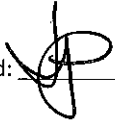


**City of South Lyon  
Planning Commission  
Zoom Meeting Minutes  
July 23, 2020**

Approved: 

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

Chairman Lanam leads the Commission in the Pledge of Allegiance

Roll Call: Scott Lanam, Chair  
Steve Mosier, Commissioner  
Wayne Chubb, Commissioner  
Erin Kopkowski, Commissioner

Also in attendance: Kelly McIntyre – CIB Planning  
Lisa Deaton – City Clerk  
Judy Pieper - Deputy Clerk

Absent: Michael Joseph, Commissioner  
Jason Rose, Commissioner

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

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

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

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Motion to approve Minutes – 6/25/2020**  
**Motion by Mosier, Second by Chubb**

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Public Comments: None**

**Tabled Items: None**

**New Business: Creekside Village, 500 Stryker Street, South Lyon**

The applicant is requesting to remove trees on the site that are located in future phases.

**Kelly McIntyre, CIB Planning** – McIntyre states that we granted site plan approval for this project in December 2019. They are in the process of submitting construction drawings for Phase I. She states that in doing so, they would like to clear the entire site (all Phases) They will be doing construction on Phase I, but would like to clear Phase II and Phase III. McIntyre goes on to say that the city allows the clearing of the trees for the current Phase that is being developed because there is always the chance that the additional Phases never get developed leaving an empty space and trees that did not need to be removed and now need to be replaced.

The plan to develop Phase II and Phase III are in the future and we do not know what they are. According to the applicant at our last meeting, they are waiting to see how the market will go.

McIntyre states that there will be 98 trees in Phase II that will need to be planted and 72 trees in Phase III, totaling 170 trees. She advises that the Planning Commission can give permission to the applicant to clear the site, but there has to be some sort of financial guarantee that those trees will be replaced in the future, should the development not continue. The current replacement cost of the trees, which includes securing it, having it planted and maintaining it, and that will be \$450.00 a tree. The financial guarantee can come as a cash deposit, certified check, bank letter of credit or a surety bond. As each phase is developed, we can release the monies for those trees. McIntyre suggests that the Planning

Commission may want to put a time frame on the Phases, suggesting nothing less than 5 (possibly) 7 years.

McIntyre references the letter that the applicant has provided to the Commission. She states that in the letter it states several reasons why the applicant would like to clear the site. She adds that they are having some issues on the site with it being used illegally and there are some issues that they believe are dangerous to the other residents and they would like to remove that liability from the site.

Ray Schovers states that they would like to move ahead with the project, stating that the virus has pushed them back a little bit. They are in the process of securing the loans and that will determine how they will be developing the Phases.

Schovers advises that the engineering drawings that are in the City right now will show that the fire loop goes back in to Phase II, up to almost the creek, and the sewer - the detention for Phase I, goes back in to Phase II. So, engineering wise, the Phases go together. He then confirms with McIntyre that the number is \$450.00 per tree.

Schovers states that this number has set him back. He didn't know that there is a limit on the number of trees, he did know that he must replace what he takes down. At \$450.00 per tree, times the number of trees (170) it would be another \$60 - \$70,000.00 that he would have to lay out to the tree fund after the cost of taking them down for \$51,000.00.

McIntyre advises the Planning Commission that if they are inclined to allow this, there could be some discretion based on the cost. Advising that they can reevaluate the \$450.00 per tree.

Schovers again states that he again is dumb founded on this amount and he will need to re-group. He states that he is working with South Lyon Woods on the trees that are hanging over some of the trailers.

Schovers states that he will probably have to approach this from a different angle.

McIntyre advises that this was discussed in the site plan review meetings, initially the intention was to pay into the fund and at that time we were talking about 190 trees. She goes on to say that at that time they advised that it would be 38 trees and that they had found away to put the rest of them on site.

Schovers again states that he needs to re-group and first fix any damage that the trees have caused to South Lyon Woods.

Commissioner Chubb confirms that the applicant will be installing a fire lane as well as the detention in Phase II for Phase I, so would it be safe to assume that you (Schovers) will be needing to clear Phase I and a decent amount of Phase II, just for that.

Schovers goes on to discuss the shot gun shells, the area where cars go to hide from the police and the vagrant that is living on the property. He states, it's not just the trees that are the issue, it's a safety issue.

Commissioner Chubb questions the applicant on what else he needs to do for site preparation.

Schovers states that if they were only to complete Phase I, it would all be hard surface parking lots and driveways. Phase II would have a gravel fire lane to get the trucks in and out in a loop situation. The road that would be put in going to the back, would eventually be a parking lot.

Commissioner Chubb advises that he is trying to brainstorm, maybe if there is a hybrid proposal, trying to lower the dollar figure. He is pro-development and is open to discussion.

Commissioner Chubb confirms with McIntyre that the Commission can use their discretion.

Chair Lanam questions Chubb and Kopkowski if they know how much a Surety Bond would cost. They do not. Lanam states that maybe if the applicant goes through and figures out what he must pull out and what he can plant now. He goes on to discuss putting together a more realistic plan and getting quotes that may be something a little more reasonable.

Mr. Schovers goes on to say that the two objectives was to get rid of the safety danger and take care of the trees that are causing problems. He states that he does have a tree cutting permit to take 18 trees down, he does have the trees numbered and tagged. He questions if he is still allowed to go ahead with removing them. His concern is the safety of others and it is a liability.

Chair Lanam advises Schovers to confirm with McIntyre. He also goes on to say that we need to come back to this and try and work something out. There has to be some leeway because of the quantity that the applicant has. He advises the applicant that they can table this for tonight or he can ask for an extension. This will give the applicant time to get his ducks in a row, talk with Kelly, see if there are any other options and then come back to the Planning Commission.

McIntyre states that she would like to get the engineers involved and see what exactly what needs to be done and also check with the Fire Department.

Mr. Schovers requests an extension.

**Old Business: None**

**Discussion: None**

**Consultant Report:** McIntyre advises the Commission that she assembled the Zoning Ordinances and sent them out with the City Council packets. So the council will be taking a look at the draft ordinances and this will give them sometime to look at them so that we can set up a joint working meeting.

She states that the Planning Department has been pretty busy with decks, pools and fences.

She states that as far as Mr. Shovers, she will coordinate something with him and also with the City Engineers so that we can all sit down and figure something out that will work for everybody.

**Staff Report:** Pieper states that right now, we are just heavy duty in to the up and coming election. We are living and breathing that right now until it is over.

The Commission discusses that wood costs are up by 30% right now. Wood can not be found right now, people are hoarding it, just like toilet paper.

**Adjournment:**

**Meeting adjourned – 7:49 p.m.**

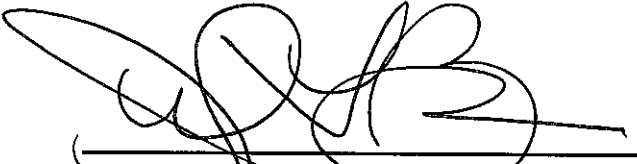
**Motion by Kopkowski, Second by Chubb**

Voice Vote: Ayes: Unanimous

Nayes: None

**Motion Approved – Meeting Adjourned**

**Respectfully submitted,**



**Judy Pieper, Deputy Clerk**