

**City of South Lyon
Planning Commission
Regular Meeting Minutes
July 28, 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
Jason Rose, Commissioner

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

OTHERS PRESENT: Timothy Wilhelm, City Attorney
Kelly McIntyre, Planning Consultant

APPROVAL OF AGENDA

Motion by Berry, second by Chaundy to approve the agenda for July 28, 2016.

VOTE **MOTION CARRIED UNANIMOUSLY**

Commissioners made a number of corrections to the June 9, 2016 regular meeting minutes.

APPROVAL OF MINUTES AS AMENDED:

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

VOTE **MOTION CARRIED UNANIMOUSLY**

COMMENTS FROM THE PUBLIC:

None.

PUBLIC HEARING:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

- 1) **Site Plan Review: Case # 2016-16 McDonald's Drive Thru Extension Located at 22101 Pontiac Trail**

McIntyre reviewed the history of this site plan. She noted that it had originally been approved in September 2014 but no work had commenced within a year of approval. The site plan is now expired. The applicant is here today to request an extension.

Greg Lautzenheiser, A.I.A., L+A Architects, Inc.
2430 Rochester Court, Suite 200
Troy, MI

Lautzenheiser explained that the site plan as presented today is the same as what was approved in 2014.

MOTION TO APPROVE THE EXTENSION FOR SITE PLAN CASE #2016-16, MCDONALD'S DRIVE THRU:

Motion by Chubb, second by Rose to approve the site plan extension for Case #2016-16, McDonald's Drive Thru as presented.

VOTE

MOTION CARRIED UNANIMOUSLY

2) Final PD Site Plan Review: Case # 2016-07 Thomasville

Planning Consultant McIntyre reviewed progress on the site plan to date. She stated that City Council had granted preliminary approval to the site plan for Thomasville. The applicant is here tonight requesting a recommendation for final site plan approval. McIntyre stated that Planning Consultant Avantini recommends approval in his review letter.

City Attorney Wilhelm noted that the Planning Commission has been provided with a draft development agreement. He reviewed the document with the Commission. Wilhelm and the Planning Commission discussed a possible easement that would allow for the continuation of Lexington.

Alan Pruss
Monument Engineering
638 S Grand Avenue
Fowlerville MI

Project Engineer Pruss stated that he did not know what the current status of the easement was but he would follow up with Tom Schroder and find out.

Wilhelm stated that he needed clarification on the buffer between Thomasville and the existing development. He wasn't sure if the buffer was just a line of evergreens, or if it was evergreens and a berm.

Commissioner Chubb stated that they still have not seen elevations for the ranch-style option of home. Lanam agreed and stated that the elevations presented at this meeting are not the ones that were previously approved by the Planning Commission. Lanam stated that the Planning Commission gave this project preliminary approval with the understanding that a ranch-style option would be presented before final approval was granted. Lanam stated that the elevations presented tonight do not offer the variety that the Planning Commission had seen when the elevations were originally

presented for preliminary approval. Lanam provided the applicant with his copy of the original elevations.

Lanam stated that since there were only going to be 60 units in this development, there needs to be some variety. He doesn't want to see the same model built over and over again. Wilhelm stated that requiring variety from the units on either side and directly across the street would be a reasonable solution.

Lorenzo Cavalieri
30078 Schoenherr Rd, Ste 300
Warren, MI

Cavalieri asked if elevations were required for final site plan approval. He thought elevations were provided just to give the Planning Commission an idea of the architectural style of the units to be built.

Wilhelm stated that the elevations were required and that the applicant would be held to them, although minor changes could be approved administratively.

Lanam concurred stating that they wanted to see the quality and architectural details from the preliminary elevations. The Commissioners discussed permitted building materials and the gauges of vinyl siding that are available. Wilhelm asked for the Commission to be more specific about the gauge of vinyl siding that they wanted to be used. Commissioner Chubb stated that in his experience 0.46 to 0.50 would be sufficient since 0.55 is the highest grade.

The Commission discussed item "c" on page eight of the development agreement. Wilhelm stated that he isn't entirely comfortable with the wording that states that every dwelling must include all of the architectural details listed. After discussion, it was to be changed to "a mixture of the following details" instead of "all details".

Cavalieri asked about changes to the floor plans. Lanam stated that from a planning perspective the Commission wasn't concerned with the floor plans, just the facades and the exterior materials. Lanam stated that this was a question that needed to be brought up with the Building Department.

Chubb asked about the distribution of street trees, in particular sites 7, 12, 54 and 55 look like they need trees. He noted that units 22-25 also lacked street trees, as well as unit 38.

Cavalieri questioned the review letter from HRC where Mike Darga asked for 30" wide curbs. Cavalieri asked if this was an error since the standard is 18" and that is what is shown on the plans. The Commission agreed that the width should be 18".

Lanam reiterated to the applicant that the Commission would need to see elevations. Chubb requested that the applicant provide the Commission with a materials board as well.

MOTION TO APPROVE FINAL SITE PLAN: CASE # 2016-07 THOMASVILLE CONTINGENT UPON THE FOLLOWING:

Motion by Chubb, second by Berry.

Motion to approve final site plan: case # 2016-07 Thomasville contingent upon:

1. Completion of the easement with Colonial Acres for the extension of Lexington to connect with Thomasville.
2. Revision of the landscape plan to include a street tree for every unit.
3. Approval of final PUD agreement.
4. Administrative approval of previously presented elevations for each model to be built including a ranch-style model. The elevations presented at the July 28, 2016 Planning Commission meeting (variations A, B, C & D) will be considered to be one model as it applies to House Variety and the Anti-Monotony Rule.
5. The layout of units in the development will adhere to section 13(H) of the draft Planned Development Agreement:
Product Variety and Anti-Monotony Rule. The same elevation (meaning the front façade of a residential dwelling) shall not be constructed or used for the residential dwelling immediately next to and on the same side of the road and most directly across the road from a residential dwelling.
6. Administrative approval of a materials board.
7. Approval of all City department heads and consultants.

VOTE

MOTION CARRIED UNANIMOUSLY

TABLED ITEMS:

None.

PLANNING CONSULTANT REPORT:

None.

STAFF REPORT:

None.

ADJOURNMENT:

Motion by Bradley, second by Chubb to adjourn the meeting at 8:53 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY

 Scott Lanam, Chairman

 Kristen Delaney, Recording Secretary

 Jerry Chaundy, Secretary