

Regular City Council Meeting

September 10, 2018

Agenda

7:30 pm

Call to Order

Pledge of Allegiance

Roll Call

Approval of Minutes: August 23, 2018 and August 27, 2018

Approval of Bills:

Attorney Bills:

Approval of Agenda

Public Comment

Discussion – Downtown

I. Old Business

1. Corrections relating to Council Motion 8-5-18 regarding Thomasville during 8/13/18 meeting
2. First Reading of Ordinance rezoning Parcel 21-19-126-002 (Thomasville) from RM-1 (Multiple Family Residential) to PD (Planned Development).

II. New Business

1. Adoption of Oakland County Hazard Mitigation Plan
2. First Reading of Lot Coverage Zoning Ordinance Amendment
3. City Manager Employment Agreement

III. Budget

IV. Manager's Report

V. Public Comment

VI. Council Comments-

VII. Closed Session to consider matters as allowed by the Open Meetings Act, MCL 125.368

VIII. Consider action related to the closed session, if necessary

IX. Adjournment

Please see reverse side for rules of conduct for public comment at City Council Meetings

City of South Lyon
Special City Council Meeting
August 23, 2018

Mayor Pelchat called the meeting to order at 5:00 p.m.
Mayor Pelchat led those present in the Pledge of Allegiance.

Present: Mayor Pelchat, Councilmembers Kennedy, Kivell, Kurtzweil, Parisien, and Richards
Also Present: Chief Collins, Attorney Wilhelm, Fire Chief Vogel and Deputy Clerk Pieper

Mayor Pelchat stated Councilmember Walton is absent this evening.

AGENDA

CM 8-1-18 MOTION TO APPROVE AGENDA

Motion by Parisien, supported by Kennedy
Motion to approve the agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

Mayor Pelchat then read the rules for the record, as they are printed on back of Agenda. Members of the public may speak at a Council meeting upon recognition by the Mayor. Public comment may only occur during periods designated on the agenda for public comment or a public hearing. A person may speak for up to two (2) minutes during each of the two public comment periods on agenda items or non-agenda items. Waivers of the time requirement may only be granted at the discretion of the Mayor, and waivers to speak at a time other than a designated comment period may only be granted by the Council. Any person wishing to make a presentation longer than two minutes or requiring audio-visual equipment is asked to contact the City Clerk requesting to appear on a future agenda. A person may only address Council from the podium. Only one person may occupy the podium at a time. All remarks are to be directed to the Mayor and Council. Speakers are not to engage in direct dialog with other meeting attendees. Any person who violates the Rules of Conduct, disturbs the peace at the meeting, and/or interferes with the meeting may be warned, ordered to be seated, removed, and/or ticketed. *This summarizes Council Resolution 04-18. Complete Rules, including guidelines for considering waivers, are available in the Council Chambers and from the City Clerk.

NEW BUSINESS

1. City Manager Candidate Interviews

Jaymes Vettraino stated the City has gone through a long process and we are now ready for the final interviews. He stated he wanted to recognize candidate Tracey Kobylarz was involved in a severe accident and he has reached out to her family and friends. He stated he knows Council and candidate Zelenak hopes for her condition to improve and sends prayers to her and her family. He then stated he recommends Council to continue with the process with the scheduled meeting.

He stated this process began in May of this year. We provided a study of wages, followed by position description, stakeholder interviews, and a community questionnaire. He further stated 43 people applied. He then followed up with skype interviews a number of them. He brought forth the suggested candidates to Council at a closed session, who went on to interview 5 candidates. After the interviews, Council decided to again interview 3 out of the 5. They chose Tracey

Kobylarz, Thomas Skrobola and Paul Zelenak. Since that time, Thomas Skrobola has taken a position with another community. He stated there are comment cards and question cards available for people in the audience for any questions they may have.

Mayor Pelchat asked Question #1

Please outline your reasons for wanting to be the next City Manager of South Lyon?

Mr. Zelenak stated looking at career goals, you always look at additional responsibilities and he looks at South Lyon as having a lot of things that are desirable for him. It is a safe community, the historic charm, the community events. He wants to be a part of that. Also, the City is in good financial shape. He stated he can offer some beneficial things for the community.

Question #2

What do you consider as essential in the relationship between a City Manager and the City Council and how will you facilitate a productive relationship with City Council?

Mr. Zelenak explained working as a City Manager, he always has to be on the same page as Council, it is important for the relationship to be strong so the communication is always flowing between the City Council and Manager. He can then relay Council's goals to the rest of the employees.

Question #3

If there is a time when budget cuts must be implemented, please describe the process you would follow to fairly and equitably determine areas of the budget to be reduced.

Mr. Zelenak explained there would be several things to look at. You would have to look at the expenditures, and if some of them can be pushed off to another year. He stated you have to look at setting priorities for each department and to see what expenditures can be delayed. He stated you have to be on the same page with Council. He would ensure all departments would be treated fairly.

Question #4

Please describe, in detail, your approach to municipal budgeting, including the process you will use to communicate important budget objectives to the City Council.

Mr. Zelenak stated the budget process is a year-round project. He stated the capital improvement plan will outline expenditures, and if you have the proper plan in place along with a 5-year budget, everyone understands the expenditures that may be coming up, including the public. He further stated before the end of the calendar year, the City Council could have a goal setting meeting to assemble numbers based on prior years budget.

Question #5

How would you describe your management and leadership style? Please identify both strengths and weakness related to your management and leadership approach.

Mr. Zelenak stated he is a hands-on manager. He gets involved with the employees and getting to know them. He stated he has spoken with dispatchers, rode along with Police Officers, and sat with the Deputy Fire Chief, and that all helped him bond with the employees and understand what goes on more with the different departments. It is important to get to know the employees and the more you work with them the better. Even helping answer the phones if needed, he is part of

what it's all about. His employees know they can come to him and he is a straight shooter and trustworthy.

Question #6

Please give us an example of a time you faced an ethical dilemma, how you handled it and what you learned from it?

Mr. Zelenak stated every day he deals with ethics such as when he gets questions or needs from the community, such as a longtime business owner asks for favors over other businesses, such as plowing snow in front of their business before other businesses, and he has to explain that he can't do that. Same for Councilmembers that may ask him to do something he sees as unethical because he doesn't want to alter City operations based on a particular need a Councilmember sees as more pressing than other issues we are dealing with. He doesn't want to be put in a situation where someone asks him to take people off of particular job to deal with an issue that is happening on their street. Unfortunately, he cannot do that and he will not do that.

Question #7

How do you hold direct reports accountable for projects and/or issues you've delegated to them?

Mr. Zelenak stated when working with employees, his management philosophy, there are certain employees that need to be treated with kid gloves, some that you can let go and you know they will get the job done, as well as others that you need to remind them. He further stated when employees are working on certain things for him, he has to ensure they are getting done. He stated if employees can't get things done, they need to discuss it with him so we can work out the details to make sure things are done in a timely matter.

Question #8

Please identify a best practice that you have observed from another local government, non-profit or the private sector and describe how it could be implemented at South Lyon to improve its service to the community?

Mr. Zelenak stated when he worked in Rochester Hills, they had the most comprehensive Capital Improvement Plan he has seen. He has based his Capital Improvement Plans at his other communities on a lesser scale. He further stated it is innovation for how we can move forward in our community and everything you do in the future. It sets your budgets, your plans and your departments. Everyone knows where the City needs to go. From City Council to the employees, to the public. He stated some communities have websites where they can convey not only some of the things that are happening in their communities, but fillable forms, and they can submit and people are much more interested in working with the City when they can get forms online.

Question #9

Please describe how you would encourage all members of the public, regardless of background, viewpoints and experiences, to participate in City government?

Mr. Zelenak stated one of the most important things is getting it out to the public that we need people on boards and commissions. You need to get the word out through local media, websites and social media. He further stated when you get people involved on the boards and commissions, these are the people that start to train for perhaps other boards and commissions. That is the training to get people involved. You have to convey what the boards and commissions are and what they do is helpful.

Question #10

Please describe a situation you've handled where the community faced a contentious issue with strong, diverging opinions and what did you learn from this experience?

Mr. Zelenak stated he worked in a community that owned a historic building. He had a historic architect come in and do an analysis for what would be needed for the next 10 years. The first thing people wanted was painting. Yes, aesthetically yes, it is important, but we need to address the foundation, the safety issues were more important. Some residents were upset that they were spending money on the inside of the building instead of the outside. He further stated he had to ensure the fire suppression was working, the electrical was working and up to date. He stated before we painted, we needed to make sure there was proper handling within the heating and air system and it was using outside air. He stated the building wasn't breathing as it was originally design. Mr. Zelenak further stated the public wanted the building painted, but he had to get people to understand why the interior had to be done first. It wasn't a huge issue, but it was contentious.

That is one of the things he dealt with recently to get the residents to understand.

Question #11

Please describe a situation when you've disagreed with your governing board. How did you approach that difference of opinion and explain the final result of the situation?

Mr. Zelenak stated they were working on a 10-year paving project. We tried to identify the road conditions based upon the surface and sub-surface of the road. We originally set their sites on working on the worst conditions that needed to be done. He stated they started making their priorities and they changed that at times based upon the millage and the bond payment that occurred every year. He further stated there is a cost analysis that has to be worked out to ensure you have the proper funding not only from Act 51 but also from the money from the bonds for certain roads. He then stated you have to set priorities not only on condition, but the cost as well.

Question #12

One of the great strengths of South Lyon is its traditional community feel and access to major metropolitan area. How has your professional experience prepared you to build on this City strength and what would you do to further this positive aspect of the community?

Mr. Zelenak stated South Lyon has a lot of the things that bring people to the community, based on things that are going on in the community and the care people take of their property. He further stated his job is to ensure that they continue to want to come back. That has to do with the master plan, the DDA plan and parks and recreation plan. He further stated when someone is driving through your town, you want to make sure they get the best impression and the City is already doing those things. He further stated when you get the buy in the city and the employees and committees and you know the improvements you are making are going to make the community more desirable and make everyone proud.

Question #13

By this stage in the process, we assume you have done significant research of South Lyon, what do you believe are the most important opportunities and challenges for the City in the near term and how would you approach these?

Mr. Zelenak stated there are several things he was able to look at. One of the things he has seen from watching meetings is the need to get the community to work together. He stated putting staff in place will allow the employees to focus on things they need to do without always having to put out fires. He further stated the businesses, Council, staff, the Manager and the residents have to work together. He then stated everyone has to be on the same page. You may have

disagreements, but everyone has to be on the same page. He stated everyone comes from different ways of looking at things, and not one way is wrong. It is important for everyone to agree and move forward. It is the betterment of all of us collectively.

Question #14

If selected as the City Manager, please tell us how you would approach building trust and respect of the employees and the community?

Mr. Zelenak stated he mentioned previously it is important for him to see and be seen. Every community he has worked at, knows he is part of the community. It will begin by being at the football teams this fall. He stated people want to know the Manager or the people making the decisions are involved. He further stated whether he lives here or not, he will be a part of the community. He understands the distance that needs to be between employees and the Manager. He knows when he should and shouldn't be there. He stated he knows when he is really involved with his employees, is when he knows their family. It isn't just to get them to know I am the Manager it is because he wants to be a part of the team.

Question #15

Please describe your level of interest and excitement in the City Manager position.

Mr. Zelenak stated the excitement has been building it began when he first saw the posting. There are things going through his head of things he may have said right or wrong. He further stated they excitement continues to build and he hopes he will always have that excitement.

Councilmember Kennedy stated relating to question #7, it deals with holding people responsible for various projects they were delegated to them. Do you have any project management tools such as charts, action item lists, so when the project is moving forward, you know if the project will be completed on schedule?

Mr. Zelenak stated he has used gam charts for longer term projects. Somethings he has done is as little as programming things of when things need to be done on their phone, staff meetings work as well. Working with other members as a team is always important. He further stated working with employees and their area of expertise and how they get things done, that could differ from employee to employee. He then stated as some of the things project and move forward, it is important for him to communicate with them as to how and why things need to be completed. Mr. Zelenak stated there is always training that people can attend as well that has been helpful.

Councilmember Parisien asked for more substantial to his answer on question #11. She wants to know he can handle it if Council provides push back.

Mr. Zelenak stated if he is conveying something different than what Council wants, he needs to provide them based on professional experience or knowledge on why it should be done differently. It could be something ethically, or fiduciary. He stated there are things you can talk about during a meeting, or sometimes it needs to be discussed individually. He may need assistance from another department if he doesn't have all the information at that particular time. Mr. Zelenak stated it isn't to say Councilmembers opinion isn't right, they could be. Sometimes Council will need to make decisions based on things he isn't aware of. He stated he thinks understanding the importance of where he is coming from and why he is making that decision is going to be based on sound and reason. He stated it may take a vote of 4 on Council, 1 individual cannot make those decisions. It is important when expressing something, it is based on decisions that were made prior to Council meetings.

Councilmember Kurtzweil asked about his background on fundraising. She stated the City has not been good at competing with surrounding communities in terms of fundraising for things we need in the community. She stated we have a park and it hasn't been developed as much as it could be. She stated there is a neighbor that is very involved with fundraising for their park. She then asked him to speak about his experience and his thoughts on reaching out to different corporations that may be in southeastern Michigan and if they would be interested in developing the park in South Lyon.

Mr. Zelenak stated it is difficult for him as a City Manager to do fundraising. It is difficult because they could consider it as strong-arm tactics to get them to donate to the City. He then stated as being a DDA Director in the past, setting committees to do some of those activities on behalf of the parks would work. Whether it is a need to setup a tax-exempt organization as part of that, we have a fundraising group working right now on trying to preserve this particular building. They are having a luncheon, and the money they raise will help with grants. He stated an advisory board or a commission can do so as well. He can convey some things working with the boosters in the schools, and giving them suggestions. He further stated the most successful communities are the ones that don't have a TIFA, they have people that donate to the downtown. He further stated it is a worthwhile effort.

Councilmember Kurtzweil asked his personal opinion on tax abatements.

Mr. Zelenak stated he is currently working on a tax abatement that is given on a property where they are given the exemption for 10-12 years. That construction site will be able to pay half on their property taxes. He stated that is helping a doctor's office development. He stated it has been a long time coming, but they believe it is beneficial to the community, that building burned down over 10 years ago. It was also contaminated. He stated it is better to get half the value of the property than just land only taxes. He further stated they had industrial tax abatements in Rochester Hills which eliminated all taxes for 10 years. If the abatements were not given, the businesses would have built in other communities.

Councilmember Richards stated South Lyon occupies 4.6 miles and there isn't much expansion. He asked if Mr. Zelenak prefers residential developments, versus industrial.

Mr. Zelenak stated he wouldn't be able to make a generalized answer without looking at the master plan. He stated they are both needed in the community, but as a whole it would be what a community wants moving forward.

Councilmember Kivell stated it looks primarily like he has worked with smaller populations. He asked Mr. Zelenak if he is comfortable with the City of South Lyon's population.

Mr. Zelenak stated he is comfortable with it. He stated there are a lot of issues to deal with. He learned a lot about a growing community when working with Rochester Hills and he thinks that he seen what works, and what doesn't work.

Councilmember Kivell stated we have entertained discussions about the 210 and 255 abatements, and he asked if he has any bench marks of values of improvements that would need to be met before discussing abatements. He stated in the past, we have had a more comprehensive scale on how much relief we would afford to someone.

Mr. Zelenak stated you have to have guidelines established and he has tried to use a 1, 3 and 5-million-dollar investment. He further stated the 10-12-year abatement is about right. He then

stated a one-million-dollar investment he would look at a 1-2-year abatements. He would have to look at if it will lead to more development. He further stated each one is very specific based on the area. If someone is brand new and everyone is afraid to develop that property, it will help to offer an abatement. He further stated you have to bring jobs, investments and it needs to be a game changer.

Councilmember Kennedy stated Mr. Zelenak has discussed some communities, where he was involved with capital improvement plans. He then asked what is his experience with infrastructure other than the bigger tickets that he discussed, what is your experience such as culverts and sidewalks, so he knows what is lying ahead for the 5-year plan to be pro-active.

Mr. Zelenak stated he doesn't get down to culverts, but he has been a part of a sidewalk improvement plans. He stated if your talking about a pathway system, it has to be part of the capital improvement plan. He further stated you have to try to show the benefit and the means for what the results will be. When you work with your departments, for not only capital improvements and purchases, you have to set limits on cost. He further stated conveying or expanding on each community has been different. He stated the one he is currently working on is 75 pages. They go through it each year to decide which is the most important purchase. He stated when you get on a bigger scale, they talk about the needs. Mr. Zelenak stated he needs to have a general understanding of what is needed. It is important but it is different for each community. If you don't have one, you will never know what is coming down the pipe. He isn't saying it can't be done, but you need to know how much money you need to have.

Councilmember Kurtzweil asked how he would sell a capital improvement plan, we don't have one. She stated she thinks what has happened in the City, the capital improvement plan was part of the budget.

Mr. Zelenak stated he doesn't think it is a separate document. He thinks of it as part of the budget. He further stated it is a planning tool so everyone is on board and so you know what the millage rate is. Residents need to be able to go online and see what the City is planning. He stated if we know we have these pieces of equipment that need to be purchased, you know you will have certain expenditures, it isn't a reactionary decision. The document is to be part of the budget to show what needs to be replaced in the future. He further stated he believes it is important to put these things in place to make decisions by sound reasoning, not reactionary because certain people want certain things done.

Councilmember Kurtzweil stated it is a good communication tool. If it is a separate document which is a fabulous public reaction tool, and we don't have that. We have been missing that link.

Mr. Zelenak stated it takes a while to create because your developing a format that will also create a means as which to create it with the staff you're working with. They have to understand you want to make sure the employees have the proper equipment to do their jobs for the City.

Mr. Vettraino stated if Council would like they could ask a few more questions.

Councilmember Parisien stated in her opinion, leadership starts from the top. The morale has been low in the City. How would you get people to be passionate about their work again?

Mr. Zelenak stated it would start with meeting with employees. Also, to ensure they know what they say can be held in confidence. If it working environment, wages, or if its they don't feel appreciated. He stated there are many things you can do that doesn't cost anytime. We have had flex time, where we have 4 ten-hour days, which can help, and even casual days can make such a

difference. He further stated they have instituted cookouts for departments, and there are things that go a long way. Mr. Zelenak stated in meeting with the employees and letting them have a free flow of ideas, or even having suggestions anonymously would be great. It is his job to ensure the employees are heard and feel appreciated. Also, setting an example helps.

Mr. Vettraino thanked the candidate for returning and Council had some wise questions. At this point, he will turn the meeting back to the Mayor. He stated Council will now have to decide if they want to have the City Attorney to move forward with making an offer to the candidate, or adjourn and discuss it at the next meeting, or Council can direct GOV.hr to do something else. At this point the process has been facilitated and he has worked with Attorney Wilhelm to come up with some sample agreements.

Councilmember Parisien stated based on the questions that were asked, this matter needs to be considered delicately. She stated we have had a history of issues in the past with city managers, and it has been difficult for the city and employees. She wants this to be clear, he has answered all of his questions. She further stated his answer for question #9 about speaking with people and being part of the community was a really good answer. She thinks he would be a good fit for the City of South Lyon.

Councilmember Kurtzweil stated she wants to send her prayers and thoughts to Tracey and her family. She stated there were 3 candidates, and she thinks the difference between Tracey and Paul were not significant. She thinks they both had strengths and it would have been a difficult choice. She then stated we have an extremely qualified individual tonight and he has interviewed extremely well. She further stated she has had a lot of opportunities over the last 6 months to listen to the community. She wants to address the process; the business community liked the process and thought it was very transparent. She then thanked Mr. Vettraino. She is use to making business decisions, and he is a highly qualified candidate. She stated he brings some qualifications that we have not had in the past. What is important to her, is the community and the employees cannot continue to stay in the Interim City Manager situation. She stated we need a full-time professional City Manager, someone that will be here 50 hours a week, there is a lot of work to be done. She stated she is ready to say this City needs to move forward. Morale is low and it is for a reason. She stated she would vote for him to be the new City Manager.

Mayor Pelchat stated it isn't fair to say Chief Collins is only giving 20 hours a week to City Hall.

Councilmember Kennedy stated Mr. Zelenak has done a great job answering the questions at this interview as well as the first interview. He further stated he has the background and the knowledge and the experience to lead the City.

Councilmember Kivell stated it is pretty artificial environment to meet someone and guess how things will go. He stated he looks forward to meeting him and to he seems pretty aligned with what Council is looking for and he agrees that Mr. Zelenak will be a good fit. He hopes he will be able to raise the comfort level, it has been very stabilizing for the past 9 months.

Councilmember Richards stated this City needs leadership, stability and vision. Those three things have been lacking and he thinks Mr. Zelenak could do all those things.

CM 8-2-18 MOTION TO DIRECT CITY ATTORNEY TO MOVE FORWARD WITH OFFER OF EMPLOYMENT

Motion by Kennedy, supported by Kivell

Motion to direct the City Attorney to move forward with an offer of employment as City Manager

ROLL VOTE:

Kurtzweil- Yes

Richards- Yes

Kennedy- Yes

Parisien- Yes

Kivell- Yes

Pelchat- Yes

MOTION CARRIED- 1 ABSENT

Mr. Zelenak stated he appreciates Council's vote of confidence, and the opportunity. He had discussions with Mr. Vettrano earlier in the week, he told him he was willing to do whatever the City wanted considering the situation with Tracey. They may have been competing for the same job, but they are still colleagues. He further stated his prayers are with her and her family.

Mr. Vettrano stated he will work with Attorney Wilhelm to come up with an offer, which will then be brought back to Council to approve.

Councilmember Parisien asked Attorney Wilhelm if he had a time frame for the employment contract to be finished.

Attorney Wilhelm stated we have a working draft, but he will need some input from Council, as well as some information from staff. He expects a 2-4-week process.

Mr. Zelenak stated he will need to give Linden a 30-day notice after the he looks over the rough draft of the contract.

Mr. Vettrano stated he understands the candidate and Council would like to move this along as soon as possible. Mr. Zelenak stated there is no need to rush this. Councilmember Kivell stated his concern was when he could give notice.

Councilmember Kurtzweil stated if this can get moving the sooner the better. She further stated the real estate market in the City is very tight, and if Mr. Zelenak may have an issue finding a home but possibly in the surrounding area.

