

**City of South Lyon  
Planning Commission  
Zoom Meeting Minutes  
August 27, 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

**One Vacancy on the Commission**

**Motion to excuse Commissioner Rose and Joseph  
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 – 7/23/2020 Planning Commission Meeting as amended.**

**Motion by Mosier, Second by Chubb**

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Public Comments: None**

**Tabled Items: None**

**New Business:**

- a. **SPR#20-01: Fieldstone Planned Development: Final Planned Development Site Plan Approval:** The applicant is requesting Final (PD) Site Plan approval for a 50-unit single family residential development on 11.635 acres.

McIntyre, CIB Planning, states that the applicant is requesting final site plan approval for a 50-unit, single family residential development on an 11.635-acre parcel. She states that this is a PUD and part of this 4 step process is that the preliminary site plan goes before the Planning Commission with a recommendation to City Council and then the final site plan comes before the Planning Commission and the Commission then makes a recommendation to Council.

McIntyre goes on to explain that the Planning Commission reviewed this and made a positive recommendation for the preliminary site plan on 5/14/2020, and on 6/22/2020, City Council reviewed and approved the preliminary site plan. At that time, Council also approved the rezoning of the property from RM1 to PUD. She states that during that meeting there were recommendations from the Planning Commission that were accepted by City Council, the waivers that were granted were for the lot area, lot width, overall density, side yard set back and

maximum building coverage of 30% and a maximum impervious surface not to exceed 35% and a rear yard setback for specific lots.

Additional conditions include the installation of landscape buffering butting up to Colonial Acres prior to the beginning of the project. Also, brick and stone required on first-floor front elevation and this is included in the Master Deed, the requirement for wainscoting be used on Lots 27 and 28 side elevations and this is also stated in the Master Deed.

McIntyre states that there is some missing landscape calculations and unit data that needs to be provided in the final site plan. She states that she did talk with the applicant and they will put that on there. Also, there was some shifting of unit lines in order to make sure to accommodate sidewalks on Lots 27 and 28.

McIntyre states that the applicant is required with the final site plan to submit condominium documents, master deeds and bylaws, which has been done and are under review, and the rezoning will be finalized upon the final City Council approval.

The Final PD Site Plan should include the overall plan for the entire site, showing the details, building locations, off-street parking, street alignments and open spaces. The Final Site should adhere to the use patterns approved in the Preliminary Plan. McIntyre states that a majority, probably 80% of all that was taken care of Preliminary Site Plan review.

She states that the applicant was asked to provide a construction timetable, which they have done, and they have also provided the Commission with site plan floor plans showing all the options that can be chosen. As far as the rest of the actual site plan, she states that there aren't any changes.

McIntyre states that she did make a note regarding the architectural names being different from the names that were used during preliminary site plan approval. She states that this doesn't need to be a requirement for final site plan approval, but would like to still refer the new name to the old name to make sure that it is clear to City Council.

McIntyre goes on to say that the applications have been submitted for review to EGLE for the sanitary permit, the water permit and soil erosion. They have also submitted to the Road Commission for Oakland County for work with the right of way on Eleven Mile.

McIntyre goes on to review the letter from HRC, dated 8/12/2020. They reviewed the water supply, the sanitary sewer and storm water management. They are ready to recommend the approval of this final site plan, they do have a few notes, but those notes can be handled during the revised construction plan.

McIntyre also states that there is a letter from the Fire Department, and they do recommend that approval be granted. She states that there are some notes regarding the fire hydrants and also regarding the painting of roadway curbs at fire hydrant locations. McIntyre also wants to note that one of the recommendations that was made regarding Eleven Mile, west of the main gate to the emergency entrance be paved.

McIntyre goes on to say that she makes a recommendation that the Planning Commission recommend to the City Council to approve the Final PD Site Plan for Fieldstone, conditioned upon the following:

1. A table specifying the square footage of each unit be provided;
2. Corrections to the architectural models' nomenclature to include the model names approved as part of Preliminary Site Plan approval;
3. Landscape replacement calculations be provided;
4. A statement must be provided on the survey indicating if there are any regulated or non-regulated wetlands on the property;
5. A note added to the plans indicating that Fieldstone Circle and Lexington Drive (the portion in the development) remain private, but is built to public standards.
6. The Planned Development Agreement, Master Deed, and Bylaws be approved and recorded by the City;
7. Review, approval and permits of all other applicable city consultants, departments, etc., including Environment, Great Lakes and Energy (EGLE) Department and Road Commission of Oakland County.

Chair Lanam states that he agrees that changing the names could open up the opportunity for error. He questions if they should add to the recommendation conditions the approval of the entry sign. McIntyre states that the location would be okay, but they do not know what the sign is going to look like yet. He also calls attention to an elevation for the Cristfield showing 100% siding façade that needs to be corrected.

Commissioner Chubb questions if there were materials submitted. McIntyre states that the materials were presented during preliminary meeting in March.

**Michael T. Noles, The Umlor Group, 49287 West Road, Wixom, Michigan**

Mr. Noles has a few pictures that he would like to share with the Commission. The first being a picture showing the sidewalks and nature trail along with wetlands and the retention basin. He does share a picture of the light pole that they are planning on using. He states that it is an acorn fixture and it meets all the same requirements for shielding.

