



**City of South Lyon
Planning Commission**

August 8, 2013

The meeting was called to order at 7:00 p.m.

PRESENT: Chaundy, Chubb, Culbertson, Kurtzweil, Lanam,
Leimbach, Mosier, One Vacancy

ABSENT: Bradley

OTHERS PRESENT: Carmine Avantini (CIB, Planning Consultant)
Debbie Nogle, Administrative Assistant
Tim Wilhelm, City Attorney

APPROVAL OF AGENDA:

MOTION by Culbertson

SUPPORTED by Chaundy

RESOLVED, to approve the Agenda of August 8, 2013.

ALL AYES, MOTION CARRIED

APPROVAL OF MINUTES:

MOTION by Mosier

SUPPORTED by Leimbach

RESOLVED, to approve the Minutes of June 13, 2013 as amended.

ALL AYES, MOTION CARRIED

PUBLIC COMMENT

No Comment

NEW BUSINESS – Knolls of South Lyon

Carmine Avantini from CIB Planning explained that the applicant, Oakland 40, LLC., is requesting that the undeveloped site be rezoned from R-2, One Family Residential to PD, Planned Development. The requested would allow relief for certain lot sizes in exchange for preservation of usable open space. A letter from Progressive AE traffic consultants concluded the proposed access and internal street layout, along with secondary emergency access, will provide a fairly safe and efficient system for its end users. Avantini went on to describe the steps in the planned development rezoning and site plan review and approval process, and he summarized his review letter dated June 18, 2013, which included a recommendation for approval, conditioned upon the emergency access drive being 20 feet wide and constructed of reinforced, decorative stamped concrete.

Mr. Robert Wanty
Washtenaw County Engineering
3250 W. Liberty Street
Ann Arbor, MI

Mr. Wanty explained the acreage usage pertaining to the foot trails and open space. The wetlands will not be impacted, adding there were 1,500 trees surveyed and as many of the trees as possible will be saved during development. The lots proposed will be 7,200 sq ft. which are comparable to lots in the area. In general, the emergency accesses are used infrequently by emergency vehicles. Culbertson asked Wanty to confirm that the proposed development will consist of individual site condominiums and not multiple tenant homes. Wanty confirmed the proposed units would be detached condominium units. Leimbach questioned how the number of lots was determined. Wanty explained there was a parallel plan prepared using the existing R-2 zoning used to determine the number of lots.

Public meeting was opened at 7:35

Dennis Dobransky
729 Kestrel Court
South Lyon, MI 48178

Mr. Dobransky saw the developers marking trees which raised concern. He wrote an email to David Murphy, City Manager and copied the Police and Fire Chief. Dobransky built his home and is the original owner. Dobransky objects to the throughway and feels it will cause destruction to our cul-de-sac. Adler Homes advised that if the property were to be developed, the road would be between addresses 721-729 Eagle Heights Drive. Dobransky handed out a map and an aerial photograph of the Eagle Heights Subdivision. He urged the Commission not to do anything that will destroy the cul-de-sac.

Jeff Huey
721 Kestrel Court
South Lyon, MI 48178

Mr. Huey purchased his home on the cul-de-sac 10 years ago because it was a cul-de-sac so as not to worry about cars driving down the street; also it curves which makes it not made for a road. The original developer said the thoroughfare was on Eagle Heights, which is why he bought his house on the cul-de-sac for that reason. He does not agree with taking the cul-de-sac out.

Debbie Higgins
607 Kestrel Ridge Drive
South Lyon, MI 48178

Ms. Higgins has lived in the subdivision 21 years and feels the development is progress but said there is already enough traffic. Ms. Higgins explained that John from Adler Homes said that it would not be opened up. She is totally against it and hopes the commission makes the right decision.

Garin Anderson
713 Kestrel Court
South Lyon, MI 48178

Lots 68-69 were designed to be an access road and if it is opened up at the cul-de-sac then kids will be walking down the street leaving their garbage behind.

Tom Stoltz
704 Grand Court
South Lyon, MI 48178

Mr. Stoltz rides a bike everyday and witnesses people trying to turn left on Mill Street, and he is surprised someone has not been killed at the intersection. It is a total nightmare. Trucks turning left going into Sun Steel traffic will be sitting there forever. Plus the deer will be gone.

Kevin Trealout
643 Kestrel Ridge Drive
South Lyon, MI 48178

Commended the developer on saving the green space; a lot more there than anticipated. The distance would be 4-5 times farther than other access points they could use. Can't betray people who bought their homes on a cul-de-sac. They were told the access points would be Mill Street and Eagle Heights Drive. We were all told by your predecessors that it would be kept the way it is, please consider the southwest corner.