PUBLIC COMMENT- None

COUNCIL COMMENT

Councilmember Parisien welcomed Paul. She then wished Tracey a speedy recovery. Councilmember Parisien stated she wanted to thank Chief Collins for doing an exceptional job as the interim city manager, while at the same time running the police department. It is a lot to handle and he has put in so many hours. Chief Collins stated Lieutenant Sovik has helped a lot.

Councilmember Richards stated he wanted to congratulate Mayor Pelchat and he wishes him the best.

Councilmember Kurtzweil thanked Lieutenant Sovik for holding things together at the Police Department, she thinks there has been some issues, it was not as smooth as they thought it was going to be. She stated she thinks it was major for him to do so, and he should have been paid for his extra hours, including the other police officers as well. She thanked Lieutenant Sovik.

Councilmember Kivell stated he would like to thank all of the departments for stepping up and taking care of their extra load during this time, especially Chief Collins.

Councilmember Kennedy stated he wants to thank all the City employees and Chief Collins and his support through this time. He knows it has been challenging, and the same goes to the other departments as well. We are all in this together and he thanks everyone.

Mayor Pelchat thanked everyone across the board. Everyone stepped up and helped shoulder the load. He stated he told everyone this would be a long process, but he is very happy to move the City forward.

CM 8-3-18 MOTION TO ADJOURN

Motion by Kurtzweil, supported by Parisien
Motion to adjourn meeting at 7:55 p.m.

VOTE:

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Mayor Dan Pelchat

Deputy Clerk Judy Pieper

City of South Lyon
Regular City Council Meeting
August 27, 2018

Mayor Pelchat called the meeting to order at 7:30 p.m.
Mayor Pelchat led those present in the Pledge of Allegiance.

Present: Mayor Pelchat, Councilmembers Kennedy, Kivell, Kurtzweil, Parisien, Richards and Walton
Also Present: Chief Collins, Attorney Wilhelm, Fire Chief Vogel and Deputy Clerk Pieper

MINUTES

July 31, 2018

Councilmember Kennedy stated on page 15, the 3rd sentence from the bottom should say Mr. Zelenak, not Mr. Thompson.

Councilmember Walton stated the minutes say Mayor Pelchat stated she wouldn't be in attendance, and she doesn't know what was said, but it does reflect in the minutes that she joined the meeting on page 16 at 8:00 p.m.

CM 8-1-18 MOTION TO APPROVE MINUTES AS AMENDED

Motion by Parisien, supported by Kivell

Motion to approve the minutes as amended

VOTE:

MOTION CARRIED UNANIMOUSLY

August 13, 2018

Councilmember Kennedy stated on page 2, it states the woman's first name, but her last name is Banatis.
Councilmember Kennedy stated on pages 8 and 9, Mr. Langan's name is misspelled a few times.
Councilmember Kennedy stated on page 10, the words "seating capacity" should be added to the sentence half way down.

Councilmember Richards stated he wasn't quoted correctly, but he will let it ride. It was omitted that the house on the corner of Dixboro and 10 Mile will be demolished. He stated he has spoken with the neighbors and it was vacant for many years.

Attorney Wilhelm stated on page 5, the motion 8-5-18, it seems the motion is incorrect, the motion should have been postponed, not approved.

Councilmember Kivell stated on page 3, in his comments, the words "from that point forward, for lot coverage and many other issues" and remove the rest of the sentence.

CM 8-2-18 MOTION TO APPROVE MINUTES

Motion by Kivell, supported by Parisien

Motion to approve the minutes as amended

VOTE:

MOTION CARRIED UNANIMOUSLY

BILLS- None

8-27-18

AGENDA

Chief Collins in lite of Attorney Wilhelm statement regarding Thomasville being postponed from the last meeting and the first reading was not approved, item #2, should now be approval of first reading instead of approval of second reading.

Attorney Wilhelm stated in regards to old business item #2, he would like Council to add if the second reading is approved, he has provided Council with an agenda note and copy of the conditional rezoning agreement for approval.

CM 8-3-18 MOTION TO APPROVE AGENDA

Motion by Parisien, supported by Kivell

Motion to approve the agenda as amended

VOTE: MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

Mayor Pelchat stated the public comment will begin with William Charles and Lorenzo Cavaliere speaking because they have asked in advance to speak for 5 minutes.

William Charles, president of the board at Colonial Acres - Phase 5, stated they met with Lorenzo Cavaliere and they had a good turnout and they are ok with the development as presented. He stated they would like the vinyl fencing that will separate the two developments to be extended across the road if possible, and that it will be breakaway in case emergency vehicles need to get through. It will look better than a metal gate. He stated Colonial Acres has no problems with the development as presented.

Lorenzo Cavaliere of 30078 Schoenherr Road, Warren Michigan stated he is here for any additional questions when the agenda item is brought up. He stated they had a very productive meeting with Colonial Acres and all of their concerns were addressed.

Josie Kearns of 229 Lyon Boulevard stated this year at Pumpkinfest the Cultural Arts will have an art experience for students and any parents that sign up can have their student's art work displayed at the art show on October 26th and it can be displayed longer if they would like. She further stated the Quilt and Fiber Art Show has been moved to March. Also, there will be an art activity at Pumpkinfest as well, and if students do that, their artwork can be displayed at the March show. She further stated that they have officially designated someone to be their chair for public art, Joe Matusak. Who just happens to be Kearns' husband. He is having a great time doing this and the first sculpture and other things are scheduled for spring. Kearns states this is very exciting and will have more news to come.

Discussion- Downtown

Bob Donohue stated he has had some great conversations with impending projects downtown and he was told nothing will interfere with Pumpkinfest. He further stated they picked out the Victorian paint colors, and there is another building that is going to be painted. Mr. Donohue stated 117 N Lafayette received the wrong brick for the 2nd time, but they are still hoping to be done by the end of September. He stated we are almost guaranteed we will have a candy store coming in January and a gourmet food store. He then stated there is a meeting on Thursday of this week regarding the two Bonner buildings. Mr. Donohue stated there is someone in discussions for purchasing 110 Detroit Street. He stated they are also

talking to Providence Hospital to possibly purchase the vacant lot next door. Mr. Donohue stated they are excited about the sustainable art and they have been meeting with Superb Fabricating about using more of their byproduct in some areas in town. He stated Herb has some ideas to take the whole recyclable product to look at trash containers and flower containers. He stated the DDA is active in the public art downtown. He further stated they are happy about getting the first sculpture downtown next year. Mr. Donohue stated there is potential for a poetry tour. It will be a very exciting September and October downtown. Mayor Pelchat asked if anything is happening with the BP station. Mr. Donohue stated it is a touch and go situation. The enforcement officer has been in touch with them. He stated the owner of South Lyon Square is negotiating with them to get an easement to enlarge their parking for an outlet business.

Councilmember Kurtzweil stated the excitement for what is happening in the downtown is great to watch. She stated we will be having a new leader that appears to have a good understanding of the DDA and he is fortunate to have Bob Donohue. She further stated there is a real positive buzz in the City. She stated they will be a powerful team. Mr. Donohue stated he has spoken with Paul and he is very excited to be on board as well. He has known him for about 25 years.

OLD BUSINESS

1. First reading of Ordinance rezoning parcel 24-19-126-002 (Thomasville) from RM-1 (multiple family residential) to PD (planned development)

Councilmember Kivell stated he received a call that the information Council requested hadn't been provided. Chief Collins stated Kelly McIntyre from CIB is present if Council has any questions. Ms. McIntyre stated she received the information Thursday morning, therefore she didn't have time to review the plans to be ready for the Council packet. She further stated the quick review she did looking at lot coverage, the calculations weren't correct.

Councilmember Parisien asked if we can approve the first reading with conditions that the calculations are corrected. Councilmember Kivell stated the objective was for them to assign the value of the lot size in relationship to the home and the availability to have a deck or patio and still complying with lot coverage rules. He further stated there was some erroneous information at the last meeting, such as it was eluded to 14%, but that was for the buildings over the entire project footprint. Attorney Wilhelm stated it doesn't make sense to move forward without knowing that everything Council was asking for is corrected. Councilmember Parisien stated she was prepared to move forward with this since he complied with meeting with Colonial Acres and she is happy they are all on board now. However, if the information isn't accurate, it isn't in the City's best interest to approve this according to our Attorney. Attorney Wilhelm stated it wouldn't be unusual to approve a first reading based on administrative information, but this seems to be more than that. Councilmember Kivell stated the history of this is we approve these types of things, then find out they can't support all the things people want to put on a typical lot, then we have to have secondary activities we have to conduct to either approve or not approve the amenities people want in their home.

Mr. Cavaliere stated on August 20th, he received an email from Carmine Avantini asking for three things, maximum lot coverage for each lot, square footage of each lot and anticipated deck or patio for each lot and to make sure each homeowner is informed of this. He stated at the last Council meeting, his understanding was the most important was Lexington Drive wouldn't connect with Colonial Acres and their concerns. He met with them and on Wednesday he responded to the request and revised the plan. He stated the original information to the City did have all the information. He stated he addressed each

8-27-18

item in the email. Mr. Cavaliere then stated there are 4 lots on the north side of the site that doesn't meet rear yard setback, but they back up to open space. He further stated all other aspects as it was proposed and reviewed by planning remain the same. He stated he understands he has to go back to planning and come before Council again.

Councilmember Kennedy stated he attended the meeting at Colonial Acres. Their main concern was the aesthetics. They weren't focus on the lot coverage. He further stated he understands Councilmember Kivell's concerns. You have mentioned half a dozen of lots where the setback needs to be adjusted, but his concern is of the remaining lots, how many with a 12 x 25 deck will be within the 25% maximum coverage which is what the ordinance is now. The concern is you came in originally asking for a blanket waiver for the whole development to put those decks in for all of the lots. That is why Councilmember Kivell asked him to go back and calculate the coverage for each lot with a deck. It came back, and it exceeds the ordinance by 50%. He stated he understands he met with Colonial Acres and he appreciates that, but their concerns were different than Councilmember Kivell's.

Mr. Cavaliere stated the request was made last Monday and he responded on Wednesday. The information we are talking about takes this issue down to 5 lots. The question is will there be any other decks that will encroach more than 25% into the rear yard, and the answer is no.

Councilmember Kennedy stated that isn't the question, the question is the lot coverage, not to exceed 25% of the lot. The footprint of the house and the deck not to cover more than 25% of the lot.

Councilmember Kivell asked if the example of a home they were given at the last meeting was an 1,800 square foot footprint, is that the model for the calculations that are being used now? Mr. Cavaliere stated yes, that is the building footprint. All the building footprints are within the building envelope and there are 5 lots that would go beyond the setback, 3 which back up to the pond, and 2 in another location. All are within the building envelopes.

Councilmember Parisien stated Mr. Cavaliere has done everything Council has asked and if Carmine asked him for more information and he responded, it isn't fair to deny the first reading. She stated he has been doing everything Council has asked for the last 2 months. He met with Colonial Acres, and everyone is on the same page. The calculations are off, and she understands that is an issue for her fellow Councilmembers, but if we have someone acting as an agent for the City and you give him the information he is asking for, it isn't fair to keep pushing this off. She stated her vote would be to move this forward tonight.

Councilmember Kennedy stated he is going to go back over the numbers they were just given. The lot coverage was 36-40% lot coverage, not 25%. He stated again, he wants to know how many lots with that proposed deck meet the existing ordinance of 25%. He further stated the concern is almost 40% of the yard will be hard material for run-off and everything else. Mr. Cavaliere stated there are 3 lots that will not meet the requirement. Councilmember Kennedy stated in order to meet the requirement, each lot would have to be close to 7,000 square feet. Mr. Cavaliere stated as far as the overall coverage ratio per City Ordinance, we are still within. With PD's or cluster developments that is usually a factor. Councilmember Kivell stated there is no way you can take an average of 5,000 so apparently there are many lots that are way undersized to put an 1,800 square footage home on it because you would have to have so many lots that are substantially bigger to be able to be able to do that within the 25% structure coverage. He doesn't think that is possible.

Mr. Cavaliere stated there is less density now than there was before. As the report stands with side yards and setbacks, they have relaxed the plan significantly than what was originally approved. He stated they were originally approved for 90 units with outdoor parking, we are now at 50 units with attached garages, a vinyl fence and with landscaping that is more than the ordinance.

Ms. McIntyre of CIB Planning stated she did receive the information, but as a professional, she has to look at each and every lot, and she wasn't given the opportunity to do that. She isn't comfortable giving Council a report without being able to do so. She stated originally, she was told she was going to get it on Monday, but it didn't come until Wednesday afternoon. Councilmember Parisien asked how long Ms. McIntyre they will need to thoroughly look over the plans. Ms. McIntyre stated generally 10 days, but she is only asking for 4 days. She then stated they have been working with Mr. Cavaliere and they have had several meetings. They are getting the things done, but there are things that need to be tied up. Some discussion was held regarding the time frame for Mr. Cavaliere. Mr. Cavaliere stated there will be another item that may come up, but without walking out the door tonight with final approval, we are still only half way there. Councilmember Kivell asked if Ms. McIntyre if she can look at the chart and tell them what the general lot size is. Ms. McIntyre stated there are some just under 5,000 and some up to close to 8,000 square foot. Councilmember Kivell stated that is where the problem with the lot coverage is. Councilmember Parisien asked if these questions were asked at the Planning Commission, she doesn't understand why this wasn't dealt with then. Ms. McIntyre stated the information given to the Planning Commission was not correct. They were given the lot coverage of the entire development. Alan Cross of Monument Engineering stated he understands the questions, but we have a review letter dated August 6th stating we complied at that time. He stated if they were calculated wrong, he would have expected a comment from the planner at that time. He further stated the lot coverage has been consistent for over a year. Councilmember Kivell stated regardless what happened at Planning Commission, we still need to get this cleared up. Mr. Cavaliere stated he doesn't know what else Council needs at this point. Mayor Pelchat stated we need correct information, he is sorry the Planning let this get through, but we found problems and they need to be dealt with.

CM 8-4-18 MOTION TO POSTPONE TO NEXT COUNCIL MEETING

Motion by Kurtzweil, supported by Kivell

Motion to postpone the first reading of the Ordinance rezoning parcel #21-19-126-002 (Thomasville) from RM-1 (multiple family) to PD (planned development) subject to the first meeting in September

VOTE:

MOTION CARRIED UNANIMOUSLY

2. Second reading of Ordinance to amend the official zoning map of the City of South Lyon conditionally rezoning 825 W Lake Parcel #21-30-126-005 from R-1A (one family residential) to RM-3 (multiple family residential)

Bob Langan 428 N Center Street stated the only issue before us tonight is Attorney Wilhelm has suggested a change from 6 months to 8 months and that is the same feedback he has gotten. He stated they are comfortable with 8 months, and if anything happens, they will come back to Council. Councilmember Parisien stated there are two edits that needs to be corrected. On page 2 under recitals, 2018 is in there twice. She then stated on page 7, the word this should be changed to the.

Attorney Wilhelm stated initially the time frame was 6 months, so he changed it to 8 months for site plan approval, then a year for building permits, then 30 months for a certificate of occupancy. There is no reason to rush the applicant. Councilmember Parisien asked if we ever found out if this property was

industrial, and if so, we should amend the master plan. Ms. McIntyre stated the master plan should be updated every 5 years so it could be changed then. Councilmember Kurtzweil stated a conditional rezoning can convert back if the conditions aren't met. Mr. Langan reminded Council this property has only been in the City for less than 2 years. Councilmember Kivell stated he likes the idea of the paperwork being taken care of so we can rely on our master plan guiding developments as they come down the pipes. Councilmember Richards stated he is in favor of development. He then asked where are they going to get water and sewer. He then stated that could take some time and be costly. Mr. Langan stated he has thought about it and his consulting engineer found there are municipal services available to the property. His engineer has told him there is a feasible plan to hook into the municipal services. Councilmember Richards stated he is just telling him he will face some troubles with this.

CM 8-5-18 MOTION TO APPROVE THE SECOND READING

Motion by Kurtzweil, supported by Walton

Motion to approve the second reading of the ordinance to amend the official zoning map of the City of South Lyon conditionally rezoning parcel # 21-30-126-005, 825 W Lake Street from R-1A (one family residential) to the RM-3 (multiple family residential) as presented

VOTE: MOTION CARRIED UNANIMOUSLY

CM 8-6-18 MOTION TO APPROVE

Motion by Kivell, supported by Walton

Motion to approve the conditional rezoning agreement between the City of South Lyon and L.L Holdings for parcel #21-30-126-005, 825 W Lake Street and authorize the Mayor and Clerk to sign the agreement

VOTE: MOTION CARRIED UNANIMOUSLY

3. Second reading of Ordinance amendment to add section 22-167- Soliciting in public roadway prohibited; exceptions

Attorney Wilhelm stated there have been no changes since the first reading.

CM 8-7-18 MOTION TO APPROVE SECOND READING

Motion by Parisien, supported by Walton

Motion to approve the second reading of the ordinance amending the City of South Lyon Code of Ordinances, Chapter 22- Businesses, Article VI- Solicitors, to add a new section 22-167- Soliciting in public roadways prohibited; Exceptions, to comply with the requirements and statutory amendments in Public Act 112 of 2017 applicable to soliciting in public roadways

VOTE: MOTION CARRIED UNANIMOUSLY

BUDGET- Nothing

MANAGER'S REPORT

Chief Collins stated at the last meeting there was some concern about the dewatering that was happening at Heinanen Engineering. He stated he spoke with the building department and the proper permits were pulled and approved. He further stated he then checked with the Drain Commission and confirmed it was not their drain, and he met with DPW Foreman Ron Brock and confirmed the water is being discharged

into a City owned storm drain. He then authorized an analysis of the discharged water and it was found to be non-detect or low threshold results. Since that time the de-watering has stopped.

Chief Collins researched the question of the ownership of the park at Carriage Trace and after searching the minutes we found the park was purchased by the City in August 2003. Chief Collins stated there was also a question on the street lights in Charleston Park which is still investigating. Chief Collins stated he also met with Bob Donohue regarding the Bonner properties and there is a meeting for Thursday August 30th to discuss compliance with City Codes.

PUBLIC COMMENT

Denise Marie of 5328 Franklin Terrace stated she had some questions about the developer that was present earlier. She stated she attended the question and answer session. She said he was writing the questions and answers down, and she asked if he gave Council the information. She stated there is an endangered plant on the property, maybe the DNR needs to get involved. She further stated the developer said they would replant them elsewhere. She said the fence is supposed to be 6 ft fence, what privacy will Colonial Acres have if they add a deck. Will there be two story houses that backs up to Colonial Acres, will they be upstairs looking into our condos. She then asked that the contractors not be allowed to use their streets as a thoroughfare.

COUNCIL COMMENTS

Councilmember Richards stated he has been acquainted with this development since 2015. He stated it was originally owned by Tom Schroeder, it was then transferred to the new owner. He stated he blames the planning commission for wasting the last 3 years on this property.

Councilmember Richards stated he rode his bike to the east end of town, then north up the bike path, and it was very scenic and there was a nice breeze. He stated he went behind the school's property and went into the Knolls. He then stated all the big machinery is gone, it is graded, and it appears there is fresh limestone, it looks like they are ready to lay their concrete street. He stated he would hold until he knows the number of houses too. He then went down Mill Street and then to the City's water tower.

Councilmember Richards stated there is something exciting in the packet, it is a report that says state funding will be going up from 325 million to 600 million for so many miles of road each year.

Councilmember Richards stated the last concert in the park was the greatest he has ever seen. There were 350 people there. Bob Martin put on the show. There were 21 people dancing around. It was a wonderful experience.

Councilmember Kennedy stated he had the opportunity to attend the groundbreaking at the Salem-South Lyon District Library as they prepared to add another major addition. The expansion will double the size of the current children's area. It will also include a programming room, a designated Tween area, and quiet study and seating areas for children; these are all items that the community expressed interest in improving. He then congratulated Donna Olsen and all the great folks at the Salem-South Lyon District Library for keeping another promise to this community.

Councilmember Kennedy stated on Sunday he took the South Lyon History & Ghost Tour with Jennifer Redfern Seiler and had the chance to learn some of the history behind our great little city. If you haven't already taken this tour I would encourage you to do so to learn more about South Lyon and its earliest residents. Councilmember Kennedy stated last Friday was the last Concert in the Park for the season, we had a great group performing, The Invasion, who performed a treasure trove of British Invasion hits.

Councilmember Kennedy stated he hates to see the concerts come to an end. But as we get ready to welcome Autumn to South Lyon I want to take this moment to recognize the efforts of Bob Martin who

made the Concerts in the Park a reality for another year. He further stated for those of you who know Bob, he's a true music lover and he truly enjoys finding great groups to perform on Fridays for us throughout the summer. More importantly he enjoys bringing this pleasure to the city he loves and served for so many years. He then stated so, from all of us to you Bob... Thanks so much for your time and effort and we can't wait until next year.

Councilmember Walton stated she heard great things about the concert, and she enjoys it from her front porch. She then thanked the Wiches Hat for the event they held over the weekend where they raised \$15,055 for blessings in a backpack. She then thanked the Police Department for assisting people crossing the road. She would like to see one of the new pedestrian crossing signs in that area. She then thanked the Oakland County Sheriff, they always wave, and she waves back. It is a very friendly town we live in.

Councilmember Parisien stated she wants to remind everyone that we need volunteers for Pumpkinfest and our boards and commissions such as cultural arts, cable commission, historical and parks and recreation all need volunteers.

Councilmember Kurtzweil stated she is going to address the issue Ms. Marie brought up. She will do her research on the endangered plant the trillium. she has a problem with a developer that doesn't respect some of our endangered plant life. Some ferns are also protected and it is a good stewardship of the Earth. When you respect things that are becoming extinct and do what you can to protect them and not laugh it off. She further stated she was involved with this issue before when a developer was coming into Bloomfield area and she and some other people from the master gardeners program assisted in moving the protected plants in that area to another area.

Councilmember Kurtzweil stated she attended the ribbon cutting for the Matcats new building which is the Duncan building. They had a great time with all the parents and all the youngsters. She didn't know the program also includes girls as well. She stated she also was able to tour the South Lyon Area Recreation Authority's offices as well and the accommodations are fabulous.