Noles discusses the name changes and how they worked it in to their presentation.

He shows a rendering of what the sign would look like and where it is located.

Noles goes on to review the letters from HRC and the Fire Department.

Chair Lanam confirms with McIntyre regarding the bylaws and the maintenance of the emergency entrance being included. McIntyre states that they are definitely included and she can get them sent out to the Commission.

Commissioner Chubb questions the Anti-Monotony and if it is included in the Master Deed. McIntyre states that she does not have it included, but it can be added. Noles confirms that it is in the PD agreement and it is that you can't have the same house with the same elevation on either side or directly across the street.

Commissioner Chubb confirms that the format is really tied to the elevation. He states that we could have 3 Aspires in a row. Noles states that you could but with the different elevations of the Aspire, you could have up to 17,000 possible combinations. He also states that with the lot sizes, some of the houses will not fit on some of the smaller lots. He states that there are quite a few driving factors of what houses will fit where.

Commissioner Chubb states that he personally does not want to see 4 Ranches or 5 Ranches next to each other. Chubb refers to Lanam regarding the equation that they discussed for the Anti-Monotony rule.

Noles goes on to discuss that monotony ordinance and how Pulte gets feedback from their customers. If there are so many restrictions or too many choices, the customer can not make a choice.

Chair Lanam states that he agrees with Chubb, and some of these houses look the same. Commissioner asks if McIntyre could look up the monotony rule used on the Knolls. Lanam states that he believes that was a 3 to 5 equation. Noles states that that may work when you don't have all the constraints.

Noles goes back to his presentation to again review lot fit and building coverage and how they went through and made a spread sheet to show what the maximum house is. Noles states that this monotony ordinance works with this number of houses and number of elevations, if they have to do more than that, they will not be able to make this work.

Commissioner Mosier states that he agrees with Chubb to a point, but it is what it is.

Commissioner Kopkowski states that it is no secret that she hasn't been on board with this project from the beginning. She states that the Commission has given concession after concession with the plan development and if there are any comments it is "Pulte won't do that." She goes on to discuss lot coverage and how the sidewalk is only 10 feet away. Who wants that.

McIntyre reminds the Commission that the points being brought up have already been approved, what is being discussed now is the anti-monotony. She asks Kopkowski, aside from the fact that you do not care for this project, what is your thoughts on the anti-monotony. Kopkowski states that just a change in color is taking the clause to the extreme or adding a 2-foot bump out is not changing the look.

Noles states that he understands what is being said, but this is consistent with the approval. He states that they specifically said what their anti-monotony ordinance was, we went through the preliminary and have invested additional money. Noles continues to say that he understands if there is buyer remorse or you weren't originally in favor for this development, but this is the final engineering which is consistent with the preliminary.

Chubb states that he believes that he referenced the Knolls project when they discussed the anti-monotony ordinance. Noles states that they did spell out what they do and that Joe Skore was at the meeting and stated that they always incorporate the anti-monotony ordinance whether the city requires it or not.

**Motion to table the project to the next meeting to have a chance to study the elevations and the mathematical equations.**

**Motion by Chubb, Second by Kopkowski**

Voice Vote: Ayes: 3

Nays: 1

**Motion Approved**

Attorney Hamameh confirms with Commissioner Chubb that he would like to see the language that is in the PD Agreement regarding the Anti-Monotony provision. She also questions if Chubb has the spread sheet that was done showing all the different elevations. McIntyre states that she has all of it and will be able to get it to Chubb and the rest of the Planning Commission for the next meeting on 9/10/2020.

**Old Business: None**

**Discussion: None**

**Consultant Report:**

McIntyre states that there will be a September 24<sup>th</sup> meeting. She states that she received a proposed rezoning for the West End Industrial – Open Space, Single Family Housing. Cluster option not a PD. Open Space Preservation gives them the option to reduce lot sizes. Commissioner Kopkowski states that she will try to be at that meeting, but she will be late.

Commissioner Chubb questions if we have heard from the gentlemen regarding the apartments and the removal of the trees. McIntyre states that he did reach out to her and asked to pick up the engineering plans. No decisions have been made and he did not ask to discuss any further options.

**Staff Report: None**

**Motion to adjourn – 8:08 p.m.**

**Motion by Mosier, Second by Kopkowski**

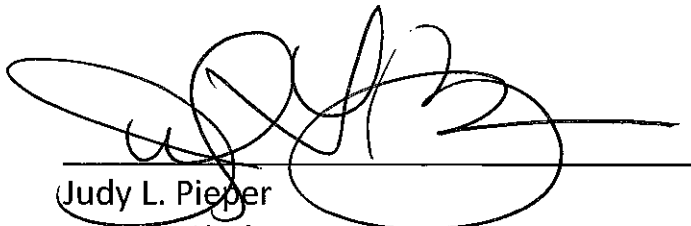
Voice Vote: Ayes: Unanimous

Nays: None

**Motion Approved**

**Meeting adjourned**

Respectfully submitted –



Judy L. Pieper  
Deputy Clerk