


**City of South Lyon  
Planning Commission  
Regular Meeting Minutes  
August 8, 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  
Michael Joseph, Commissioner  
Wayne Chubb, Commissioner

Absent: Erin Kopkowski, Commissioner  
Jason Rose, Commissioner

Also in attendance: Kelly McIntyre – CIB Planning

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

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

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

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Motion to approve Minutes for July 11, 2019, as amended  
Motion by Chubb, Second by Joseph**

Voice Vote:           Ayes: Unanimous  
                              Nays: None

**Motion Approved**

Public Comments (Non-agenda items) – None

Public Hearings – None

Tabled Items – None

New Business: None

Old Business:

**1. 135 East Lake Street Façade Review**

Kelly McIntyre, CIB Planning-City Planning Consultant, states that the Planning Commission reviewed a façade proposal for this property, located at 135 East Lake Street (better known as the RCA Building) at their July 11, 2019 meeting. During that meeting much discussion ensued on the selection of materials, colors, and design elements. The applicant withdrew their request at the meeting and has subsequently revised the façade proposal taking comments and concerns from the July 11 meeting and discussion into account.

McIntyre lists the proposed revisions:

1. Storefront aluminum color changed to black.
2. Horizontal corrugated metal panels will be used on the third level soffit-matching the horizontal panels used below the upper level window system.
3. Northern, third level metal panel was simplified by removing the horizontal red band.
4. Vertical “column” elements are introduced between the third-floor window openings; this will carry through the soffit system to break up massing and tie into new rhythm established at the main southern entry.

5. Based on historical images, the double hung window openings are removed and openings are modified to accommodate the second-floor window openings. The previously proposed metal panel below the second-floor window is removed and will be patched with salvaged stone.
6. Vertical “column” elements are proposed on the southern main entry door and windows, echoing the materials used on the third-floor bar.
7. Composite stone panels, stone sills, and accent bands are added to the main entry windows and carry the horizontal line of the adjoining building.

McIntyre also states that the application was reviewed utilizing the standards in *Section 102-442 Building Façade Design*. The application of these façade standards is to: promote integration and mixture of material used on a building; to enhance the visual environment of the City; maintain and improve the City’s sense of place by encouraging consistent quality and character when structures are built or redeveloped.

*Section 102-442(2)*: requires that the use of exterior wall façade materials be in compliance with the maximum percentages permitted in the schedule regulating use of exterior building wall facade materials. The applicants meets the maximum percentages of materials.

McIntyre adds that based on the proposed building materials meeting standards, the mixture of materials, along with architectural detailing and articulation, massing and variety of textures CIB Planning recommended approval of the revised façade proposal.

The Commission begins discussion and Commissioner Chubb asks about the materials on the wall where “signage” is and if it wraps around to the back of the building. Representing the applicant, Brad Alvord, Lindout Associates Architects, AIA PC, 10465 Citation Drive, Brighton, Michigan states the material is Legnopan and does wrap around the back of the building. That it is the same material used on the band that wraps around the building.

Chubb asks about the metal panel application on the third floor and Alvord responds that it will be a single panel. Alvord further states that there is a large

mix of materials visible from the alley on the back of the buildings along this block.

Chubb confirms with McIntyre that the signage for the building will go through a separate review.

Chubb thanks the applicant for the time and effort put into this revision. Now that it is done there is a big difference. He likes that the stone was replicated on the rendering and likes the thicker cornice proposed.

Commissioner Joseph states that the patching under the new second floor front window is much better (using salvaged stone).

Commissioner Lanam asks if they will have enough salvaged stone to do the patching. Applicant believes they will.

Commissioner Chubb suggests that on the left wall on the third floor, a window be installed for a cross breeze and east/west view from the floor. Alvord states that he and the property owner had previously discussed that idea and like it.

Commissioner Mosier likes the revised main entrance and thinks the building looks better.

Commissioner Lanam states that the entrance to the building is now easier to see and more defined.

Commissioner Joseph said that he thinks the revised façade plans are much better and that he recognizes that how we got to the result didn't come about how we would have liked, but he appreciates the applicant's effort.

**Motion to approve the revised façade proposal for 135 East Lake Street as presented,**

**Motion by Chubb, Second by Joseph**

Voice Vote:           Ayes: 4  
                              Nays: 0

## **Motion Passes**

### **Planning Consultant Report**

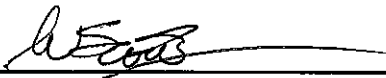
McIntyre advises there are two projects currently being reviewed by the City-an expansion to the Immanuel Lutheran parsonage. It is a Special Land Use and will require a public hearing. Also, site plan revisions are still occurring on the Stryker Street apartments.

## **Adjournment**

**Motion to adjourn – 7:23 p.m.  
Motion by Mosier, Second by Chubb**

**Meeting Adjourned**

**Respectfully Submitted –**



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**Scott Lanam, Chair**