Councilmember Kurtzweil thanked Katie for all her work on the Blessings of the Backpack. Sometimes we forget there are times when children aren't in school and they sometimes have needs with respect to food and she does an incredible job to ensure that children that need food and nourishment are able to receive it. She further stated this is an incredible volunteer in our community and she is very pro volunteers from the private sector with faith based and non-profit organizations.

Councilmember Kurtzweil thanked the Witches Hat for another fabulous Feast and Fury event where they raised almost \$15,000 for charity. She remembers when it first opened in the Brookdale shopping center and the seating was approximately 20-30 and to see how they have grown into a major business that is an anchor in our community. She then stated we are very lucky we have Erin and Ryan in our community and they are obviously giving back to the City.

Councilmember Kurtzweil stated John Hogan who was the bank manager at Comerica Bank is having a financial seminar. He has a great reputation, he is a wonderful individual, and he is giving a seminar on September 25th at 6:30 p.m. and it runs through April 23rd. It is a fabulous seminar to attend. It will cover retirement, renting versus buying, credit scores, managing cash flow. She stated she is going to attend a few herself.

Councilmember Kurtzweil stated there is a great event in October that is coming to the Hotel. She is sworn to secrecy until the next meeting. Block off October 24th. It will be a great event.

Councilmember Kurtzweil stated she was out and about all weekend, and everyone is excited about the new City Manager Paul Zelenak. She thanked Mayor Pelchat, Attorney Wilhelm and the consultant handled the process, it was very transparent and she thanked Mayor Pelchat for his effort.

Councilmember Kurtzweil asked Tim where we are with the contract for the new City Manager. She stated he brings over 30 years of municipal experience and he brings a large array of skills. Attorney

Wilhelm stated he provided some information to Councilmembers and he has shared a draft with Mr. Zelenak and Mr. Vettraino. He stated we are working through the issues to come up with a final agreement. He stated he can't give a specific date, but he will try to make this happen as quick as possible. Councilmember Kurtzweil stated she would like to say again, that we are getting someone with 30 years of experience and she hopes we would provide him with the benefits that reflect that.

Councilmember Kivell stated there was a lot of conversation about Mr. Zelenak, and everyone seem very happy about it. He will be an enormous asset.

Councilmember Kivell stated the concert in the park was great, everyone loved the concert.

Councilmember Kivell stated the Fury for a Feast was a great event, and it is remarkable to have business owners and the culture that supports that business be so intimately involved in our community. We are very lucky. The idea they recognize and reach out to the people of need in the area was great. He stated Ryan has a very good ear, the bands were really good too.

Mayor Pelchat congratulated the MatCats on their new building. He stated last weekend was exciting. He heard South Lyon and South Lyon East Football teams both won.

Mayor Pelchat stated we had a great loss over the weekend, John McCain. He stated John McCain served this country for over 60 years, and 5 of those years he was in a north Vietnamese prisoner of war camp. He had said he never realized how much he loved America until that time.

ADJOURNMENT

Motion to adjourn by Kurtzweil, supported by Walton

Motion to adjourn the meeting at 9:00 p.m.

VOTE:

MOTION CARRIED UNANIMOUSLY

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331
(248) 489-4100 Tax ID# 38-3107356

August 13, 2018

City of South Lyon
Attn: Lisa Deaton, Clerk/Treasurer
335 S. Warren Street
South Lyon, MI 48178

Invoice # 1070952

In Reference To: General Labor Matters

Professional Services Rendered Through July 31, 2018

		<u>Hrs/Rate</u>	<u>Amount</u>
7/3/2018	PAA Review of changes to Collective Bargaining Agreement for Council approval; Correspondence to Business Agent	1.80 165.00/hr	297.00
	PAA Correspondence to Council recommending ratification of Collective Bargaining Agreement	0.50 165.00/hr	82.50
7/17/2018	PAA Review of final copy of Collective Bargaining Agreement for accuracy; Receipt/review correspondence from Business Agent regarding issue	0.80 165.00/hr	132.00
7/18/2018	PAA Telephone conference with bookkeeper and Interim City Manager; Preparation of opinion letter to Interim City Manager regarding payment	0.50 165.00/hr	82.50
	For professional services rendered	3.60	\$594.00
	Previous balance		\$3,552.00
7/19/2018	Payment - thank you. Check No. 74526		(\$3,552.00)
	Balance due		<u>\$594.00</u>

Johnson, Rosati, Schultz & Joppich, P.C.

Please include your Invoice Number on your payment. Thank you.

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331
(248) 489-4100 Tax ID# 38-3107356

August 13, 2018

City of South Lyon
Attn: Lisa Deaton, Clerk/Treasurer
335 S. Warren Street
South Lyon, MI 48178

Invoice # 1070953

In Reference To: Michigan Tax Tribunal Matters

Professional Services Rendered Through July 31, 2018

			<u>Hrs/Rate</u>	<u>Amount</u>
<u>Colonial Acres/Docket 18-1007</u>				
7/2/2018	SSM	Receipt/review of Prehearing General Call; Correspondence regarding same	0.30 150.00/hr	45.00
7/6/2018	SSM	Review of file; Correspondence to Petitioner's representative regarding overdue discovery responses	0.30 150.00/hr	45.00
7/11/2018	SSM	Receipt/review of memo from Petitioner's attorney; Note to file	0.30 150.00/hr	45.00
7/12/2018	SSM	Receipt/review of discovery responses; Correspondence regarding same	0.80 150.00/hr	120.00
Subtotal:			[1.70	255.00]
<u>Pullum Window/Docket 18-1058</u>				
7/9/2018	SSM	Receipt/review of correspondence regarding discovery from Petitioner's counsel; Respond to same; Note to file	0.30 150.00/hr	45.00

Johnson, Rosati, Schultz & Joppich, P.C.

			<u>Hrs/Rate</u>	<u>Amount</u>
7/13/2018	SSM	Receipt/review of discovery responses; Correspondence regarding same	0.40 150.00/hr	60.00
7/17/2018	SSM	Further analysis regarding discovery responses; Correspondence to P. Bachand regarding deficiencies; Note to file	0.60 150.00/hr	90.00
7/31/2018	SSM	Receipt/review of discovery requests; Correspondence regarding same; Memo regarding same	0.60 150.00/hr	90.00
Subtotal:			[1.90	285.00]
<u>Roco Brookwood/Docket 17-4029</u>				
7/11/2018	SSM	Receipt/review of email from Michigan Tax Tribunal regarding telephone conference; Contact Petitioner's attorney regarding same	0.40 150.00/hr	60.00
7/12/2018	SSM	Review file in preparation for telephone conference; Telephone conference with Judge and opposing counsel	0.80 150.00/hr	120.00
	SSM	Receipt/review of email from Petitioner's attorney regarding settlement; Respond to same; Note to file	0.30 150.00/hr	45.00
7/13/2018	SSM	Receipt/review of Order of Consolidation; Correspondence regarding same	0.40 150.00/hr	60.00
	SSM	Receipt/review of offer; Respond to same; Note to file	0.30 150.00/hr	45.00
7/16/2018	SSM	Receipt/review of email from OCED regarding offer; Respond to same; Note to file	0.30 150.00/hr	45.00
	SSM	Correspondence to and from opposing counsel; Preparation of email to OCED; Note to file regarding offer	0.50 150.00/hr	75.00
7/17/2018	SSM	Receipt/review of email with attachments from OCED regarding counter-offer; Note to file	0.50 150.00/hr	75.00

		<u>Hrs/Rate</u>	<u>Amount</u>
7/20/2018	SSM Receipt/review of email from OCED; Preparation of email to Petitioner's attorney regarding offer of settlement; Note to file	0.40 150.00/hr	60.00
	SSM Receipt/review of email from Petitioner's attorney; Respond to same; Note to file	0.30 150.00/hr	45.00
7/25/2018	SSM Receipt/review of email from Petitioner; Note to file	0.30 150.00/hr	45.00
7/31/2018	SSM Receipt/review of Motion to Amend Petition; Preparation of Response; Correspondence regarding same	0.80 150.00/hr	120.00
	Subtotal:	[5.30	795.00]
	For professional services rendered	8.90	\$1,335.00
	Previous balance		\$624.00
7/19/2018	Payment - thank you. Check No. 74526		(\$624.00)
	Balance due		<u>\$1,335.00</u>

Please include your Invoice Number on your payment. Thank you.

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331
(248) 489-4100 Tax ID# 38-3107356

August 13, 2018

City of South Lyon
Attn: Lisa Deaton, Clerk/Treasurer
335 S. Warren Street
South Lyon, MI 48178

Invoice # 1070954

In Reference To: City Attorney Retainer Work

Professional Services Rendered Through July 31, 2018

	<u>Hours</u>	
<u>Arcadis</u>		
7/19/2018 TSW Attention to environmental issues and correspondence to Interim City Manager regarding Arcadis Restrictive Covenant status for agenda	0.50	
SUBTOTAL:	<u>0.50</u>]
<u>City Council</u>		
7/9/2018 TSW Preparation for Council meeting	0.70	
TSW Attend Council meeting	3.00	
7/19/2018 TSW Multiple correspondence to Interim City Manager and Clerk regarding language for agenda items	0.40	
7/23/2018 TSW Preparation for Council meeting	0.40	

Johnson, Rosati, Schultz & Joppich, P.C.

			<u>Hours</u>
7/23/2018	TSW	Attend Council meeting	2.50
7/31/2018	TSW	Preparation for special Council meeting	1.20
	TSW	Attend special Council meeting	5.00
SUBTOTAL:			<hr/>
			[13.20]
<u>District Court Prosecutions</u>			
7/2/2018	CDS	Receipt/review of Stipulation to Adjourn Pretrial ([REDACTED])	0.20
7/3/2018	CDS	Receipt/review of 7/10/18 Docket for Judge Bondy, Law, and Reeds	0.20
	SGM	Prosecute morning docket of Arraignments and Pretrials	3.80
7/5/2018	CDS	Review of file for Witness List ([REDACTED])	0.20
7/6/2018	CDS	Preparation of Bench Trial Subpoenas (6) ([REDACTED])	0.40
	CDS	Receipt/review of Appearance / Request for Discovery (Baker)	0.20
	CDS	Receipt/review correspondence from [REDACTED] ([REDACTED])	0.20
	CDS	Review of [REDACTED] Case	0.30
	CDS	Telephone conference with [REDACTED] ([REDACTED])	0.30

			<u>Hours</u>
7/10/2018	CDS	Receipt/review of 7/17/18 Dockets for Judge Bondy, Law, and Reeds	0.20
	SGM	Prosecute morning docket of Pretrials and Show Cause Hearing	3.80
	SGM	Receipt/review correspondence from [REDACTED] ([REDACTED])	0.10
	MDH	Preparation for Formal Hearing (need to attend canceled - was able to be handled by South Lyon Detective)	1.50
7/12/2018	CDS	Receipt/review correspondence from [REDACTED] ([REDACTED])	0.20
7/13/2018	CDS	Receipt/review of Witness Certificate ([REDACTED])	0.20
7/16/2018	CDS	Correspondence to South Lyon Police Department and Defense Counsel regarding Discovery ([REDACTED])	0.20
	CDS	Receipt/review of Stipulation to Adjourn ([REDACTED])	0.20
	CDS	Receipt/review of Request for Discovery ([REDACTED])	0.20
	CDS	Telephone conference with Ed Shaw ([REDACTED])	0.10
	CDS	Review of files for 7/17/18	0.30
7/17/2018	CDS	Prosecute morning docket	3.50
7/23/2018	CDS	Receipt/review correspondence from [REDACTED] ([REDACTED])	0.30
	CDS	Review of files for 7/24/18	1.00

			<u>Hours</u>
7/24/2018	CDS	Prosecute morning docket	3.50
	CDS	Receipt/review of Driver's License ([REDACTED])	0.20
	CDS	Prosecute afternoon docket	2.30
7/25/2018	CDS	Telephone conference with [REDACTED] ([REDACTED])	0.20
	CDS	Telephone conference with client [REDACTED] ([REDACTED])	0.20
	CDS	Review of information regarding Landscape ([REDACTED])	0.30
7/26/2018	CDS	Receipt/review of Judges Law, Bondy, and Reeds' Docket for 7/31/18	0.10
7/31/2018	CDS	Prosecute morning docket	3.50
	CDS	Receipt/review of Witness Certificate ([REDACTED])	0.20
	CDS	Receipt/review of Witness Certificate ([REDACTED])	0.20
	CDS	Receipt/review of Judgment of Sentence ([REDACTED])	0.20
SUBTOTAL:			<hr/> [28.50]
<u>Elections</u>			
7/13/2018	TSW	Attend Election Commission meeting	0.80

			<u>Hours</u>
7/27/2018	TSW	Attend public accuracy test	1.50
SUBTOTAL:			
			<hr/>
			[2.30]
<u>General City Attorney Work</u>			
7/2/2018	TSW	Receipt/review of correspondence from Clerk regarding information on potential property acquisition	0.50
	TSW	Review of existing IT services agreement and begin review of Visicom proposal	0.20
	TSW	Telephone conference with Planning Director regarding Planning Commission issues, 825 W. Lake Street conditional rezoning, Thomasville PD rezoning renewal and redesign, and Knolls lot coverage	0.30
	TSW	Receipt/review correspondence from Interim City Manager regarding Comcast installation status and issues	0.30
	TSW	Research regarding utility easements	0.40
			No Charge
	TSW	Telephone conference with Planning Consultant regarding lot coverage issues	0.40
	TSW	Review of Thomasville PD rezoning; Research regarding reversion of zoning under Zoning Ordinance; Telephone conference and correspondence to and from Planning Consultant regarding same; Receipt/review Planning review report on Thomasville	1.00
	TSW	Legal research regarding Open Meeting Act issues	1.30
	TSW	Attention to Knolls lot coverage issue and begin preparation of draft First Amendment to Planned Development Agreement	0.80

		<u>Hours</u>	
7/3/2018	TSW Telephone conference with Interim City Manager regarding Comcast installation problems and research regarding related legal issues	0.70	
	TSW Continued preparation of First Amendment to Planned Development Agreement to address lot coverage issue; Multiple telephone conference with Builder and City regarding lot coverage issue; Correspondence to and from Planning Consultant regarding draft First Amendment to Planned Development Agreement	0.90	
	TSW Receipt/review correspondence regarding IUOE negotiations	0.30	
	TSW Correspondence to and from outside counsel regarding status of MDCR case	0.10	No Charge
	TSW Receipt/review correspondence from R. Welsh at ASTI regarding 128 Lafayette parking lot	0.10	
	TSW Attention to Thomasville rezoning to PD and background for Council meeting	1.10	
7/4/2018	TSW Preparation of Agenda Note for Knolls First Amendment to Planned Development Agreement for lot coverage issue	0.50	
	TSW Correspondence to Council regarding potential property acquisition	0.50	
	TSW Review of draft Tree Permit	0.20	
	TSW Correspondence to Council regarding Michigan Court of Appeals opinions regarding Open Meetings Act	0.50	
	TSW Review of Visicom IT services proposal	0.60	
7/5/2018	TSW Receipt/review correspondence from Interim City Manager regarding Carriage Trace Park dedication	0.10	

		<u>Hours</u>
7/5/2018	TSW Correspondence to Interim City Manager regarding Knolls lot coverage change for Council agenda	0.30
	TSW Correspondence to Interim City Manager regarding potential property acquisition and closed session issues	0.30
	TSW Correspondence to and from Interim City Manager regarding closed session for collective bargaining strategy	0.20
	TSW Correspondence to and from Knolls developer and builder regarding proposed First Amendment to Planned Development Agreement	0.30
	TSW Continued preparation of correspondence to Council regarding potential property acquisition and Open Meetings Act opinions	0.40
7/9/2018	TSW Review of City Manager job posting	0.10
	TSW Review of Agenda Note and materials for Thomasville rezoning and preparation of Zoning Ordinance Amendment	1.10
	TSW Edit/revise First Amendment to Knolls of South Lyon Planned Development Agreement to address lot coverage	0.30
	TSW Attention to issues relating to local regulation of use of fireworks under Fireworks Safety Act	0.60
	TSW Attention to juvenile prosecution matter	0.20
	TSW Attention to staffing issue	0.50
7/10/2018	TSW Multiple correspondence to and from R Cook Knolls Developer regarding First amendment to Planned Development Agreement and Interim City Manager and Clerk	0.30

			<u>Hours</u>
7/10/2018	TSW	Attention to Thomasville Planned Development Agreement issues - future cross access easement	1.10
	TSW	Attention to juvenile prosecution matter	0.10
			No Charge
	TSW	Attention to issues relating to IUOE Collective Bargaining Agreement and ratification	0.10
	TSW	Attention to Election Commission issue	0.10
			No Charge
	TSW	Telephone conference with outside counsel regarding status of MDCR Complaint	0.20
	TSW	Attention to legal issues relating to City Manager search	0.50
7/11/2018	TSW	Attention to issues relating to potential property acquisition	1.00
	TSW	Correspondence to opposing counsel regarding MST ground water ordinance proposal and documents	0.10
			No Charge
7/12/2018	TSW	Attention to Liquor License Application and Ordinance	0.20
	TSW	Follow up on special event approval and insurance requirements	0.20
	TSW	Telephone conference with Consultant regarding City Manager search process	0.50
	TSW	Preparation for and attention to issues for meeting regarding potential development	1.00
	TSW	Attention to issues relating to potential property acquisition	1.60
7/13/2018	TSW	Review of Carriage Trace Condominium documents	0.50

			<u>Hours</u>
7/13/2018	TSW	Attention to potential property purchase matters	1.00
	TSW	Conference with Economic Development Director regarding downtown development and related issues	0.20
	TSW	Attention to fiscal and budgeting issues	0.40
	TSW	Conference with Interim City Manager regarding potential property purchase and miscellaneous issues	0.50
	TSW	Conference with Mayor regarding miscellaneous issues and City Manager search status	0.50
	TSW	Receipt/review of correspondence from Interim City Manager regarding liquor license application	0.30
7/16/2018	TSW	Attention to Trotters Pointe Comcast installation issues	0.20
7/17/2018	TSW	Attention to issues relating to potential property acquisition	2.00
	TSW	Telephone conference with Planning Consultant regarding Thomasville Planned Development issues	0.40
	TSW	Attention to Conditional Rezoning Agreement	0.20
7/18/2018	TSW	Attend meeting regarding downtown development	3.00
	TSW	Attention to City Manager search issues	0.80
	TSW	Receipt/review correspondence from Interim City Manager regarding cold patch contract	0.10
7/19/2018	TSW	Attention to potential property acquisition; Correspondence to Council	2.10

		<u>Hours</u>
7/20/2018	TSW Review of 825 W Lake Street conditional rezoning file; Begin preparation of conditional rezoning agreement and zoning ordinance amendment	0.90
7/23/2018	TSW Attention to eligibility criteria for DNR park land grants	0.10
	TSW Attention to Michigan Stability Board Best Practices and Strategies	0.20
	TSW Attention to Knolls business registration for First Amendment to Planned Development Agreement	0.40
	TSW Correspondence to and from DPW regarding Comcast cable installation	0.20
	TSW Review of Ajax Paving Asphalt Cold Patch Credit Agreement and correspondence to City regarding same	0.40
	TSW Correspondence to Interim City Manager regarding review of Visicom proposal for IT Services Agreement	0.50
	TSW Correspondence to and from ASTI regarding availability of reports on groundwater	0.10
	TSW Review of Carriage Trace Quit Claim Deed of park	0.60
	TSW Review of conditional rezoning request for 825 W Lake - LV Holdings and prop of Conditional Rezoning Agreement and Ordinance Amendment; Correspondence to Planning Director and consultant regarding same	0.80
7/24/2018	TSW Attention to issues relating to potential property acquisition	2.80
	TSW Research regarding closed meeting issue	0.30
	TSW Attention to issues relating to City Manager search process	0.70

			<u>Hours</u>
7/25/2018	TSW	Receipt/review correspondence from Clerk regarding City Manager search process and research regarding same	0.50
	TSW	Attention to City Manager search process	0.90
7/26/2018	TSW	Attention to ASTI environmental issues	0.10
	TSW	Attention to and research regarding City Manager candidate FOIA	1.00
7/27/2018	TSW	Attention to potential property acquisition issues	1.80
	TSW	Conference with Economic Development Director regarding projects status	0.30
	TSW	Attention to issues relating to City Manager search	0.60
	TSW	Research regarding employment contracts	1.00
	TSW	Conference with Clerk regarding Freedom of Information Act, and Knolls issues	0.30
7/30/2018	TSW	Attention to Freedom of Information Act issues on City Manager candidates	0.20
	TSW	Correspondence to Council regarding City Manager search process; Review of correspondence to and from City Manager search consultant; Legal research regarding hiring issues	1.90
	TSW	Telephone conference with and correspondence to and from City Manager search consultant	0.80
	TSW	Attention to issues for potential property acquisition	1.20

			<u>Hours</u>
7/31/2018	TSW	Continued attention to potential purchase of property	2.60
	TSW	Attention to liquor license application	0.20
	TSW	Receipt/review correspondence from Zoning Administrator regarding Conditional Rezoning Agreement	0.10
SUBTOTAL:			<hr/> 55.80
			[]
<u>METRO Act</u>			
7/2/2018	TSW	Receipt/review correspondence from Clerk regarding AT&T original METRO Act permit	0.30
7/3/2018	TSW	Telephone conference with AT&T representative regarding request for renewal of METRO Act permit	0.20
	TSW	Receipt/review of correspondence from Clerk regarding AT&T 2013 extension	0.10
7/17/2018	SMB	Receipt/review of file for AT&T's request to extend its Metro Act Permit in the City of South Lyon	0.20
	TSW	Attention to AT&T request for extension of METRO Act Permit	0.30
7/19/2018	SMB	Correspondence to AT&T regarding AT&T's request to extend its Metro Act Permit in the City, request for insurance certificates, and notification of permit amendment; Receipt/review multiple correspondence in return, including all permit extensions issued in the past	0.60
	SMB	Preparation of proposed Amendment to AT&T's Metro Act Permit in response to AT&T's request to extend its Metro Act Permit	0.80
	SMB	Preparation of legal opinion letter to City regarding proposed amendment to City of South Lyon's Metro Act Permit	1.00

			<u>Hours</u>
7/19/2018	TSW	Attention to AT&T request for renewal of METRO Act Permit	0.20
7/26/2018	SMB	Receipt/review correspondence from AT&T regarding updated contact information for Metro Act Permit modification	0.20
SUBTOTAL:			[3.90]

Personnel

7/2/2018	TSW	Correspondence to and from Fire Chief regarding personnel question	0.10	No Charge
7/10/2018	TSW	Telephone conference with Fire Chief regarding personnel matter	0.50	
7/17/2018	TSW	Telephone conference with Fire Chief regarding personnel issue	0.20	
7/23/2018	TSW	Attention to personnel manual issues	0.40	
	TSW	Attention to personnel matter	0.60	
7/24/2018	TSW	Attention to personnel matter	1.20	
SUBTOTAL:			[3.00]	

Zoning Board of Appeals

7/16/2018	TSW	Review of Zoning Board of Appeals agenda and packet	0.20
7/18/2018	TSW	Multiple correspondence to and from Zoning Administrator regarding public notice for proposed zoning ordinance amendment on lot coverage	0.40

	<u>Hours</u>	
	<u> </u>	
SUBTOTAL:	[0.60]	
	<u> </u>	<u>Amount</u>
For professional services rendered	107.80	\$14,435.00
Previous balance		\$9,000.00
7/19/2018 Payment - thank you. Check No. 74526		<u>(\$9,000.00)</u>
Balance due		<u><u>\$14,435.00</u></u>

Please include your Invoice Number on your payment. Thank you.

