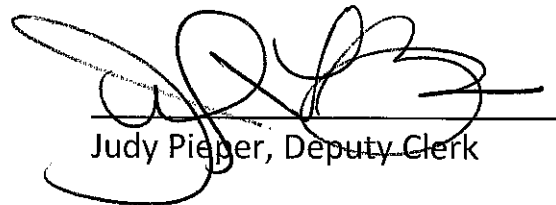
**Motion to adjourn – 9:15 p.m.
Motion by Bradley, Second by Mosier**

Meeting Adjourned

Respectfully Submitted –



Scott Lanam, Chair



Judy Pieper, Deputy Clerk