Douglas Forrester
753 Knollwood Circle
South Lyon, MI 48178

Asked if the berm across the street will remain so that there is a buffer?
Lanam stated the berm would remain and it is part of their association.

Brian Zaharia
770 Deerwood Court
South Lyon, MI 48178

Mr. Zaharia stated he is a longtime resident, and was also told Eagle Heights Drive would be the access to that property. We have people that drive down our street asking if we wanted to sell our homes because we have the trail and are close to downtown. There are also 20 Egrets sitting in the trees. Concerned with the amount of buffer space. We were also told that access point was at Eagle Heights Drive.

Mark Kemp
691 Grand Court
South Lyon, MI 48178

He was the third person to move into the subdivision, and the property was zoned industrial and then it changed. He bought his lot thinking Oakland Forty would be industrial and that nobody would build. He is disappointed it was rezoned residential. I feel the same way as many others on the cul-de-sac. He inquired about the price points for the homes.

Al Roth
705 Kestrel Court
South Lyon, MI 48178

He agrees with Dennis and what has been said so far. Back in March, going through marking the trees, will the trees be thinned out?
Lanam said the trees have been assessed to see which ones are healthy or diseased.

Garin Anderson
713 Kestrel Court
South Lyon, MI 48178

We knew eventually it would be built on and everyone here is in opposition to this plan. Many people here were told the cul-de-sac would not be used. If you take away our courts then our values will go down.
Lanam explained the City maps show they are stubs.

Kim Anderson
713 Kestrel Court
South Lyon

The court is a full circle with an island with trees and beautiful greenery. We were originally going to buy a house on Pepper Court but there but were told there was going to be homes built. We decided not to buy that house and bought the one on the cul-de-sac because we were told there would be no throughway.

Carol Stock
704 Grand Court
South Lyon, MI 48178

Sixth house in the subdivision and have been here many times for zoning. Why is it ok now to have one entrance when before it was not allowed? Hold true to the standards and why was it not allowed in the other subdivisions.

Public Comment Closed at 8:10

Paul Elkow appreciated the residents coming out. Elkow explained the court will only be used as an emergency access point and the gates will remain closed. Elkow wants to raise the values of homes in the area and this development would only have minimal impact. Elkow also discussed the price points of the homes.

Kurtzweil would like to look at an alternative to the cul-de-sacs option. We have not explored it and should look at other options, even if it means another road.

Culbertson explained the cul-de-sacs were stubs to be used for future development.

Chubb explained there has been a lot of work and discussion going on and there are a lot of people that care. This is better than what the developer can do without our permission; they could come in and put a road there without asking. Chubb will be conscious of the product and landscaping plans.

Kurtzweil would like to see more open space added to bring it up to 18 acres. Drop the number of houses from 89 to 86 to allow for more open space acreage. Would like to have more time to look at other options and not convinced about using the cul-de-sac as an emergency access.

Chaudy felt the plan was well thought out and they have done a good job. Best option for the cul-de-sac.

Culbertson explained he is in favor of the plan and has been discussing the site for 15 years and this is the best one that he has seen. Carmine and the developer have worked hard and Culbertson understands the frustration about having a cul-de-sac with an emergency entrance.

Mosier explained after 20 years, this is the best proposal for this property. The plan meets our ordinances and the developer is doing everything we are asking of him.

Leimbach stated this is a much better plan that what we could end up with. Leimbach likes the fact they saved so much open space. Leimbach would like to see them give up two lots 54-55, so someone could walk through the whole development. I can approve it if the two lots are given back so that we have inter-connecting open space.

Changing the plan at this stage would require a new plan and review by the Planning Commission. As a result, the majority of the Commission, City Planner and the City Attorney were not in favor of revising the plan by taking out lots 54-55.

MOTION by Mosier

SUPPORTED by Culbertson

RESOLVED to recommend to the City Council approval of the rezoning request from R-2 zoning district to PD planned development and the preliminary site plan for the "Knolls of South Lyon" dated August 8, 2013.

YES: 5

NO: 2

MOTION CARRIED

PUBLIC COMMENT

NONE

CITY PLANNER REPORT

Avantini would like the Master Plan to be on the next agenda. Leimbach would like to see the site at Lexington cleaned up. Avantini will consult with Lexington.

COMMENTS

NO COMMENTS

ADJOURNMENT

MOTION by Culbertson

SUPPORTED by Kurtzweil

RESOLVED that the meeting be adjourned.

ALL AYES, MOTION CARRIED

The meeting was adjourned at 9:36pm.

The next meeting will be Thursday, September 12, 2013

Scott Lanam, Chairman

Debbie Nogle, Administrative Assistant

Jerry Chaundy, Secretary

DRAFT