Monthly flat fee of \$10,400.00 for first 80 hours of work. Anything over 80 hours to be billed at the hourly rate of \$150.00

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REVENUE REPORT FOR CITY OF SOUTH LYON

PERIOD ENDING 08/31/2018

FINANCIAL REPORT FOR AUGUST 2018

BEFORE MONTH END ADJUSTMENTS

GL NUMBER	DESCRIPTION	2018-19	2018-19	YTD BALANCE		ACTIVITY FOR		AVAILABLE		
		ORIGINAL BUDGET	AMENDED BUDGET	08/31/2018 NORM (ABNORM)	08/31/2018 NORM (ABNORM)	MONTH 08/31/18 INCR. (DECR)	NORM (ABNORM)	BALANCE	% BDDT USED	
Fund 101 - GENERAL FUND										
Revenues										
Dept 000.000										
101-000.000-402.000	REAL PROPERTY TAX	4,127,644.00	4,127,644.00	336,645.21	336,645.21	336,645.21	3,790,998.79			8.16
101-000.000-423.000	SOUTH LYON WOODS TAX	1,100.00	1,100.00	612.00		90.00	488.00			55.64
101-000.000-444.000	PAYMENT IN LIEU OF TAXES	500.00	500.00	0.00	0.00	0.00	500.00			0.00
101-000.000-446.000	PENALTIES AND INTEREST	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00			0.00
101-000.000-451.000	BUILDING PERMITS	175,000.00	175,000.00	43,252.00		21,896.00	131,748.00			24.72
101-000.000-452.000	HEATING & PLUMB. REFG. PERMI	33,000.00	33,000.00	3,702.00		2,507.00	29,298.00			11.22
101-000.000-453.000	ELECTRICAL PERMITS	28,000.00	28,000.00	4,089.00		2,437.00	23,911.00			14.60
101-000.000-454.000	LICENSES & BUSINESS MISC.	3,000.00	3,000.00	525.00		375.00	2,475.00			17.50
101-000.000-570.000	STATE SHARED REV.	1,001,177.00	1,001,177.00	0.00	0.00	0.00	1,001,177.00			0.00
101-000.000-570.100	STATE REVS	119,000.00	119,000.00	0.00	0.00	0.00	119,000.00			0.00
101-000.000-600.000	BOARD OF APPEALS	0.00	0.00	450.00		0.00	(450.00)			100.00
101-000.000-600.100	REZONING FEES	0.00	0.00	100.00		0.00	(100.00)			100.00
101-000.000-630.000	ADMIN FEE PROPERTY TAX	95,000.00	95,000.00	7,811.00		7,811.00	87,189.00			8.22
101-000.000-634.000	GRAVE OPENINGS & FOUNDATIONS	37,000.00	37,000.00	7,735.00		2,675.00	29,265.00			20.91
101-000.000-642.000	POLICE	40,000.00	40,000.00	4,086.41		1,874.51	35,913.59			10.22
101-000.000-661.000	PARKING VIOLATION	750.00	750.00	245.00		155.00	505.00			32.67
101-000.000-662.000	LOCAL COURT FINES	30,000.00	30,000.00	0.00		0.00	30,000.00			0.00
101-000.000-664.000	INTEREST	5,500.00	5,500.00	725.86		628.36	4,774.14			13.20
101-000.000-664.200	PARK AND REC. INTEREST	0.00	0.00	117.47		0.00	(117.47)			100.00
101-000.000-666.000	INTEREST-EQUALIZ.& CONTINGENC	0.00	0.00	41.97		0.00	(41.97)			100.00
101-000.000-668.000	RENTS AND ROYALTIES-CABLE	140,000.00	140,000.00	31,951.74		16,755.61	108,048.26			22.82
101-000.000-668.200	LEASE--ANTENNA	42,000.00	42,000.00	10,097.19		3,365.73	31,902.81			24.04
101-000.000-668.300	RENTAL PROPERTIES	8,800.00	8,800.00	0.00		0.00	8,800.00			0.00
101-000.000-668.400	CONTRIBUTION-PERPETUAL CARE	50,000.00	50,000.00	0.00		0.00	50,000.00			0.00
101-000.000-669.209	CULTURAL ARTS REVENUES	1,000.00	1,000.00	0.00		0.00	1,000.00			0.00
101-000.000-675.600	MISCELLANEOUS	50,000.00	50,000.00	20,053.16		14,185.08	29,946.84			40.11
101-000.000-698.000	PRIOR YEARS TAXES	4,500.00	4,500.00	1,358.65		377.92	3,141.35			30.19
101-000.000-698.200	WEDDING PROCEEDS	3,000.00	3,000.00	2,500.00		1,850.00	500.00			83.33
101-000.000-698.210	MMRWA DIVIDENDS	30,000.00	30,000.00	0.00		0.00	30,000.00			0.00
101-000.000-698.220	SMART CREDITS	13,000.00	13,000.00	0.00		0.00	13,000.00			0.00
101-000.000-698.230	GRANT MONIES-CULTURAL ARTS	2,000.00	2,000.00	0.00		0.00	2,000.00			0.00

Total Dept 000.000

6,050,571.00 6,050,571.00 476,098.66 413,628.42 5,574,472.34 7.87

TOTAL REVENUES

6,050,571.00 6,050,571.00 476,098.66 413,628.42 5,574,472.34 7.87

Fund 101 - GENERAL FUND:

TOTAL REVENUES

6,050,571.00 6,050,571.00 476,098.66 413,628.42 5,574,472.34 7.87

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EXPENDITURE REPORT FOR CITY OF SOUTH LYON

PERIOD ENDING 08/31/2018

FINANCIAL REPORT FOR AUGUST 2018

BEFORE MONTH END ADJUSTMENTS

GL NUMBER	DESCRIPTION	2018-19	2018-19	YTD BALANCE	ACTIVITY FOR	AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	08/31/2018 NORM (ABNORM)	MONTH 08/31/18 INCR (DECR)	NORM (ABNORM)	BALANCE	
Fund 101 - GENERAL FUND								
200.000 - ADMINISTRATION		1,402,836.00	1,402,836.00	305,069.02	147,653.47	1,097,766.98		21.75
276.000 - CEMETERY		118,640.00	118,640.00	24,935.86	15,358.25	93,704.14		21.02
295.000 - SENIOR TRANSPORTATION		78,926.00	78,926.00	6,577.00	6,577.00	72,349.00		8.33
300.000 - POLICE		2,778,149.00	2,778,149.00	393,356.59	201,536.18	2,384,792.41		14.16
335.000 - FIRE		640,169.00	640,169.00	81,209.53	48,555.88	558,959.47		12.69
346.000 - AMBULANCE		1,180.00	1,180.00	5.28	0.00	1,174.72		0.45
440.000 - DEPT. OF PUBLIC WORKS		739,412.00	739,412.00	111,154.72	62,895.11	628,257.28		15.03
690.000 - PARKS AND RECREATION		189,857.00	189,857.00	34,169.94	19,166.12	155,687.06		18.00
732.000 - HISTORICAL DEPOT		28,495.00	28,495.00	5,024.95	4,651.65	23,470.05		17.63
800.000 - CABLE COMMISSION		4,025.00	4,025.00	915.00	715.00	3,110.00		22.73
802.000 - CULTURAL ARTS		3,875.00	3,875.00	0.00	0.00	3,875.00		0.00
TOTAL EXPENDITURES		5,985,564.00	5,985,564.00	962,417.89	507,108.66	5,023,146.11		16.08

Fund 101 - GENERAL FUND:
 TOTAL EXPENDITURES

5,985,564.00	5,985,564.00	962,417.89	507,108.66	5,023,146.11	16.08
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EXPENDITURE REPORT FOR CITY OF SOUTH LYON
PERIOD ENDING 08/31/2018

FINANCIAL REPORT FOR AUGUST 2018

BEFORE MONTH END ADJUSTMENTS

GL NUMBER	DESCRIPTION	2018-19 ORIGINAL BUDGET	2018-19 AMENDED BUDGET	YTD BALANCE 08/31/2018 NORM (ABNORM)	ACTIVITY FOR MONTH 08/31/18 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED
Fund 202 - MAJOR STREETS							
212.000 - ACCOUNTANT		5,600.00	5,600.00	1,550.00	1,180.00	4,050.00	27.68
451.000		150,000.00	150,000.00	170.29	0.00	149,829.71	0.11
463.000 - STREET-ROUTINE MAINT.		184,500.00	184,500.00	20,879.15	11,555.53	163,620.85	11.32
474.000 - TRAFFIC SERVICES		26,070.00	26,070.00	1,974.31	1,623.29	24,095.69	7.57
478.000 - SNOW FLOWING		81,416.00	81,416.00	948.10	221.00	80,467.90	1.16
479.000 - SNOW REMOVAL		1,468.00	1,468.00	182.05	0.00	1,285.95	12.40
485.000 - TRANSFER BETWEEN FUNDS		168,162.00	168,162.00	0.00	0.00	168,162.00	0.00
491.000 - STORM SEWER		11,438.00	11,438.00	1,550.04	1,121.62	9,887.96	13.55
TOTAL EXPENDITURES		628,654.00	628,654.00	27,253.94	15,701.44	601,400.06	4.34
Fund 202 - MAJOR STREETS:							
TOTAL EXPENDITURES		628,654.00	628,654.00	27,253.94	15,701.44	601,400.06	4.34
Fund 203 - LOCAL STREETS							
212.000 - ACCOUNTANT		5,600.00	5,600.00	1,550.00	1,180.00	4,050.00	27.68
451.000		475,000.00	475,000.00	0.00	0.00	475,000.00	0.00
463.000 - STREET-ROUTINE MAINT.		171,279.00	171,279.00	16,649.89	8,383.55	154,629.11	9.72
474.000 - TRAFFIC SERVICES		7,603.00	7,603.00	788.10	497.60	6,814.90	10.37
478.000 - SNOW FLOWING		68,316.00	68,316.00	557.15	119.00	67,758.85	0.82
491.000 - STORM SEWER		17,363.00	17,363.00	884.77	501.04	16,478.23	5.10
TOTAL EXPENDITURES		745,161.00	745,161.00	20,429.91	10,681.19	724,731.09	2.74
Fund 203 - LOCAL STREETS:							
TOTAL EXPENDITURES		745,161.00	745,161.00	20,429.91	10,681.19	724,731.09	2.74

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EXPENDITURE REPORT FOR CITY OF SOUTH LYON

PERIOD ENDING 08/31/2018

FINANCIAL REPORT FOR AUGUST 2018

BEFORE MONTH END ADJUSTMENTS

GL NUMBER	DESCRIPTION	2018-19		YTD BALANCE 08/31/2018 NORM (ABNORM)	ACTIVITY FOR MONTH 08/31/18 INCR (DECR)		AVAILABLE BALANCE NORM (ABNORM)		% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET						
Fund 592 - WATER & SEWER									
540.000 - WATER / REPAIR		121,861.00	121,861.00	22,910.27	14,402.68		98,950.73		18.80
550.000 - SEWER / REPAIR		170,306.00	170,306.00	22,921.57	10,354.73		147,384.43		13.46
555.000 - REFUSE COLLECTION		534,240.00	534,240.00	85,182.88	42,591.44		449,057.12		15.94
556.000 - WATER		1,124,449.00	1,124,449.00	104,162.64	74,347.36		1,020,286.36		9.26
557.000 - WASTEWATER		1,258,733.00	1,258,733.00	155,883.81	92,148.76		1,102,849.19		12.38
TOTAL EXPENDITURES		3,209,589.00	3,209,589.00	391,061.17	233,844.97		2,818,527.83		12.18
Fund 592 - WATER & SEWER:									
TOTAL EXPENDITURES		3,209,589.00	3,209,589.00	391,061.17	233,844.97		2,818,527.83		12.18

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CHECK REGISTER FOR CITY OF SOUTH LYON
 CHECK DATE FROM 08/16/2018 - 09/06/2018

Page: 1/4

Check Date	Check	Vendor Name	Description	Amount	Status
Bank 01 GEN FUND CHECKING					
08/16/2018	74772	ARBOR SPRINGS WATER CO., INC.	5 GAL. ARTESIAN WATER	26.00	Open
08/16/2018	74773	AT&T	SERVICE DATES 08/01/2018 - 08/31/2018	134.45	Open
08/16/2018	74774	BASIC	FSA FEES	100.80	Open
08/16/2018	74775	BLUE CROSS BLUE SHIELD OF MICH	RETIREE INS. PREMIUM - COVERAGE PERIOD INSURANCE PREMIUMS FOR 09/01/2018 - 09/	4,742.00 26,591.33 31,333.33	Open Open
08/16/2018	74776	BUSCH'S	WATER FOR FARMER'S MARKET	29.69	Open
08/16/2018	74777	KRISPEN S. CARROLL	PAYROLL DEDUCTION CASE NO. 17-57623-PJS	57.88	Open
08/16/2018	74778	CIB PLANNING	PLANNING CONSULTANT FEES	4,055.00	Open
08/16/2018	74779	CONSUMERS ENERGY	SERVICE DATES 07/03/2018 - 07/31/2018	31.37	Open
			SERVICE DATES 06/30/2018 - 07/31/2018	31.08	Open
			215 WHIPPLE ST. SERVICE PERIOD 07/03/20	69.15	Open
			215 WHIPPLE ST. SERVICE PERIOD 07/03/2	30.35	Open
			520 ADA ST. & 530 ADA ST. SERVICE DATES	119.02	Open
			62395 9 MILE ROAD - SERVICE PERIOD 07/2	21.19	Open
				302.16	
08/16/2018	74780	CORRIGAN OIL CO.	GAS & DIESEL 07/05/2018 - 07/30/2018	4,985.73	Open
08/16/2018	74781	JAMES DAVIS	CONCERT IN THE PARK - AUGUST 10, 2018	675.00	Open
08/16/2018	74782	ELECTRICAL CODE SERVICES LLC	JULY 2018 INSPECTIONS	1,257.37	Open
08/16/2018	74783	EMPLOYEE HEALTH INSURANCE MGMT	MEDICAL CLAIMS FUNDING - 07/01/2018 - 0	5,801.78	Open
			AGENT & ADMIN. FEES - AUGUST 2018	777.00	Open
08/16/2018	74784	HURON VALLEY GUNS	UNIFORMS	6,578.78	Open
08/16/2018	74785	INT'L UNION OF OPERATING ENG	PAYROLL DEDUCTION DUES - AUGUST 2018	337.94	Open
				171.09	Open
08/16/2018	74786	MARTIN'S DO IT BEST	JULY 31, 2018 STATEMENT	26.01	Open
			3/4 CONNECTOR, HOSE WYE, FIRST AID KIT	46.14	Open
				72.15	
08/16/2018	74787	MISDU	PAYROLL DEDUCTION REMITTANCE ID 9129625	322.07	Open
08/16/2018	74788	OAKLAND COUNTY TREASURER	SOUTH LYON WOODS TAX - JULY 2018	450.00	Open
08/16/2018	74789	MICHIGAN.COM	PUBLISHING, PLANNING COMM., PUBLIC ACCU	418.90	Open
08/16/2018	74790	PURCHASE POWER	POSTAGE REFILL	890.00	Open
08/16/2018	74791	SALEM-SOUTH LYON DISTRICT	TAX DISBURSEMENT - TAXES DUE TO LIBRARY	3,000.00	Open
08/16/2018	74792	STATE OF MICHIGAN**	LIVE SCAN	42.00	Open
08/16/2018	74793	TIMOTHY DAVIDS	GOOGLE CLOUD - GSUITE, S.L. VILLAGE BAK	41.48	Open
08/16/2018	74794	TOSHIBA BUSINESS SOLUTIONS	ESTUDIO306 CPC BILLING	31.14	Open
08/16/2018	74795	VANTAGEPOINT TRANSFERS	ICMA 457 PLAN #301149 PAYROLL DEDUCTION	3,073.85	Open
08/16/2018	74796	VISICOM SERVICES, INC.	(5) WATCHGUARD SECURITY SUITE FOR XTM 3	3,580.75	Open
			IT SERVICES	6,043.65	Open
				9,624.40	
08/16/2018	74797	WOLAK MEDIA LLC	WEEK #7 & WEEK #8 CHANNEL 19 HOURS	235.00	Open

CHECK REGISTER FOR CITY OF SOUTH LYON
 CHECK DATE FROM 08/16/2018 - 09/06/2018

Check Date	Check	Vendor Name	Description	Amount	Status
08/16/2018	74798	WOW BUSINESS	CITY HALL SERVICE PERIOD 08/06/2018 - 0 520 ADA ST. CABLE SERVICE PERIOD 08/06/	46.97 138.21 185.18	Open Open Open
08/23/2018	74799	ALAN MATTHEWS	EMPLOYEE REIMBURSEMENT FOR MI FIRE INSP	405.00	Open
08/23/2018	74800	ARBOR SPRINGS WATER CO., INC.	5 GAL. ARTESIAN WATER	19.50	Open
08/23/2018	74801	BILL BYNUM	CONCERT IN THE PARK - AUGUST 17, 2018	675.00	Open
08/23/2018	74802	CONSUMERS ENERGY	300 DOROTHY ST. #B SERVICE PERIOD JULY 300 DOROTHY ST. SERVICE PERIOD JULY 3, 250 DOROTHY ST. SERVICE PERIOD 07/03/20 CITY HALL SERVICE PERIOD JULY 3, 2018 -	37.58 15.01 15.56 15.01 83.16	Open Open Open Open Open
08/23/2018	74803	EILEEN DABLIZ	ELECTION INSPECTOR PAY - AUGUST 7, 2018	200.00	Open
08/23/2018	74804	MATTHEW EMERY	COUNCIL RECORDING - AUGUST 13, 2018	75.00	Open
08/23/2018	74805	FARMINGTON HILLS FIRE DEPT	EMT BOOK PACKAGE - MADSEN	225.00	Open
08/23/2018	74806	JOHNSON, ROSATI, SCHULTZ &	MICHIGAN TAX TRIBUNAL MATTERS - PROFESS GENERAL LABOR MATTERS - PROFESSIONAL SE CITY ATTORNEY RETAINER WORK - FOR PROFE	1,335.00 594.00 14,435.00 16,364.00	Open Open Open Open
08/23/2018	74807	KROFF MECHANICAL SERVICE CO.	HVAC REPAIRS CONTRACT POWERWASH	3,857.00 504.00 4,361.00	Open Open Open
08/23/2018	74808	LERETA LLC	TAX REFUND - TAX OVERPAYMENT #21-29-452 4 X 10 RUG. 3 X 10 RUG	3,772.38 43.00	Open Open
08/23/2018	74809	PARKSIDE CLEANERS	TRANSPORTATION - JULY 2018	6,577.00	Open
08/23/2018	74810	PEOPLE'S EXPRESS	WITCHES HAT DEPOT SPRINKLERS	209.00	Open
08/23/2018	74811	MARK G. POPRAVSKY	BUILDING PERMIT FEES - JULY 2018	21,268.75	Open
08/23/2018	74812	SAFEBUILT, LLC	DESIGNATED MANAGEMENT AGENCY SERVICE CH INSURANCE PREMIUMS FOR SEPTEMBER 2018	310.00	Open
08/23/2018	74813	SEWCOG	LAMINATE WATER MAPS	2,416.40	Open
08/23/2018	74814	STANDARD INSURANCE COMPANY	WALMART ELECTRONIC CHECK RETURNED	80.00	Open
08/23/2018	74815	THE UPS STORE	REIMBURSEMENT FOR LICENSE	169.16 76.13	Open Open
08/23/2018	74816	TRS RECOVERY SERVICES, INC.	WITCHES HAT DEPOT MUSEUM	136.15	Open
08/23/2018	74817	ADOLFO VALENCIA	INTERNET	710.00	Open
08/23/2018	74818	WOW BUSINESS	SERVICE PERIOD AUGUST 16, 2018 TO SEPT	10.00 856.15	Open Open
08/30/2018	74819	ARBOR SPRINGS WATER CO., INC.	WATER WATER	13.00 13.00 26.00	Open Open Open
08/30/2018	74820	AVAYA INC.*	DPW PHONE SYSTEM	12.58	Open
08/30/2018	74821	CALIBRE PRESS	TACTICAL LEADERSHIP TRAINING	159.00	Open

CHECK REGISTER FOR CITY OF SOUTH LYON
 CHECK DATE FROM 08/16/2018 - 09/06/2018

Check Date	Check	Vendor Name	Description	Amount	Status
08/30/2018	74822	CARL RICHARDS	MONTHLY COUNCIL PAY - AUGUST 2018	180.00	Open
08/30/2018	74823	KRISPEN S. CARROLL	PAYROLL DEDUCTION CASE NO. 17-57623-PJS	57.88	Open
08/30/2018	74824	CONSUMERS ENERGY	1310 COACH HOUSE LANE SERVICE DATES 06/ 318 W. LAKE ST. - SERVICE PERIOD JULY 2 23500N. DIXBORO ROAD - SERVICE PERIOD 0	15.01 17.11 86.15	Open Open Open
				118.27	
08/30/2018	74825	DANIEL PELCHAT	MONTHLY COUNCIL PAY - AUGUST 2018	220.00	Open
08/30/2018	74826	LISA DEATON	EMPLOYEE MILEAGE REIMBURSEMENT - ELECTI	34.59	Open
08/30/2018	74827	DTE ENERGY	318 W. LAKE ST. - SERVICE PERIOD JULY 25 480 S. LAFAYETTE, 530 ADA ST. - SERVICE 535 N. MILL ST., 466 S. LAFAYETTE - SER SERVICE DATES JULY 25, 2018 TO AUGUST 2 214 W. LAKE ST. - SERVICE PERIOD JULY 2 219 WHIPPLE ST. - SERVICE PERIOD JULY 2 215 WHIPPLE ST. - SERVICE PERIOD JULY 2 250 DOROTHY ST. - SERVICE PERIOD JULY 2 300 DOROTHY ST. - SERVICE PERIOD JULY 2	114.84 449.49 88.62 507.93 196.31 558.40 462.76 73.46 156.73	Open Open Open Open Open Open Open Open Open
				2,608.54	
08/30/2018	74828	DTE ENERGY	335 S. WARREN ST. - SERVICE PERIOD JULY	1,741.42	Open
08/30/2018	74829	MATTHEW EMERY	CITY MANAGER INTERVIEWS RECORDING AUGUS	75.00	Open
08/30/2018	74830	INDEPENDENT APPRAISAL CORP.	REAL ESTATE APPRAISAL - 318 W. LAKE ST.	750.00	Open
08/30/2018	74831	GLENN KIVELL	MONTHLY COUNCIL PAY - AUGUST 2018	180.00	Open
08/30/2018	74832	MARGARET KURTZWEIL	MONTHLY COUNCIL PAY - AUGUST 2018	180.00	Open
08/30/2018	74833	MICHIGAN LAW ENFORCEMENT TRAINING	OIS LAW COURSE - SOVIK, BAKKI, FAUGHT,	1,000.00	Open
08/30/2018	74834	MISDU	PAYROLL DEDUCTION REMITTANCE ID#9129625	322.07	Open
08/30/2018	74835	MARY PARTISIEN	MONTHLY COUNCIL PAY - AUGUST 2018	180.00	Open
08/30/2018	74836	JUDY PIEPER	EMPLOYEE MILEAGE REIMBURSEMENT	36.19	Open
08/30/2018	74837	PNC BANK	COSTCO, AMAZON	414.62	Open
08/30/2018	74838	PRINCIPAL FINANCIAL GROUP	DENTAL & VISION INSURANCE PREMIUMS - SE	5,663.66	Open
08/30/2018	74839	PROVIDENCE OCCUPATIONAL	D.O.T. PHYSICALS	186.00	Open
08/30/2018	74840	QUENCH USA, INC.	(2) CHILLER 3-4V WATER FILTER/COOLER	216.00	Open
08/30/2018	74841	RICOH USA, INC.	COPIER MAINT. AGREEMENT FROM 08/18/2018	316.71	Open
08/30/2018	74842	ROAD COMMISSION FOR OAKLAND	TRAFFIC SIGNAL MAINTENANCE - JULY 2018	695.79	Open
			TRAFFIC SIGNAL MAINTENANCE - JULY 2018	37.05	Open
				732.84	
08/30/2018	74843	DAVID EDWARD ROOF	CONCERT IN THE PARK - AUGUST 24, 2018	675.00	Open
08/30/2018	74844	ROSE WALTON	MONTHLY COUNCIL PAY - AUGUST 2018	180.00	Open
08/30/2018	74845	SALEM-SOUTH LYON DISTRICT	TAX DISTRIBUTION/TAXES DUE TO LIBRARY	33,613.24	Open
08/30/2018	74846	SOUTH LYON COMMUNITY SCHOOLS	TAX DISBURSEMENT/TAXES DUE TO SCHOOLS -	252,408.29	Open
08/30/2018	74847	STATE OF MICHIGAN	S-4 DRINKING WATER CERTIFICATION EXAM -	70.00	Open
08/30/2018	74848	STEPHEN KENNEDY	MONTHLY COUNCIL PAY - AUGUST 2018	180.00	Open
08/30/2018	74849	THE UPS STORE	LAB RETURN	11.34	Open
08/30/2018	74850	BOB TREMITIERE	REIMBURSEMENT FOR LANDSCAPE PLANTS	39.40	Open
08/30/2018	74851	VANTAGEPOINT TRANSFERS	ICMA 457 PLAN # 301149 PAYROLL DEDUCTIO	3,075.18	Open
08/30/2018	74852	LAUREN WEBSTER	COUNCIL RECORDING - AUGUST 27, 2018	75.00	Open
08/30/2018	74853	WOLAK MEDIA LLC	CHANNEL 19 HOURS - WEEK #9 & WEEK #10	240.00	Open
08/30/2018	74854	WOW BUSINESS	SERVICE PERIOD 08/21/2018 - 09/20/2018	35.97	Open

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CHECK REGISTER FOR CITY OF SOUTH LYON
 CHECK DATE FROM 08/16/2018 - 09/06/2018

Page: 4/4

Check Date	Check	Vendor Name	Description	Amount	Status
09/06/2018	74855	ARBOR SPRINGS WATER CO., INC.	5 GAL. ARTESIAN WATER WATER	26.00 39.00 <u>65.00</u>	Open Open
09/06/2018	74856	ASTI ENVIRONMENTAL SERVICES	PROFESSIONAL SERVICES FOR 128 S. LAFAYE	2,634.50	Open
09/06/2018	74857	AT&T	SERVICE PERIODS JULY 23, 2018 TO AUGUST	663.69	Open
09/06/2018	74858	AT&T MOBILITY	SERVICE PERIOD 07/20/2018 TO 08/19/2018	365.09	Open
09/06/2018	74859	BRIGHTON AREA FIRE AUTHORITY	AERIAL APPARATUS OPERATOR CLASS - MCGAH	225.00	Open
09/06/2018	74860	BUSCH'S	EMPLOYEE APPRECIATION CAKE SUPPLIES	17.32 96.59 <u>113.91</u>	Open Open
09/06/2018	74861	DTE ENERGY	SERVICE DATES JULY 26, 2018 TO AUGUST 2	25,241.99	Open
09/06/2018	74862	DTE ENERGY	SERVICES DATES 07/28/2018 TO 08/27/2018 SERVICE DATES AUGUST 1, 2018 TO AUGUST	633.67 152.66 <u>786.33</u>	Open Open
09/06/2018	74863	PLANTE & MORAN, PLLC	FOR PROFESSIONAL SERVICES RENDERED FOR	19,490.00	Open
09/06/2018	74864	SALEM-SOUTH LYON DISTRICT	TAX DISBURSEMENT/TAXES DUE TO LIBRARY	36,941.71	Open
09/06/2018	74865	SCHINDLER ELEVATOR CORP.	PREVENTATIVE MAINTENANCE - SERVICE PERI	436.22	Open
09/06/2018	74866	KELLY SMITH	WEDDING SERVICES FOR 05/29/2018, 07/21/ WEDDING SERVICE 08/18/2018 AND (2) EXTR	975.00 375.00 <u>1,350.00</u>	Open Open
09/06/2018	74867	SOUTH LYON VFW POST 1224	TAX DISBURSEMENT/TAXES DUE TO SCHOOLS	340,149.64	Open
09/06/2018	74868	THE BANK OF NEW YORK MELLON, NA	DEBT PAYMENTS PRINCIPAL AND INTEREST	1,031,529.74	Open
09/06/2018	74869	TOSHIBA FINANCIAL SERVICES	CONTRACT PAYMENT - SEPTEMBER 2018	84.00	Open
09/06/2018	74870	VERIZON WIRELESS	CELLULAR SERVICE	77.81	Open
09/06/2018	74871	WOW BUSINESS	INTERNET SERVICE PERIOD AUGUST 27, 2018 WITCH'S HAT DEPOT MUSEUM SERVICE PERIOD	32.97 136.15 <u>169.12</u>	Open Open
09/06/2018	74872	SOUTH LYON COMMUNITY SCHOOLS	TAX DISBURSEMENT/TAXES DUE TO SCHOOLS	340,149.64 <u><u>340,149.64</u></u>	Open
01 TOTALS:					
Total of 101 Checks:				2,233,105.20	
Less 1 Void Checks:				340,149.64	
Total of 100 Disbursements:				<u>1,892,955.56</u>	

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CHECKS TO BE APPROVED 09/10/2018

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 GENERAL FUND					
Dept 000.000					
101-000.000-035.000	ENGINEERING FEES	HUBBELL, ROTH, & CLARK,	KNOLLS OF SOUTH LYON REZONING R2 TO R	11,604.44	
		Total For Dept 000.000		11,604.44	
Dept 200.000 ADMINISTRATION					
101-200.000-727.000	OFFICE SUPPLIES	LB OFFICE PRODUCTS	OFFICE SUPPLIES	408.52	
101-200.000-802.000	CONTRACTUAL SVCS	GFL ENVIRONMENTAL USA	DUMPSSTER & RECYCLING 09/01/2018 - 09/	63.13	
101-200.000-818.000	ELECTIONS	PRINTING SYSTEMS, INC.	BALLOT INSTRUCTION CARDS	44.65	
		Total For Dept 200.000 ADMINISTRATION		516.30	
Dept 276.000 CEMETERY					
101-276.000-740.000	OPERATING EXPENSE	ADVANCE AUTO PARTS	SHOP SUPPLIES	2.50	
101-276.000-740.000	OPERATING EXPENSE	BADER & SONS CO.	CEMETERY BLOWER	54.17	
101-276.000-740.000	OPERATING EXPENSE	BLUETARP FINANCIAL, INC.	SHOP TOOL	19.70	
101-276.000-740.000	OPERATING EXPENSE	GREEN OAK TIRE, INC.	TIRE DISPOSAL	20.00	
101-276.000-740.000	OPERATING EXPENSE	LAWSON PRODUCTS, INC.	SHOP TOOLS	37.22	
101-276.000-740.000	OPERATING EXPENSE	O'REILLY AUTO PARTS	SHOP TOOL;	35.29	
101-276.000-740.000	OPERATING EXPENSE	SHARE CORPORATION	SHOP LIGHT	15.53	
101-276.000-740.000	OPERATING EXPENSE	STONE DEPOT LANDSCAPE SU	TOP SOIL	81.00	
101-276.000-740.000	OPERATING EXPENSE	GFL ENVIRONMENTAL USA	DUMPSSTER & RECYCLING 09/01/2018 - 09/	76.27	
101-276.000-802.000	CONTRACTUAL SVCS	JOHN'S SANITATION, INC.	PORTA JOHN'S @ PARKS, CEMETERY, & FAR	80.00	
101-276.000-802.000	CONTRACTUAL SVCS	DEERE & COMPANY	MOWER FOR CEMETERY	2,687.16	
101-276.000-977.000	EQUIPMENT				
		Total For Dept 276.000 CEMETERY		3,108.84	
Dept 300.000 POLICE					
101-300.000-727.000	OFFICE SUPPLIES	OFFICE EXPRESS	OIL, SHREDDER, BOOK-RCPT	169.34	
101-300.000-740.000	OPERATING EXPENSE	OFFICE EXPRESS	REFILL, AIRWICK	59.02	
101-300.000-802.000	CONTRACTUAL SVCS	GFL ENVIRONMENTAL USA	DUMPSSTER & RECYCLING 09/01/2018 - 09/	38.14	
101-300.000-863.000	VEHICLE MAINTENANCE	ADVANCE AUTO PARTS	O2 SENSOR FOR PD 231	394.10	
101-300.000-863.000	VEHICLE MAINTENANCE	BLUETARP FINANCIAL, INC.	SHOP TOOL	31.52	
101-300.000-863.000	VEHICLE MAINTENANCE	GREEN OAK TIRE, INC.	TIRE DISPOSAL	40.00	
101-300.000-863.000	VEHICLE MAINTENANCE	O'REILLY AUTO PARTS	SHOP TOOL;	56.48	
101-300.000-863.000	VEHICLE MAINTENANCE	SHARE CORPORATION	SHOP LIGHT	24.84	
101-300.000-863.000	VEHICLE MAINTENANCE	TIRE WHOLESALERS COMPANY	TIRES	562.56	
101-300.000-863.000	VEHICLE MAINTENANCE	VICTORY LANE	FLEET OIL CHANGE VEHICLES# 221, 261	70.96	
101-300.000-931.000	VEHICLE MAINTENANCE	BRIGHTON PAINT CO.	ULTRA SPEC 500 LOW SHEEN 1X	137.99	
101-300.000-958.100	WITNESS FEES	AMANDA WAGONER	WITNESS FEES	37.40	
		Total For Dept 300.000 POLICE		1,622.35	
Dept 335.000 FIRE					
101-335.000-727.000	OFFICE SUPPLIES	QUILL CORPORATION	SPONGES, FEBREZE, COFFEE, CREAMER	82.41	
101-335.000-740.000	OPERATING EXPENSE	GRAINGER	BATTERIES, MULTIFOLD SHEETS	213.90	
101-335.000-740.000	OPERATING EXPENSE	QUILL CORPORATION	DISHES, COFFEE MATE, FLATWARE	111.46	
101-335.000-802.000	CONTRACTUAL SVCS	GFL ENVIRONMENTAL USA	DUMPSSTER & RECYCLING 09/01/2018 - 09/	38.13	
101-335.000-863.000	VEHICLE MAINTENANCE	ADVANCE AUTO PARTS	SHOP SUPPLIES	252.68	
101-335.000-863.000	VEHICLE MAINTENANCE	BLUETARP FINANCIAL, INC.	SHOP TOOL	23.64	
101-335.000-863.000	VEHICLE MAINTENANCE	BULLET DISTRIBUTORS	POLISH & TURBO CUT	39.37	
101-335.000-863.000	VEHICLE MAINTENANCE	COMMINS BRIDGEWAY, LLC	COOLANT LEVEL SENOR SOR ENG 2	179.46	

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF SOUTH LYON
EXP CHECK RUN DATES 09/10/2018 - 09/10/2018
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Page: 2/6

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 GENERAL FUND					
Dept 335.000 FIRE	VEHICLE MAINTENANCE				
101-335.000-863.000	VEHICLE MAINTENANCE	FLEETPRIDE	AIR LINE FITTINGS FOR FD E-2	15.96	
101-335.000-863.000	VEHICLE MAINTENANCE	LAWSON PRODUCTS, INC.	SHOP TOOLS	44.68	
101-335.000-863.000	VEHICLE MAINTENANCE	O'REILLY AUTO PARTS	SHOP TOOL;	42.37	
101-335.000-863.000	VEHICLE MAINTENANCE	SHARE CORPORATION	SHOP LIGHT	18.63	
101-335.000-863.000	VEHICLE MAINTENANCE	TIRE WHOLESALERS COMPANY	TIRES FOR FD/R-1 & W-9	345.22	
101-335.000-880.000	COMMUNITY PROMOTIONS	QUICK SILVER MARKETING S	BANNERS	540.50	
101-335.000-977.000	EQUIPMENT	BOUND TREE MEDICAL, LLC	GLUCOSE TEST STRIPS	199.98	
101-335.000-977.000	EQUIPMENT	WITMER PUBLIC SAFETY GRO	FIRE SAFETY VESTS & SHIPPING	134.96	
		Total For Dept 335.000 FIRE		2,283.35	
Dept 440.000 DEPT. OF PUBLIC WORKS					
101-440.000-727.000	OFFICE SUPPLIES	LB OFFICE PRODUCTS	OFFICE SUPPLIES	86.74	
101-440.000-740.000	OPERATING EXPENSE	ANN ARBOR WELDING SUPPLY	CYLINDER RENTAL	108.34	
101-440.000-740.000	OPERATING EXPENSE	BADER & SONS CO.	BLADES FOR MOWER	972.72	
101-440.000-740.000	OPERATING EXPENSE	O'REILLY AUTO PARTS	FILTERS FOR TRACTOR	34.66	
101-440.000-740.000	OPERATING EXPENSE	QUICK SILVER MARKETING S	REQUISITION FORMS	154.00	
101-440.000-802.000	CONTRACTUAL SVCS	GFL ENVIRONMENTAL USA	DUMPSTER & RECYCLING 09/01/2018 - 09/	119.86	
101-440.000-863.000	VEHICLE MAINTENANCE	ADVANCE AUTO PARTS	BATTERY FOR T-8	663.67	
101-440.000-863.000	VEHICLE MAINTENANCE	BLUETARP FINANCIAL, INC.	SHOP TOOL	86.67	
101-440.000-863.000	VEHICLE MAINTENANCE	FLEETPRIDE	FILTERS FOR T-10	43.78	
101-440.000-863.000	VEHICLE MAINTENANCE	GREEN OAK TIRE, INC.	TIRE DISPOSAL	80.00	
101-440.000-863.000	VEHICLE MAINTENANCE	HAROLD'S FRAME SHOP INC.	PARTS FOR T-6 AND W-4	544.40	
101-440.000-863.000	VEHICLE MAINTENANCE	HINES PARK FORD, INC.	PARTS FOR T-6	341.25	
101-440.000-863.000	VEHICLE MAINTENANCE	KNAPHEIDE TRUCK EQUIPMEN	PARTS FOR T-9 & T-10	1,946.56	
101-440.000-863.000	VEHICLE MAINTENANCE	LAWSON PRODUCTS, INC.	SHOP TOOLS	163.71	
101-440.000-863.000	VEHICLE MAINTENANCE	O'REILLY AUTO PARTS	SHOP TOOL;	934.73	
101-440.000-863.000	VEHICLE MAINTENANCE	SHARE CORPORATION	SHOP LIGHT	68.32	
101-440.000-863.000	VEHICLE MAINTENANCE	TIRE WHOLESALERS COMPANY	TIRES	854.84	
101-440.000-935.000	NPDES PHASE 2 STORMWATER	HUBBELL, ROTH, & CLARK,	STORM WATER PERMIT ASSISTANCE - FOR P	1,133.96	
		Total For Dept 440.000 DEPT. OF PUBLIC WORKS		8,338.21	
Dept 690.000 PARKS AND RECREATION					
101-690.000-801.000	PROFESSIONAL SERVICE	JOHN'S SANITATION, INC.	PORTA JOHN'S @ PARKS, CEMETERY, & FAR	550.00	
101-690.000-930.000	REPAIR MAINTENANCE	GRAINGER	PARK TRASH BAGS	296.60	
		Total For Dept 690.000 PARKS AND RECREATION		846.60	
Dept 732.000 HISTORICAL DEPOT					
101-732.000-931.000	BUILDING MAINTENANCE	B.J.'s HEATING & COOLING	WASHBUSH SCHOOL A/C REPAIR	214.00	
		Total For Dept 732.000 HISTORICAL DEPOT		214.00	
		Total For Fund 101 GENERAL FUND		28,534.09	
Fund 202 MAJOR STREETS					
Dept 463.000 STREET-ROUTINE MAINT.					
202-463.000-740.000	OPERATING EXPENSE	ASHLEY LAND DEVELOPMENT	SAND	48.63	
202-463.000-740.000	OPERATING EXPENSE	CONTRACTORS STEEL COMPAN	PARTS FOR LEAF MACHINE	148.05	
202-463.000-740.000	OPERATING EXPENSE	FLEETPRIDE	PARTS FOR LEAF MACHINE	32.92	

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF SOUTH LYON
 EXP CHECK RUN DATES 09/10/2018 - 09/10/2018
 JOURNALIZED
 OPEN

Page: 3/6

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 202 MAJOR STREETS			CHECKS TO BE APPROVED 09/10/2018		
Dept 463.000 STREET-ROUTINE MAINT.					
202-463.000-740.000	OPERATING EXPENSE	HAYES SAND & GRAVEL CO.	SAND DELIVERY CHARGE	47.37	
202-463.000-930.000	REPAIR MAINTENANCE	AJAX MATERIALS CORPORATI	COLD PATCH	331.20	
202-463.000-930.000	REPAIR MAINTENANCE	CSX TRANSPORTATION, INC.	ANNUAL CROSSING SIGNAL MAINTENANCE SE	4,235.00	
		Total For Dept 463.000 STREET-ROUTINE MAINT.		4,843.17	
Dept 478.000 SNOW PLOWING					
202-478.000-740.000	OPERATING EXPENSE	LAWSON PRODUCTS, INC.	HYD. HOSE FOR SNOW PLOW	353.37	
		Total For Dept 478.000 SNOW PLOWING		353.37	
		Total For Fund 202 MAJOR STREETS		5,196.54	
Fund 203 LOCAL STREETS					
Dept 451.000					
203-451.000-801.000	PROFESSIONAL SERVICE	HUBBELL, ROTH, & CLARK,	NORTH HAGADORN PAVING IMPROVEMENTS -	597.03	
		Total For Dept 451.000		597.03	
Dept 463.000 STREET-ROUTINE MAINT.					
203-463.000-740.000	OPERATING EXPENSE	ASHLEY LAND DEVELOPMENT	SAND	48.63	
203-463.000-740.000	OPERATING EXPENSE	CONTRACTORS STEEL COMPAN	PARTS FOR LEAF MACHINE	148.06	
203-463.000-740.000	OPERATING EXPENSE	FLEETPRIDE	PARTS FOR LEAF MACHINE	32.93	
203-463.000-740.000	OPERATING EXPENSE	HAYES SAND & GRAVEL CO.	SAND DELIVERY CHARGE	47.36	
203-463.000-930.000	REPAIR MAINTENANCE	AJAX MATERIALS CORPORATI	COLD PATCH	220.80	
		Total For Dept 463.000 STREET-ROUTINE MAINT.		497.78	
Dept 478.000 SNOW PLOWING					
203-478.000-740.000	OPERATING EXPENSE	LAWSON PRODUCTS, INC.	HYD. HOSE FOR SNOW PLOW	190.27	
		Total For Dept 478.000 SNOW PLOWING		190.27	
		Total For Fund 203 LOCAL STREETS		1,285.08	
Fund 265 DRUG LAW ENFORCEMENT FUND					
Dept 000.000					
265-000.000-964.000	CAPITAL EXPENDITURE	CDW GOVERNMENT	MOBILE ROUTERS, POWER TECH ANTENNAS,	8,053.60	
265-000.000-964.000	CAPITAL EXPENDITURE	DELL MARKETING L.P.	(5) DELL LATITUDES 5414, HAVIS DS-DEL	13,373.70	
		Total For Dept 000.000		21,427.30	
		Total For Fund 265 DRUG LAW ENFORCEMENT FUND		21,427.30	
Fund 280 DOWNTOWN DEVELOPMENT AUTHORITY					
Dept 000.000					
280-000.000-740.200	SEASONAL IMPROVEMENTS	JOHN'S SANITATION, INC.	PORTA JOHN'S @ PARKS, CEMETERY, & FAR	98.00	
		Total For Dept 000.000		98.00	
		Total For Fund 280 DOWNTOWN DEVELOPMENT AUTHORITY		98.00	
Fund 592 WATER & SEWER					
Dept 540.000 WATER / REPAIR					
592-540.000-930.000	REPAIR MAINTENANCE	ASHLEY LAND DEVELOPMENT	SAND	48.62	

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF SOUTH LYON
EXP CHECK RUN DATES 09/10/2018 - 09/10/2018
JOURNALIZED
OPEN

Page: 4/6

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
CHECKS TO BE APPROVED 09/10/2018					
Fund 592 WATER & SEWER					
Dept 540.000 WATER / REPAIR					
592-540.000-930.000	REPAIR MAINTENANCE	CORE & MAIN LP	VALVE FOR REPAIR	720.70	
592-540.000-930.000	REPAIR MAINTENANCE	HAYES SAND & GRAVEL CO.	SAND DELIVERY CHARGE	47.36	
592-540.000-930.000	REPAIR MAINTENANCE	O'REILLY AUTO PARTS	TORQUE WRENCH	133.38	
		Total For Dept 540.000 WATER / REPAIR		950.06	
Dept 550.000 SEWER / REPAIR					
592-550.000-740.000	OPERATING EXPENSE	ASHLEY LAND DEVELOPMENT	SAND	48.62	
592-550.000-740.000	OPERATING EXPENSE	HAYES SAND & GRAVEL CO.	SAND DELIVERY CHARGE	47.36	
592-550.000-801.000	PROFESSIONAL SERVICE	HUBBELL, ROTH, & CLARK,	NORTH HAGADORN SEWER CLEANING AND TEL	616.00	
		Total For Dept 550.000 SEWER / REPAIR		711.98	
Dept 555.000 REFUSE COLLECTION					
592-555.000-818.100	REFUSE COLLECTION(CONTRACTUAL	GFL ENVIRONMENTAL USA	SERVICES DATES SEPTEMBER 1, 2018 TO S	42,660.20	
		Total For Dept 555.000 REFUSE COLLECTION		42,660.20	
Dept 556.000 WATER					
592-556.000-727.000	OFFICE SUPPLIES	LB OFFICE PRODUCTS	OFFICE SUPPLIES	154.76	
592-556.000-740.000	OPERATING EXPENSE	COMPLETE BATTERY SOURCE	BATTERY	33.11	
592-556.000-740.000	OPERATING EXPENSE	ELHORN ENGINEERING COMPA	PHOSPHATE	3,700.00	
592-556.000-740.000	OPERATING EXPENSE	HACH COMPANY	LAB SUPPLIES	20.39	
592-556.000-740.000	OPERATING EXPENSE	IDEXX LABORATORIES*	LAB SUPPLIES	1,340.12	
592-556.000-740.000	OPERATING EXPENSE	JCI JONES CHEMICALS INC.	CHLORINE	578.80	
592-556.000-740.000	OPERATING EXPENSE	LOU'S GLOVES	GLOVES	56.00	
592-556.000-740.000	OPERATING EXPENSE	PARAGON LABORATORIES, IN	WATER ANALYSIS	275.00	
592-556.000-740.000	OPERATING EXPENSE	QUALITY FIRST AID & SAFE	GLOVES AND PAPER PRODUCTS	34.23	
592-556.000-740.000	OPERATING EXPENSE	USA BLUE BOOK	LAB SUPPLIES	139.08	
592-556.000-801.000	PROFESSIONAL SERVICE	HUBBELL, ROTH, & CLARK,	WTP HS PUMPS VARIABLE FREQUENCY DRIVE	646.55	
592-556.000-802.000	CONTRACTUAL SVCS	HADGER METER INC.	BEACON TRANSDUCER MONTHLY MAINT.	102.50	
592-556.000-802.000	CONTRACTUAL SVCS	GFL ENVIRONMENTAL USA	DUMPSTER & RECYCLING 09/01/2018 - 09/	49.05	
592-556.000-863.000	VEHICLE MAINTENANCE	ADVANCE AUTO PARTS	SHOP SUPPLIES	24.78	
592-556.000-863.000	VEHICLE MAINTENANCE	BLUESTARP FINANCIAL, INC.	SHOP TOOL	35.46	
592-556.000-863.000	VEHICLE MAINTENANCE	GREEN OAK TIRE, INC.	TIRE DISPOSAL	20.00	
592-556.000-863.000	VEHICLE MAINTENANCE	HAROLD'S FRAME SHOP INC.	PARTS FOR T-6 AND W-4	562.43	
592-556.000-863.000	VEHICLE MAINTENANCE	LAWSON PRODUCTS, INC.	SHOP TOOLS	66.98	
592-556.000-863.000	VEHICLE MAINTENANCE	O'REILLY AUTO PARTS	SHOP TOOL;	63.52	
592-556.000-863.000	VEHICLE MAINTENANCE	SHARE CORPORATION	SHOP LIGHT	27.95	
592-556.000-863.000	VEHICLE MAINTENANCE	TIRE WHOLESALERS COMPANY	TIRES FOR FD/R-1 & W-9	345.22	
592-556.000-970.000	CAPITOL IMPROVEMENTS+	PATRICK'S PLUMBING, INC.	WATER TOWER	75.00	
592-556.000-977.000	EQUIPMENT	USA BLUE BOOK	PSI MONITORING EQUIPMENT	411.88	
		Total For Dept 556.000 WATER		8,762.81	
Dept 557.000 WASTEWATER					
592-557.000-727.000	OFFICE SUPPLIES	LB OFFICE PRODUCTS	OFFICE SUPPLIES	154.76	
592-557.000-740.000	OPERATING EXPENSE	ANN ARBOR WELDING SUPPLY	CYLINDER RENTAL	36.12	
592-557.000-740.000	OPERATING EXPENSE	BADER & SONS CO.	SNOW BLOWER PARTS	459.31	
592-557.000-740.000	OPERATING EXPENSE	BRIGHTON ANALYTICAL, L.L	WW ANALYSIS	192.50	
592-557.000-740.000	OPERATING EXPENSE	CHEMCO PRODUCTS INC.	POLYMER	5,053.50	

CHECKS TO BE APPROVED 09/10/2018

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 592 WATER & SEWER					
Dept 557.000 WASTEWATER					
592-557.000-740.000	OPERATING EXPENSE	HACH COMPANY	LAB SUPPLIES	88.81	
592-557.000-740.000	OPERATING EXPENSE	HAVILAND PRODUCTS COMPAN	ALUMINUM SULFATE	4,618.65	
592-557.000-740.000	OPERATING EXPENSE	LOU'S GLOVES	GLOVES	56.00	
592-557.000-740.000	OPERATING EXPENSE	NCL OF WISCONSIN, INC.	LAB SUPPLIES	165.19	
592-557.000-740.000	OPERATING EXPENSE	QUALITY FIRST AID & SAFE	GLOVES AND PAPER PRODUCTS	34.23	
592-557.000-740.000	OPERATING EXPENSE	STONE DEPOT LANDSCAPE SU	PEBBLE FOR DRYING BEDS	171.00	
592-557.000-740.000	OPERATING EXPENSE	USA BLUE BOOK	LAB SUPPLIES	139.09	
592-557.000-801.000	PROFESSIONAL SERVICE	HUBBELL, ROTH, & CLARK,	ASSET MANAGEMENT PLAN - FOR PERIOD EN	3,525.00	
592-557.000-802.000	CONTRACTUAL SVCS	BADGER METER INC.	BEACON TRANSPONDER MONTHLY MAINT.	102.50	
592-557.000-802.000	CONTRACTUAL SVCS	GFL ENVIRONMENTAL USA	DUMPSTER & RECYCLING 09/01/2018 - 09/	49.04	
592-557.000-802.000	CONTRACTUAL SVCS	HIGHLAND TREATMENT INC.	AUGUST 2018 WWTP ROUTINE CHECKS	300.00	
592-557.000-931.000	BUILDING MAINTENANCE	FISHER SCIENTIFIC	LAB EQUIPMENT	1,998.29	
592-557.000-931.000	BUILDING MAINTENANCE	USA BLUE BOOK	DIGITAL DRY BATH	335.41	
		Total For Dept 557.000 WASTEWATER		17,479.40	
		Total For Fund 592 WATER & SEWER		70,564.45	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF SOUTH LYON
EXP CHECK RUN DATES 09/10/2018 - 09/10/2018
JOURNALIZED
OPEN

CHECKS TO BE APPROVED 09/10/2018

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund Totals:					
			Fund 101 GENERAL FUND	28,534.09	
			Fund 202 MAJOR STREETS	5,196.54	
			Fund 203 LOCAL STREETS	1,285.08	
			Fund 265 DRUG LAW ENFO	21,427.30	
			Fund 280 DOWNTOWN DEVE	98.00	
			Fund 592 WATER & SEWER	70,564.45	
			Total For All Funds:	127,105.46	

The above checks have been approved for payment.

Lisa Deaton, City Clerk/Treasurer

Daniel L. Pelchat, Mayor

August 2018 Payroll Report								
Department	Pay Rate	Reg Hours	O.T. Hours	Reg Pay	O.T. Pay	Misc.	Total Pay	Notes
Administration								
				\$ -	\$ -		\$ -	
Brandon, C.	15.8700	160.00		\$ 2,539.20			\$ 2,539.20	
Brzozowski, P.	20.6500	138.00		\$ 2,849.70			\$ 2,849.70	
Deaton, L.				\$ 7,758.27			\$ 7,758.27	
Donohue, R.				\$ 8,287.50			\$ 8,287.50	
Gotham, D.	17.8100	108.00		\$ 1,923.48	\$ -		\$ 1,923.48	
Lanning, W.	12.0000	38.25		\$ 459.00			\$ 459.00	
Mosier, L.				\$ 7,435.44			\$ 7,435.44	
Pieper, Judy	19.5300	240.00	24.00	\$ 4,887.20	\$ 701.37	\$ 1,017.35	\$ 6,396.80	Longevity & Insurance
Tieman, P.	19.6200	169.25		\$ 3,320.69			\$ 3,320.69	Deduction Reimbursement
TOTAL: Administration		853.50	24.00	\$ 39,260.48	\$ 701.37	\$ 1,017.35	\$ 40,970.08	
Department	Pay Rate	Reg Hours	O.T. Hours	Reg Pay	O.T. Pay	Misc.	Total Pay	Notes
Cemetery								
Brannun, L.	13.2500	107.00		\$ 1,417.75			\$ 1,417.75	
Lemke, John N.	12.4800	113.00		\$ 1,407.98		\$ 14.43	\$ 1,422.41	Rate Adjustment
Nichols, William	12.4600	112.00		\$ 1,395.52			\$ 1,395.52	
Wauford, S.	12.4600	116.00		\$ 1,445.36			\$ 1,445.36	
Wedesky, J. W.	12.4600	92.00		\$ 1,146.32			\$ 1,146.32	
Williamson, N.	12.4600	100.00		\$ 1,246.00			\$ 1,246.00	
TOTAL: Cemetery		640.00	0.00	\$ 8,058.93	0.00	14.43	\$ 8,073.36	
Department	Pay Rate	Reg Hours	O.T. Hours	Reg Pay	O.T. Pay	Misc.	Total Pay	Notes
Police								
Baaki, D.	37.7226	240.00	10.00	\$ 9,053.42	\$ 577.38	\$ 4.30	\$ 9,635.10	Overtime Pay Adjustment
Baker, A.	34.6077	240.00	4.50	\$ 8,305.85	\$ 238.79	\$ 1,600.00	\$ 10,144.64	Longevity
Baker, J.	37.7226	240.00	25.50	\$ 9,053.42	\$ 1,472.31	\$ 1,639.08	\$ 12,164.82	Longevity & Overtime Pay Adjustment
Barbour, R.	34.6077	240.00	20.00	\$ 8,305.85	\$ 1,056.98	\$ 3.01	\$ 9,365.84	Overtime Pay Adjustment
Brooks, T.	34.6077	240.00	2.00	\$ 8,305.85	\$ 107.31		\$ 8,413.16	
Collins, L.				\$ 14,353.95		\$ 2,082.49	\$ 16,436.44	Longevity & Insurance Stipend
Faught, C.	37.7226			\$ -	\$ -		\$ -	
Hoydic, S.	34.6077	240.00	6.50	\$ 8,305.85	\$ 344.93	\$ 1,600.00	\$ 10,250.77	Longevity
Kretlin, F.	18.1100			\$ -			\$ -	
Laraway, P.	18.1100			\$ -			\$ -	
Ley, K.	18.1100			\$ -			\$ -	
Morris, Carrie	10.3300	120.00		\$ 1,239.60			\$ 1,239.60	
Raap, T.	34.6077	240.00	4.00	\$ 8,305.85	\$ 211.40	\$ 18.14	\$ 8,535.38	Overtime Pay Adjustment
Rosenthal, Sommer	10.3300	143.00		\$ 1,477.19			\$ 1,477.19	
Rosenthal, Sommer	12.0000	26.75		\$ 321.00			\$ 321.00	
Salyers, B.	18.3000	240.00	2.00	\$ 4,392.00	\$ 54.90		\$ 4,446.90	
Sederlund, C.	37.7226	240.00	1.50	\$ 9,053.42	\$ 86.81	\$ 482.49	\$ 9,622.52	Insurance Stipend
Sovik, C.	40.7404	240.00		\$ 9,777.70	\$ -	\$ 22.95	\$ 9,800.65	Overtime Pay Adjustment
Sroufe, T.	34.6077	240.00		\$ 8,305.85	\$ -	\$ 506.68	\$ 8,812.53	Overtime Pay Adjustment
Stevens, T.	34.6077	240.00	7.00	\$ 8,305.85	\$ 368.43		\$ 8,674.28	
Tomanek, J.	34.6077	240.00		\$ 8,305.85	\$ -		\$ 8,305.85	
Walton, T.	34.6077	240.00	22.00	\$ 8,305.85	\$ 1,162.68	\$ 1,300.00	\$ 10,768.53	Longevity
Wilcox, W.	12.9100	4.00		\$ 51.64	\$ -		\$ 51.64	
Wilcox, W.	18.1100			\$ -	\$ -		\$ -	
Wittrock, M.	34.6077	240.00	12.50	\$ 8,305.85	\$ 660.61	\$ 30.24	\$ 8,996.70	Overtime Pay Adjustment
Total: Police		3893.75	117.50	\$ 141,831.83	\$ 6,342.32	\$ 9,289.38	\$ 157,463.53	
*Please note 3 pay periods in the month of August 2018								

Department	Pay Rate	Reg Hours	O.T. Hours	Reg Pay	O.T. Pay	Misc.	Total Pay	Notes
Fire								
Armstrong, C.	22.8400	41.25		\$ 942.15			\$ 942.15	
Boisvert, R.	21.2200			\$ -			\$ -	
Conrad, C.	19.1100	186.50		\$ 3,564.02			\$ 3,564.02	
Day, Z.	9.4400	20.75		\$ 195.88			\$ 195.88	
Dobrick, Z.	10.1800	33.00		\$ 335.94			\$ 335.94	
Dziurgot, A.	9.9800			\$ -			\$ -	
Good, A.	15.6400	53.25		\$ 832.83			\$ 832.83	
Laitinen, D.	15.6400	20.75		\$ 324.53			\$ 324.53	
Madsen, W.	9.4400	35.25		\$ 332.76			\$ 332.76	
Matthews, A.	21.6400	103.00		\$ 2,228.92			\$ 2,228.92	
McGahan, K.	16.8300	155.50		\$ 2,617.07			\$ 2,617.07	
McGowan, C.	15.6400	18.75		\$ 250.94			\$ 250.94	
Moynihan, B.	21.6400	102.25		\$ 2,212.69			\$ 2,212.69	
Noechel, J.	18.0400	53.25		\$ 960.63			\$ 960.63	
Olando, M.	19.1100	40.25		\$ 769.18			\$ 769.18	
Percin, T.	9.4400	23.50		\$ 221.84			\$ 221.84	
Tooman, B.	16.8300	173.75		\$ 2,924.21			\$ 2,924.21	
Tratechaud, L.	9.4400	45.75		\$ 431.88			\$ 431.88	
Vliet, A.	16.8300	93.75		\$ 1,577.81			\$ 1,577.81	
Vogel, R.				\$ 4,169.70			\$ 4,169.70	
Weir, M.	24.0500	125.75		\$ 3,024.29			\$ 3,024.29	
Wilson, T.	21.6400	84.25		\$ 1,823.17			\$ 1,823.17	
				\$ -			\$ -	
Total: Fire		1410.50		\$ 29,740.43		\$ -	\$ 29,740.43	
Department	Pay Rate	Reg Hours	O.T. Hours	Reg Pay	O.T. Pay	Misc.	Total Pay	Notes
D.P.W.								
Abramowicz, J.	22.1700	240.00	12.00	\$ 5,320.80	\$ 399.06	\$ 90.00	\$ 5,809.86	On-Call
Archev, Je.	25.0700	240.00	15.50	\$ 6,016.80	\$ 594.12	\$ 316.54	\$ 6,927.46	Overtime Pay Adjustment & On-Call
Brook, R.	26.6300	240.00	25.50	\$ 6,391.20	\$ 1,048.05	\$ 315.00	\$ 7,754.25	On-Call
Buers, D.	24.8500	240.00		\$ 5,964.00	\$ -		\$ 5,964.00	
Dental, F.	23.3700	240.00	10.00	\$ 5,608.80	\$ 350.55	\$ 45.00	\$ 6,004.35	On-Call
Jamison, M.	20.0100	240.00		\$ 4,802.40	\$ -	\$ 1,000.00	\$ 5,802.40	Longevity
Moritz, M.	23.4700	240.00	6.00	\$ 5,632.80	\$ 215.58	\$ 270.00	\$ 6,118.38	On-Call
Paver, V.	23.0700	240.00	20.00	\$ 5,536.80	\$ 705.17	\$ 542.86	\$ 6,784.83	Overtime Pay Adjustment & On-Call
Plasecki, T.	23.0700	240.00	12.00	\$ 5,536.80	\$ 421.32	\$ 700.00	\$ 6,658.12	Longevity
Race, J.	21.2700	240.00		\$ 5,104.80	\$ -		\$ 5,104.80	
Valencia, A.	20.8700	240.00	19.00	\$ 5,008.80	\$ 594.80	\$ 315.00	\$ 5,918.65	On-Call
Total: D.P.W.		2,640.00	120.00	\$ 60,924.00	\$ 4,328.64	\$ 3,694.40	\$ 68,947.09	
Department	Pay Rate	Reg Hours	O.T. Hours	Reg Pay	O.T. Pay	Misc.	Total Pay	Notes
W.& W.W.								
Armstrong, C.	22.1600	240	7.50	\$ 5,318.40	\$ 249.30	\$ 405.00	\$ 5,972.70	On-Call
Beason, R.	28.6800	240	10.00	\$ 6,883.20	\$ 441.70	\$ 315.00	\$ 7,639.90	On-Call
Blankstrom, D.	20.4900	240	1.00	\$ 4,917.60	\$ 30.74	\$ 180.00	\$ 5,128.34	On-Call
Claramitaro, J.	26.9600	240	6.00	\$ 6,470.40	\$ 248.28	\$ 1,275.00	\$ 7,993.68	On-Call
DeHoff, T.	12.0000	119		\$ 1,356.00			\$ 1,356.00	
Erdmann, Kevin	22.8600	240	9.00	\$ 5,486.40	\$ 308.61	\$ 315.00	\$ 6,110.01	On-Call
Gehring, D.	27.4600	240		\$ 6,590.40	\$ -		\$ 6,590.40	
Lawrence, E.	17.2700	240		\$ 4,144.80			\$ 4,144.80	
Poprasky, P.	22.2000	240		\$ 5,328.00	\$ -	\$ 1,000.00	\$ 6,328.00	Longevity
Total: W.& W.W.		2033.00	33.50	\$ 46,495.20	\$ 1,278.63	\$ 3,490.00	\$ 51,263.83	
Grand Total		11,470.75	295.00	\$ 326,310.86	\$ 12,650.96	\$ 17,391.13	\$ 356,358.31	
<i>*Please note 3 pay periods in the month of August 2018</i>								

AGENDA NOTE

Old Business # 1

MEETING DATE: September 10, 2018

PERSON PLACING ITEM ON AGENDA: City Attorney

AGENDA TOPIC: Corrections relating to Council Motion 8-5-18 regarding Thomasville during 8/13/18 meeting

EXPLANATION OF TOPIC: On August 13, 2018, Council considered the first reading on the Thomasville request for rezoning to PD. This is step #2 of the 4-step Planned Development (PD) rezoning and approval process. In pertinent part, the discussion involved whether to postpone the matter one meeting or two meetings to allow the applicant to submit additional information and for further review and revisions to the CIB planning review. Despite the discussion regarding postponement and apparent understanding that the matter would be postponed, the motion (Council Motion CM 8-5-18) was to approve the first reading, and it was approved.

Council Motion 8-5-18 was made in error. Based on the discussion, it should have been a motion to postpone to 8/27/18, which is, in fact, how the matter was handled. In fact, on 8/27/18 Council received information that CM 8-5-18 was incorrect and it approved a revision to the 8/13/18 minutes to reflect that CM 8-5-18 was a motion to postpone the matter to 8/27/18.

Thus, there was an initial mistake in CM 8-5-18 which should have been to postpone rather than to approve a first reading, and the mistake was then compounded when the 8/13/18 minutes were revised to reflect that it was postponed.

These mistakes need to be corrected. Because more than one meeting has taken place since 8/13/18, a motion for reconsideration is not available under Roberts Rules of Order. The proper method for addressing this is a motion to rescind. (RRO §35). Alternatively, while not preferred, a motion to amend Council Motion 8-5-18 to amend it to be a motion to postpone could be made and approved.

The 8/27/18 motion to approve the 8/13/18 minutes (with revisions relating to CM 8-5-18) can be addressed through a motion to reconsider.

MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:

- Relevant portions of 8/13/18 minutes (as proposed draft)
- Relevant portions of 8/13/18 minutes as revised and approved
- RRO §35

POSSIBLE COURSES OF ACTION: Approve/Deny/No Action/Postpone

RECOMMENDATION: Correct the mistakes relating to Council Motion 8-5-18 by rescinding it, reconsider the motion on 8/27/18 to approve the revisions to the minutes relating to Council Motion 8-5-18 and a motion directing the Clerk to include notes in the minutes that Council Motion 8-5-18 was rescinded.

SUGGESTED MOTION:

1. Motion to rescind Council Motion 8-5-18 approving a first reading of the Thomasville PD rezoning which occurred on 8/13/18.
2. Motion to reconsider the Council Motion to approve the 8/13/18 minutes as revised as to Council Motion 8-5-18.
3. If the motion to reconsider is approved, then a Motion to approve the Minutes of 8/13/18 without any revisions to Council Motion 8-5-18.
4. Motion to direct the Clerk to include notes in the 8/13/18 and 8/27/18 minutes stating that Council Motion 8-5-18 to approve the first reading of the Thomasville PD rezoning was rescinded on 9/10/18.

AGENDA NOTE

Old Business # 2

MEETING DATE: September 10, 2018

PERSON PLACING ITEM ON AGENDA:

Recommendation from the Planning Commission
Proposed on 06/14/18

Tabled by Council on 08/27/18

AGENDA TOPIC: First Reading of Ordinance rezoning Parcel 21-19-126-002 (Thomasville) from RM-1 (Multiple Family Residential) to PD (Planned Development)

EXPLANATION OF TOPIC: Council postponed previous readings on July 9, 2018, August 13, 2018, and August 27, 2018, requesting the applicant provide more detailed site plan information for our planners to review within an adequate amount of time, as well as, conduct a meeting with Colonial Acres to discuss the proposed development plan. Since then, the applicant has furnished the requested information, and CIB will be presenting their findings to the Council for consideration. Also, the applicant had a successful meeting with Colonial Acres, which was discussed at the last Council meeting on 08.27.18.

A bit of history on the matter; Council previously addressed this issue on November 23, 2015 and approved the Preliminary (Stage I) Planned Development Site Plan for the Thomasville site condominium development with conditions. The Council also approved the rezoning of the property, 11.65± acres on the south side of Eleven Mile Road approximately a quarter mile west of Pontiac Trail (Tax ID 21-19-126-002) from RM- I to PD (Planned Development).

The previous PD rezoning and preliminary (stage I) PD site plan expired and the zoning reverted to RM-1 pursuant to ZO Section 102-391 due to no activity within 1 year and no extension. With respect to the current revised layout reducing the number units, the PC recommended rezoning and approval of the Preliminary site plan, both with conditions. This will be ready for Council consideration on 9/10/18 as to a first reading on the rezoning and preliminary site plan. The PD Agreement will be revised for steps 3 and 4 of the PD approval process and shared with the developer.

MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:

- 2018-09-10 Thomasville Rezoning Ordinance RM-1 to PD - 1st Reading
- Updated CIB Review Letter from September 5, 2018
- Updated Site Plan (C-1.0, Project No: 14-137), Revised on August 30, 2018
- Council Packet Material from 07.09.18, 08.13.18, and 08.27.18:
 - 07.09.18:
 - Thomasville Agenda Note from the July 9, 2018 Council Meeting
 - Updated CIB Review Letter from June 29, 2018
 - Additional Elevation Samples for the project
 - Draft Minutes of 06/14/18 Planning Commission Meeting
 - Agenda packet exert from 06/14/2018
 - June 14, 2018 Planning Commission Agenda
 - May 10, 2018 Planning Commission Draft Minutes
 - Thomasville Site Condominium Letter of Transmittal from

04/14/2018

- Thomasville Site Condominium Site Plan Review Application from April 2018.
 - Thomasville Site Condo Site Plan Revisions Summary Letter from June 6, 2018
 - Site Plan (C-1.0, Project No: 14-137), dated 03/22/2018
 - Email correspondence from applicants developer containing elevation samples, sent on May 23, 2018
 - Elevation and floor model sample document from May 23, 2018
 - Staff memo from 04/26/2018 for request to review revised final site plan for Thomasville Site Condominiums
 - Email correspondence from HRC, dated June 7, 2018
 - Email correspondence from HRC, dated May 24, 2018
 - Email correspondence from DPW Director, dated May 23, 2018
 - South Lyon Police Department review letter dated April 27, 2018
 - Email correspondence from South Lyon Fire Chief, dated June 7, 2018
 - Email correspondence from SafeBuilt Building Official, dated May 3, 2018
 - SafeBuilt review letter dated July 7, 2016
 - CIB review letter dated June 7, 2018
 - Public Hearing Notice, published on May 17, 2018
 - Public Hearing distribution labels from May 16, 2018
 - Letter of Transmittal from Monument Engineering Group dated July 2, 2018
 - Updated Site Plan (C-1.0, Project No: 14-134), from 06/8/2018
 - Site Plan Material, including updated detail sheet dated xxx
- 08.13.18
- Thomasville Agenda Note from the August 13, 2018 Council Meeting
 - Summary of Site Plan Revisions Letter from Monument Engineering Group, dated August 1, 2018
 - Site Plan Drawings for Thomasville Site Condominium (Project No: 14-134), revised on July 31, 2018:
 - Cover (G-1.0)
 - Topographic Survey (V-1.0)
 - Tree Survey (V-2.0: V-2.1)
 - Demolition Plan (CD-1.0)
 - Site Plan (C-1.0)
 - Entrance Detail (C-1.1)
 - Utility Crossing Plan –West- (C-3.0)
 - Utility Crossing Plan –East- (C-3.1)
 - Sanitary Sewer Plan –West- (C-4.0)
 - Sanitary Sewer Plan –East – (C-4.1)
 - Sanitary Sewer Profiles (C-4.2: C-4.3)
 - Water Main Plan –West- (C-5.0)
 - Water Main Plan –East- (C-5.1)
 - 11 Mile Road Water Main Connection(C-5.2)
 - Water Main Profiles (C-5.3: C-5.5)
 - Storm Sewer Plan –West- (C-6.0)

- Storm Sewer –East- (C-6.1)
- Storm Sewer Profiles (C-6.2:C-6.4)
- Grading and Soil Erosion & Sedimentation Plan –West- (C-7.0)
- Grading and Soil Erosion & Sedimentation Plan –East- (C-7.1)
- Storm Water Management Plan (C-9.0)
- Storm Water Calculations (C-9.1)
- Road Alignment Plan (C-10.0)
- Lexington Dr. STA. (C-10.1)
- Thomasville STA (C-10.2)
- Thomasville STA (C-10.3)
- Thomasville STA (C-10.4)
- Thomasville STA (C-10.5)
- MISC, Emergency Gate & Lock Details (C-11.0)
- City of South Lyon Details (C-11.1:C-11.5)
- Specification & Notes (C-12.0:C-12.1)
- Landscape Plan –East- (L-101)
- Landscape Plan –West- (L-102)
- CIB Review Letter from August 6, 2018
- 08.27.18
 - Thomasville Agenda Note from the August 27, 2018 Council Meeting
 - Staff memo from August 8, 2018 to Council Members
 - CIB Review Letter from August 9, 2018
 - Updated Site Plan (C-1.0, Project No: 14-137), revised on August 22, 2018

POSSIBLE COURSES OF ACTION: Approve/Deny/Table/Postpone

RECOMMENDATION: Approve the First Reading of the Ordinance Rezoning Parcel 21-19-126-002 (Thomasville) from RM-1 (Multiple Family) to PD (Planned Development) subject to the listed conditions.

SUGGESTED MOTION: Motion to Approve the First Reading of an ordinance to amend the Official Zoning Map of the City of South Lyon incorporated into the South Lyon Zoning Ordinance by Section 102-182 is hereby amended to rezone the Property more fully described in the attached Exhibit A (the "Property"), which is hereby incorporated into this Ordinance from the RM-1 District (Multiple-Family Residential) to the PD District (Planned Development) subject to the following conditions:

A. Sections 102-381 through 102-392 of the City of South Lyon Zoning Ordinance pertaining to the PD Planned Development zoning district, as amended, which is part of the City of South Lyon Code of Ordinances, Chapter 102.

B. The Preliminary (Stage I) Planned Development Site Plan for Thomasville prepared by Monument Engineering Group Associates, Inc., plans dated June 8, 2018;

C. City Council approval of a Final (Stage II) Planned Development Site Plan for Thomasville pursuant to the City's Zoning Ordinance.

D. City Council approval of a Planned Development Agreement for Thomasville Site Condominium development.

E. Any and all conditions of the approvals of the City of South Lyon Planning Commission relating to the Property and Preliminary (Stage I) and Final (Stage II) Planned Development Site Plans for Thomasville, as reflected in the official minutes of June 14, 2018, and documentation of such approvals, including:

1. A waiver to allow an average lot area of 4,200 square feet;
2. A waiver to allow a minimum lot width of 50 feet;
3. A waiver to allow an overall density of 5.2 units per acre;
4. A waiver to allow a setback of 10 feet between buildings;
5. A waiver for rear yard setbacks that in some cases drops to 30 feet;
6. The installation of landscape buffering abutting Colonial Acres to be installed at the beginning of the project/construction;
7. Inclusion of language for a future cross access easement agreement with Colonial Acres via Lexington Drive;
8. Submission of revised building elevations and material samples to the Planning Commission during Final (Stage II) Planned Development Site Plan review; and
9. Draft condominium documents (e.g., Master Deed, Bylaws and exhibits) to be submitted during Final (Stage II) Planned Development Site Plan review for City review and approval;
10. Sidewalks back to 2 feet green belt between curb and sidewalk;
11. All recommendations from the 11-14-2016 City Council packet A-E;
12. All part of the original plans must be included on the site plan;
13. Compliance with all other City department and other applicable agency requirements and recommendations having jurisdiction.

F. All applicable City Ordinances and design standards.

G. All development, improvements, and use of the Property being subject to and in compliance with the approved Preliminary (Stage I) and Final (Stage II) Planned Development Site Plans for Thomasville, all other applicable conditions thereon as reflected in the official minutes and documentation and approvals, and the Planned Development Agreement.

ORDINANCE NO. ____-18

**CITY OF SOUTH LYON
OAKLAND COUNTY, MICHIGAN**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE CITY OF SOUTH LYON REZONING PARCEL NO. 21-
19-126-002 (THOMASVILLE) FROM THE RM-1 DISTRICT
(MULTIPLE-FAMILY RESIDENTIAL) TO THE PD DISTRICT
(PLANNED DEVELOPMENT)**

WHEREAS, the approximately 11.65 acres of real property located south of Eleven Mile Road and west of Pontiac Train, Parcel No. 21-19-126-002, was previously rezoned from RM-1 (Multiple Family Residential) to PD (Planned Development) and a Preliminary (Stage I) Planned Development Site Plan was approved for a 60-unit site condominium development to be known as Thomasville, but a Final (Stage II) Planned Development Site Plan was not approved, and no construction was undertaken nor any extension of the preliminary approval within one year of, consequently, the Preliminary (Stage I) Planned Development Site Plan approval expired and the Property's zoning reverted to RM-1 pursuant to Section 102-391 of the City of South Lyon's Zoning Ordinance;

WHEREAS, the owner of the Property revised the proposed development plans to reduce the number of units from 60 to 50 and submitted an application for rezoning from RM-1 to Planned Development and for approval of the new revised Preliminary (Stage I) Planned Development Site Plan for a 50-unit detached single family residential site condominium;

WHEREAS, the revised 50-unit Thomasville Preliminary (Stage I) Planned Development Site Plan and requested rezoning of the Property (Parcel No. 21-19-126-002), meets the standards contained in Section 102-382 of the City of South Lyon Zoning Ordinance for the Planned Development district;

WHEREAS, the rezoning and proposed development will have a beneficial effect, in terms of public health, safety, welfare or convenience, on present and potential surrounding land uses which cannot be achieved under a single zoning district;

WHEREAS, the uses proposed will encourage a more efficient use of public utilities and services and lessen the burden on circulation systems, surrounding properties, and the environment and will improve emergency access to adjacent parcels;

WHEREAS, the rezoning and proposed development is consistent with the City's Master Plan designation for the Property;

WHEREAS, the rezoning is warranted by the design and amenities incorporated in the Preliminary (Stage I) Planned Development Site Plan and based on the shape of parcel, its proximity to the railroad tracks and the existing pond;

WHEREAS, the proposed development provides for 50 detached single family residential site condominiums which is less than the number of units permitted under the Property's current RM-1 zoning;

WHEREAS, the proposed development provides for usable open space;

WHEREAS, the proposed development meets the City's off-street parking requirements;

WHEREAS, the proposed development provides adequate landscaping to ensure the proposed uses will be adequately buffered from adjacent uses;

WHEREAS, the proposed development provides adequate vehicular and pedestrian circulation and allows safe, convenient, uncongested and well-defined circulation within and to the Property;

WHEREAS, the proposed development reasonably protects and preserves natural and historical features on the Property by preserving open spaces;

THE CITY OF SOUTH LYON ORDAINS:

PART I. Amendment of Official Zoning Map. The Official Zoning Map of the City of South Lyon incorporated into the South Lyon Zoning Ordinance by Section 102-182 is hereby amended to rezone the Property more fully described in the attached Exhibit A (the "Property"), which is hereby incorporated into this Ordinance from the RM-1 District (Multiple-Family Residential) to the PD District (Planned Development) subject to the following conditions:

A. Sections 102-381 through 102-392 of the City of South Lyon Zoning Ordinance pertaining to the PD Planned Development zoning district, as amended, which is part of the City of South Lyon Code of Ordinances, Chapter 102.

B. The Preliminary (Stage I) Planned Development Site Plan for Thomasville prepared by Monument Engineering Group Associates, Inc., plans dated June 8, 2018;

C. City Council approval of a Final (Stage II) Planned Development Site Plan for Thomasville pursuant to the City's Zoning Ordinance.

D. City Council approval of a Planned Development Agreement for Thomasville Site Condominium development.

E. Any and all conditions of the approvals of the City of South Lyon Planning Commission relating to the Property and Preliminary (Stage I) and Final (Stage II) Planned Development Site Plans for Thomasville, as reflected in the official minutes of June 14, 2018, and documentation of such approvals, including:

1. A waiver to allow an average lot area of 4,200 square feet;
2. A waiver to allow a minimum lot width of 50 feet;
3. A waiver to allow an overall density of 5.2 units per acre;
4. A waiver to allow a setback of 10 feet between buildings;

5. A waiver for rear yard setbacks that in some cases drops to 30 feet;
6. The installation of landscape buffering abutting Colonial Acres to be installed at the beginning of the project/construction;
7. Inclusion of language for a future cross access easement agreement with Colonial Acres via Lexington Drive;
8. Submission of revised building elevations and material samples to the Planning Commission during Final (Stage II) Planned Development Site Plan review; and
9. Draft condominium documents (e.g., Master Deed, Bylaws and exhibits) to be submitted during Final (Stage II) Planned Development Site Plan review for City review and approval;
10. Sidewalks back to 2 feet green belt between curb and sidewalk;
11. All recommendations from the 11-14-2016 City Council packet A-E;
12. All part of the original plans must be included on the site plan;
13. Compliance with all other City department and other applicable agency requirements and recommendations having jurisdiction.

F. All applicable City Ordinances and design standards.

G. All development, improvements, and use of the Property being subject to and in compliance with the approved Preliminary (Stage I) and Final (Stage II) Planned Development Site Plans for Thomasville, all other applicable conditions thereon as reflected in the official minutes and documentation and approvals, and the Planned Development Agreement.

PART III. Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART IV. Savings Clause. This Ordinance amends the Zoning Ordinance only as specified herein, and the Zoning Ordinance shall remain in full force and effect.

PART V. Repealer. All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VI. Publication. The City Clerk shall publish this Ordinance in the manner required by law and shall publish at the same time, a notice of the adoption of this Ordinance and stating that a copy of the Ordinance is available to the public at the office of the City Clerk for inspection.

PART VII. Effective Date. This Ordinance shall be effective on the date provided by applicable law following publication.

Made, passed and adopted by the South Lyon City Council this ____ day of _____, 2018.

Daniel L. Pelchat, Mayor

Lisa Deaton, City Clerk

Certificate of Adoption

I hereby certify that the foregoing is a true and complete copy of the ordinance adopted at the regular meeting of the South Lyon City Council held on the _____ day of _____, 2018.

Lisa Deaton, City Clerk

Adopted:
Published:
Effective:

EXHIBIT A
LEGAL DESCRIPTION
CITY OF SOUTH LYON ORDINANCE __-16

THAT PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 19, T. 1 N., R. 7 E., CITY OF SOUTH LYON, OAKLAND COUNTY MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 19, THENCE N 89°30'34" W 102.27 FEET ALONG THE NORTH LINE OF SAID SECTION 19 TO THE POINT OF BEGINNING; THENCE S 00°37'38" W 380.75 FEET; THENCE S 87°38'26" W 164.63 FEET; THENCE S 00°29'48" W 40.53 FEET; THENCE S 77°55'48" W 160.32 FEET; THENCE N 89°26'55" W 272.74 FEET; THENCE S 43°24'20" W 173.88 FEET TO THE NORTHEASTERLY LINE OF THE C & O RAILROAD; THENCE N 46°01'24" W 859.35 FEET ALONG THE NORTH LINE OF THE C & O RAILROAD TO THE NORTH LINE OF SECTION 19; THENCE S 89°30'34" E 1336.46 FEET ALONG SAID NORTH SECTION LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS & ENCUMBRANCES OF RECORD.

Containing 11.635 (Gross)

Containing 10.636 AC (Net Usable- Less R/W)

Parcel Tax Number: 21-19-126-002



CIB Planning

September 5, 2018

City Council
City of South Lyon
335 S. Warren Street
South Lyon, MI 48178

Subject:	Thomasville Site Condominium, Planned Development (PD) Rezoning & Preliminary PD Site Plan- <u>Lot Coverage Review</u>
Description of Application:	The applicant is requesting Planned Development (PD) rezoning and Preliminary PD Site Plan approval for the proposed development of a 50 unit single-family residential development on an 11.635 acre parcel.
Site Location:	South side of 11 mile, 1/4 mile west of Pontiac Trail
Applicant:	Lorenzo Cavaliere Cavaliere Company 30078 Schoenherr Road, Suite 300 Warren, MI. 48088
Zoning:	RM-1, Multiple-Family Residential District
Plans Dated:	August 22, 2018

Dear City Council Members:

Pursuant to City Council's August 13, 2018 request for additional information pertaining to lot coverage, we have reviewed the above **REVISED** PD Rezoning and Preliminary PD Site Plan (Sheet C-1.0) request to construct a 50 unit, detached single-family residential site condominium development fronting 11 Mile Road and the abutting Colonial Acres development. The site is triangular in shape and bordered by 11 Mile Road and single-family residential to the north; the railroad and condominium units to the south; and condominium units to the east. A pond is also located at the northwest corner of the site, next to the railroad track and 11 Mile Road.

BACKGROUND

At the June 14, 2018 meeting, after holding a public hearing, the Planning Commission recommended approval of the PD Rezoning and Preliminary PD Site Plan to City Council, with conditions.

On July 9, 2018, City Council reviewed the PD rezoning and preliminary site plan. Due to inconsistencies in the site plan package and missing information, the Council tabled this application to allow the applicant to “clean up and clear up” the plan before any action is taken. The applicant subsequently met with CIB Planning and City Staff to review the inconsistent and missing information. A majority of the items discussed during this meeting are addressed in this plan.

On August 13, 2018, the City Council reviewed the PD rezoning and preliminary site plan. Asking for additional information for lot coverage, building footprint, deck size and location, and for the applicant to meet with the neighboring Colonial Acres residents, Council tabled the First Reading.

On August 27, 2018, the applicant provided City Council with an update on a productive, well-attended meeting with Colonial Acres. The lot coverage information, however, was not provided in time for proper review and comment by CIB Planning for consideration by Council.

The following review comments address the building envelope, house and deck footprint, and lot coverage for each of the 50 lots.

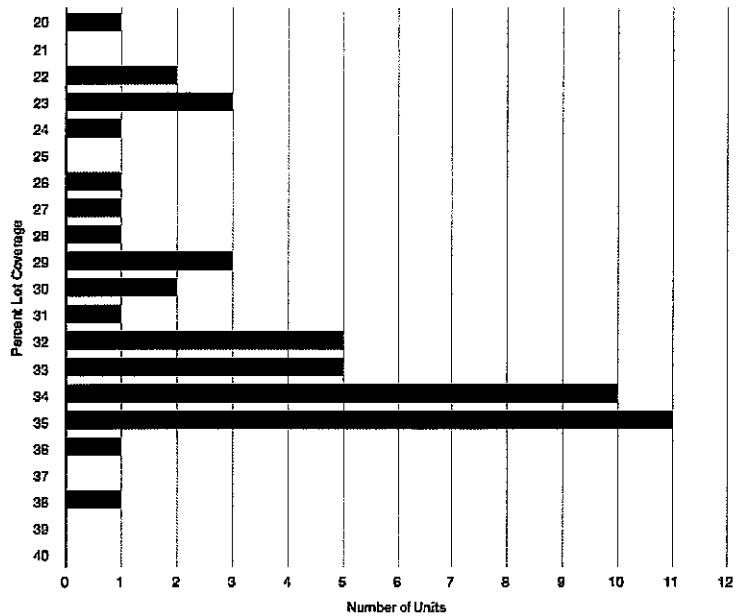
1. Lot Coverage

Section 102-131(a) of the City of South Lyon Zoning Ordinance requires that lot coverage not exceed 25% for the project. The applicant calculated the total proposed building footprints (of all 50 houses) as they relate to the development as a whole which results in 14.6% lot coverage. While this information is accurate, it does not adequately reflect the lot coverage per unit.

a. **Lot Coverage:** The lot coverage for the 50 lots ranges from 20% coverage to 38% coverage. This coverage number represents the house, patio, and deck/patio; all the impervious surfaces. *The average lot coverage of the 50 lots is 31.5%.*

Lot Coverage %

Lot Coverage Percentage Building and Impervious Surface	Number of Units
20	1
21	
22	2
23	3
24	1
25	
26	1
27	1
28	1
29	3
30	2
31	1
32	5
33	5
34	10
35	11
36	1
37	
38	1
39	
40	

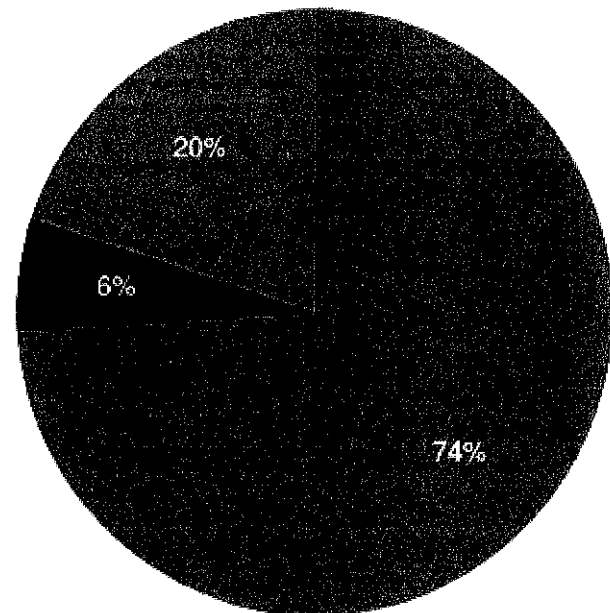


b. **Model Unit Breakdown:** A majority of the lots are shown with the Hampton model (1,510 square lot house footprint, plus 40 square foot porch, plus a 300 square foot deck), totaling 1,850 square feet of lot coverage. This is the largest model proposed.

Number of Model Units

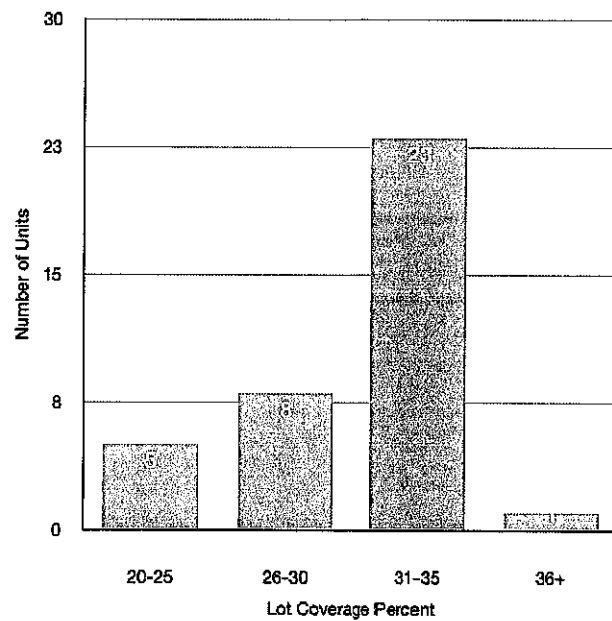
	Model
Number of Units	
Hampton	37
Dalton	3
Newton	10

● Hampton (1850 sf) ● Dalton 1677 sf ● Newton 1616 sf



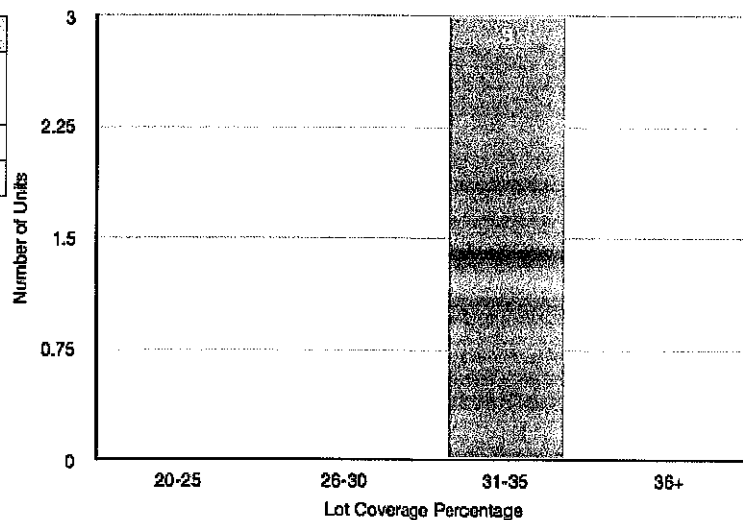
c. **Hampton Model:** Of the 37 Hampton models shown on the site plan, 32 units (or 86%) have proposed lot coverages greater than 25%, the current zoning requirement.

Hampton Model	
% Coverage	
20-25	5
26-30	8
31-35	23
36+	1

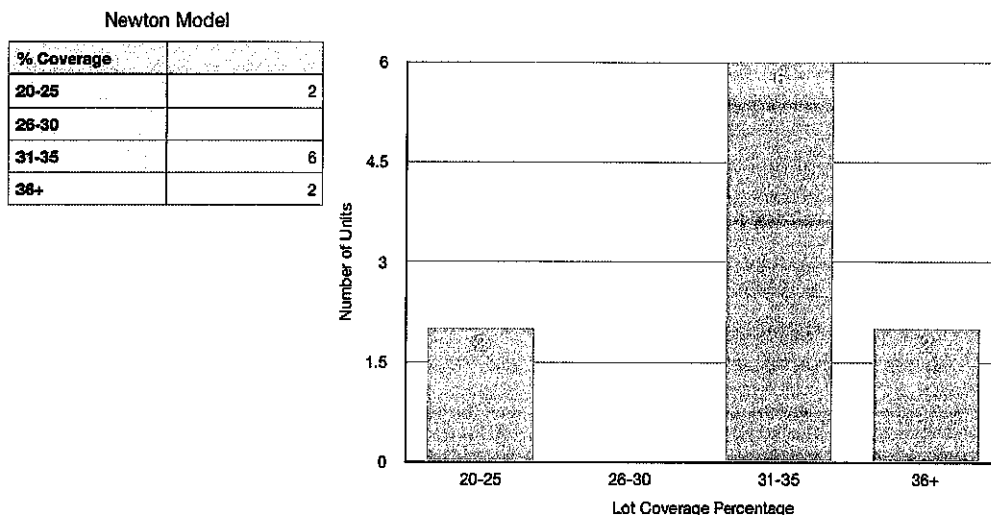


d. **Dalton Model:** Of the 3 Dalton models shown on the site plan, 3 units (or 100%) have proposed lot coverages greater than 25%, the current zoning requirement.

Dalton Model	
% Coverage	
20-25	0
26-30	0
31-35	3
36+	0



e. **Newton Model:** Of the 10 Newton models shown on the site plan, 8 units (or 80%) have proposed lot coverages greater than 25%, the current zoning requirement.



2. **Deck and Patios.** Additionally, the City Council requested to see a deck/patio footprint on the plan to ensure that setback and lot coverage issues do not present a concern and need for variances in the future, as has occurred in other Planned Development projects within the City.

As presented 43 of the 50 lots show decks outside the building envelope and required rear yard setback. *Section 120-108 Porches and Decks* permits “decks at or below the ground floor level to project into a required side or rear yard, not exceed a depth of 25% of the depth of required yard.” The rear yard setback for this development is proposed as 30 feet. An additional 7.5 feet may be gained with this provision. The applicant proposes a 300 square foot deck—an adequate size deck for the use. As eighty-six percent (86%) of the proposed decks project into the required rear yard, in compliance with Section 120-108, the deck size should not be allowed to exceed 300 square feet.

RECOMMENDATION

On Monday, September 10, 2018, the Council will be considering an amendment to the zoning ordinance to increase the lot coverage percent maximums in the residential districts to 35% for all impervious surfaces.

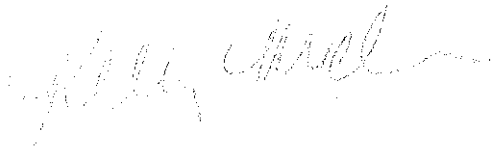
Given this direction and desire from the Planning Commission, we are comfortable with the proposed lot coverage as presented (falling between 20% and 38%). More than half the units fall with the 31% to 35% range.

Planned Developments provide the City and developer the ability to waive/flex/adjust zoning standards required under a zoning district. The original Planned Development for this property (that was recommended for preliminary site plan approval by the Planning Commission and City Council) offered smaller lot sizes (than the plan before you) in exchange for providing alternate housing types. That Planned Development was originally developed to provide housing within the City of South Lyon for empty nesters or residents who are downsizing.

If you have any further questions, please contact us at 810-335-3800.

Sincerely,

CIB PLANNING

A handwritten signature in dark ink, appearing to read "Kelly McIntyre", with a long horizontal flourish extending to the right.

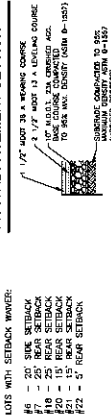
Kelly McIntyre
Senior Principal Planner

ZONING INFORMATION:

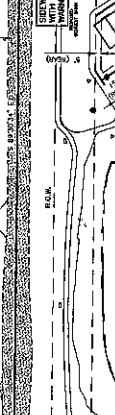
ZONED R20-11 (RESIDENTIAL SINGLE-FAMILY DETACHED)

MINIMUM HEIGHT OF STRUCTURE IN FEET	MINIMUM YARD SETBACKS (PER LOT IN FEET) SIDES	MINIMUM FLOOR AREA PER SQUARE FOOT	MINIMUM DISTANCE BETWEEN BUILDINGS	LOT WIDTH	UNIT DENSITY	OPEN SPACE	LOT AREA
1	25'	30'	30'	60'	6 UNITS/AC	20%	7,000 SF
2	25'	30'	30'	70'	3.7 UNITS/AC	20%	8,750 SF
3	25'	30'	30'	100'	1.8 UNITS/AC	20%	13,500 SF

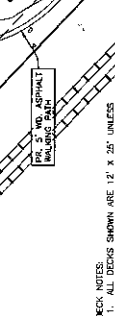
TYPICAL PAVEMENT SECTION



TYPICAL CONCRETE SECTION



TYPICAL UNIT DETAIL



DECK NOTES:

1. THE PLANNED DEVELOPMENT (PD) AGREEMENT BETWEEN THE CITY OF THOMASVILLE AND THE DEVELOPER SHALL BE A CONDITION OF THE PD AGREEMENT.
2. THE PLANNED DEVELOPMENT (PD) AGREEMENT SHALL BE A CONDITION OF THE PD AGREEMENT.
3. THE PLANNED DEVELOPMENT (PD) AGREEMENT SHALL BE A CONDITION OF THE PD AGREEMENT.

THOMASVILLE SITE CONDOMINIUM

SITE PLAN

NOTES:

1. BUILDING AREAS SHOWN IN THE ADJOINING TABLE DEEDS.
2. HOUSES SHOWN ARE THE LARGEST MODEL. SHOULD A SMALLER MODEL BE PURCHASED LOT AREA WILL BE ADJUSTED TO REFLECT THE PURCHASED MODEL.
3. BUILDING AREAS PER MODEL ARE AS FOLLOWS:
3.1. HAMPTON = 1510 SF (FOOTPRINT) + 40 SF PORCH + 200 SF (DECK) = 1750 SF TOTAL
3.2. DALTON = 1354 SF (FOOTPRINT) + 21 SF PORCH + 200 SF (DECK) = 1575 SF TOTAL
3.3. (PORCH) + 350 SF (DECK) = 650 SF TOTAL

LEGEND

EX. ASPHALT	EX. CONCRETE
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THOMASVILLE SITE CONDOMINIUM

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AGENDA NOTE

Old Business # 1

MEETING DATE: August 27, 2018

PERSON PLACING ITEM ON AGENDA: Recommendation from the Planning Commission
Proposed on 06/14/18

AGENDA TOPIC: Second Reading of Ordinance rezoning Parcel 21-19-126-002 (Thomasville) from RM-1 (Multiple Family Residential) to PD (Planned Development)

EXPLANATION OF TOPIC:

This is a housekeeping matter. Council previously addressed this issue on November 23, 2015 and approved the Preliminary (Stage I) Planned Development Site Plan for the Thomasville site condominium development with conditions. The Council also approved the rezoning of the property, 11.65± acres on the south side of Eleven Mile Road approximately a quarter mile west of Pontiac Trail (Tax ID 21-19-126-002) from RM-1 to PD (Planned Development), but no formal ordinance rezoning the Property was approved.

The previous PD rezoning and preliminary (stage I) PD site plan expired and the zoning reverted to RM-1 pursuant to ZO Section 102-391 due to no activity within 1 year and no extension. With respect to the current revised layout reducing the number units, the PC recommended rezoning and approval of the Preliminary site plan, both with conditions. This will be ready for Council consideration on 7/9/18 as to a first reading on the rezoning and preliminary site plan. The PD Agreement will be revised for steps 3 and 4 of the PD rezoning and shared with the developer.

MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:

- Site Plan Material, including updated detail sheet
- Thomasville Summary Changes Letter
- Updated CIB Review Letter

POSSIBLE COURSES OF ACTION: Approve/Deny/Table/Postpone

RECOMMENDATION: Postpone the Second Reading of the Ordinance Rezoning Parcel 21-19-126-002 (Thomasville) from RM-1 (Multiple Family) to PD (Planned Development) subject to the listed conditions.

SUGGESTED MOTION: Motion to Postpone the Second Reading



CITY OF SOUTH LYON

Mayor

Daniel L. Pelchat

Council Members

Mary Parisien

Glenn Kivell

Rose Walton

Margaret J. Kurtzweil

Stephen Kennedy

Carl Richards

City Manager (Acting)

Lloyd Collins

Clerk/Treasurer

Lisa Deaton

335 S Warren

South Lyon, MI 48178

Phone: 248-437-1735

Fax: 248-486-0049

www.southlyonmi.org

To: Reviewing Council Members

From: Patrick Brzozowski

Date: 8/9/2018

Re: Updated CIB Report for Thomasville Condominiums

An updated report was generated by CIB on 08/09/2018 for Council's consideration pertaining to the Thomasville Condominium development. These changes are highlighted in red and are contained on the following pages; page two paragraph two, page seven paragraph one, page seven paragraph seven.

Thank you,

Patrick Brzozowski



CIB Planning

August 9, 2018

City Council
City of South Lyon
335 S. Warren Street
South Lyon, MI 48178

Subject:	REVISED (edited with corrections) Thomasville Site Condominium, Planned Development (PD) Rezoning & Preliminary PD Site Plan
Description of Application:	The applicant is requesting Planned Development (PD) rezoning and Preliminary PD Site Plan approval for the proposed development of a 50 unit single-family residential development on an 11.635 acre parcel.
Site Location:	South side of 11 mile, 1/4 mile west of Pontiac Trail
Applicant:	Lorenzo Cavaliere Cavaliere Company 30078 Schoenherr Road, Suite 300 Warren, MI. 48088
Zoning:	RM-1, Multiple-Family Residential District
Plans Dated:	July 31, 2018

Dear City Council Members:

Pursuant to City Council's July 9, 2018 request for the site plan to be "cleaned up and questions cleared up," we have reviewed the above **REVISED** PD Rezoning and Preliminary PD Site Plan request to construct a 50 unit, detached single-family residential site condominium development fronting 11 Mile Road and abutting Colonial Acres. The site is triangular in shape and bordered by 11 Mile Road and single-family residential to the north; the railroad and condominium units to the south; and condominium units to the east. A pond is also located at the northwest corner of the site, next to the railroad track and 11 Mile Road. At one time, this property was approved for the construction of fifteen (15), 6-unit condominium buildings with outside parking, identical to those immediately east of the site. If developed under the original plan, a total of 90 units would be constructed.

In November 2015, the previous applicant, Tom Schroder, applied to the City for Planned Development (PD) Rezoning and Preliminary PD site plan approval for a 60 unit development.

The Planning Commission recommended and City Council gave preliminary approval of a 60 unit single family residential development.

This *revised* application for Planned Development Rezoning and Preliminary Planned Development Site Plan approval is a reduction in the number of units (from 60 units preliminarily approved in November 2015 to 50 units in August June 2018), with an increase in the individual condominium lot sizes. As the November 2015 application did not receive Final Site Plan approval, this *revised* 50-unit application is considered "new" and not an amendment to the previous plan.



This proposed single-family, 50-unit development will use the same entryway location as shown on the original 2015 plan.

BACKGROUND

At the June 14, 2018 meeting, after holding a public hearing, the Planning Commission recommended approval of the PD Rezoning and Preliminary PD Site Plan to City Council, with conditions.

On July 9, 2018, City Council reviewed the PD rezoning and preliminary site plan. Due to inconsistencies in the site plan package and missing information, the Council tabled this application to allow the applicant to "clean up and clear up" the plan before any action is taken. The applicant subsequently met with CIB Planning and City Staff to review the inconsistent and missing information. A large majority of the items discussed during this meeting are addressed in this plan.

CURRENT ZONING REQUIREMENTS

The RM-1 District allows the development of single-family residential units as a permitted use, provided the dimensional requirements of the R-3 District are met. The R-3 District permits a maximum density of 3.7 units per acre (*Section 102-457(n), Notes to schedule of regulations*) with a minimum lot size of 8,750 square feet. Based upon the total acreage, this means that 44 units would be allowed by right under the R-3 District while a total of **50 units are proposed**. To develop the site as shown, the applicant must utilize the PD, Planned Development Option.

The alternative to this proposal would be to construct apartments (not senior) as a use by right. Under the RM-1 regulations, up to 337 apartments could be constructed.

PD, PLANNED DEVELOPMENT REVIEW PROCESS

The proposed Planned Development (PD) Rezoning and corresponding Preliminary PD Plan approval provide general acceptance of the road layout, lot (unit) sizes, yard setbacks, distances between buildings, open space, preliminary landscaping, and housing designs. A public hearing was held by the Planning Commission, as required under the ordinance, for PD Rezoning and Preliminary PD Plan review, and a positive recommendation from the Planning Commission made. If the PD Rezoning, and corresponding Preliminary PD Plan, is approved by City Council, the applicant will return to the Planning Commission for Final PD Plan review and recommendation to City Council. All of the requirements for site plan submissions in Article IV of the zoning ordinance must be complied with at that time.

PD, PLANNED DEVELOPMENT REZONING REVIEW STANDARDS

Section 102-382 of the zoning ordinance lists the following standards that must be met for consideration of a Planned Development rezoning request:

(a) The uses proposed will have a beneficial effect, in terms of public health, safety, welfare or convenience or any combination thereof, on present and potential surrounding land uses. The uses proposed will encourage a more efficient use of public utilities and services and lessen the burden on circulation systems, surrounding properties, and the environment. This beneficial effect for the city (not the developer) shall be one which could not be achieved under any other single zoning classification.

Review Comment: The proposed use will create less density than the originally-approved attached single-family condominiums and be easier for purchasers to finance. It will provide moderately-priced new construction housing for the community, which is scarce in the City of South Lyon.

(b) The uses proposed shall be consistent with the master plan of future land use for the city.

Review Comment: The proposed future land use designation for the site is Suburban Residential, which includes "Planned developments that may contain a mix of suburban and traditional residential." Additionally, the master plan has a goal to provide a diversity of housing for different populations. The moderate price point on the proposed development provides *moderately-priced new single family housing* not currently available in the City.

(c) The zoning is warranted by the design and amenities incorporated in the development proposal.

Review Comment: Given the unique characteristics of the site (unusual shape, a pond, proximity to a railroad, etc.) a Planned Development is more appropriate than a project

developed under RM-1, Multiple-Family Residential zoning regulations, or even the density requirements of the R-3, Single-Family Residential District.

(d) Usable open space shall be provided, at least equal to the total of the minimum usable open space which would be required for each of the component uses of the development. The city may, if deemed appropriate, require for planned developments more or less open space than that required by this chapter.

Review Comment: Given the challenging shape of the lot and unique characteristics of the site, the open space is provided between the units that back up to one another, thereby preventing the creation of through-lots. The pond at the northwest corner of the site is also being maintained as-is, the trees along 11 Mile Road will be preserved, and passive recreation trails throughout the development.

(e) Off-street parking sufficient to meet the minimum required by section 102-476 shall be provided and the city may, if deemed appropriate by the City require for planned developments more or less parking than that required by this chapter.

Review Comment: Each unit will have a garage and the amount of parking required under the proposed PD rezoning will be the same as that under the R-3 zoning designation.

(f) Landscaping shall be provided so as to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. The city may, if deemed appropriate, require for planned unit developments more or less landscaping than that required by this chapter.

Review Comment: Landscape buffering and fencing is provided along the south and east property lines, abutting the existing condominium units. Any additional landscaping needed to buffer properties will be determined under Final PD Plan review.

(g) Vehicular and pedestrian circulation, allowing safe, convenient, uncongested and well-defined circulation within and to the district shall be provided.

Review Comment: Vehicular access to the property will be from 11 Mile Road and meets the above criteria, while potentially improving accessibility for the existing Colonial Acres project should an agreement for cross access between the two developments come to fruition at some point. Sidewalks are also provided within the project, to be reviewed as part of the Preliminary PD Plan review.

(h) Natural and historical features of the district shall reasonably be protected and preserved.

Review Comment: The pond and perimeter trees on the northern edge of the property will be preserved under this project.

PRELIMINARY PLANNED DEVELOPMENT PLAN REVIEW COMMENTS

Section 102-131(a) of the City of South Lyon Zoning Ordinance lists the submittal requirements for site plan review. Based on our review of the proposal, discussions with the applicant, and comments received from the Planning Commission during preliminary review of the project, we offer the following for your consideration:

1. **Overall Density.** Section 102-387(b)(1), *General design standards*, of the ordinance states that "The maximum permitted residential density for single-family dwelling in the RM-1 District shall not exceed the density allowed for the area currently zoned single-family as shown on the zoning district map." The current zoning designation for the subject property is RM-1 but the ordinance states that "The standards of the schedule of regulations applicable to the R-3 one-family residential district shall apply as minimum standards when one-family detached dwellings are erected." Footnote (n) for the R-3 District also states that "Single-family detached condominiums in condominium subdivisions shall meet all requirements and standards of the district in which such dwellings are to be constructed, including minimum floor area requirements, and excepting minimum lot size, which shall be so developed that the number of dwelling units per gross acre shall not exceed the following: (4) R-3, 3.7 dwelling units per gross acre."

The applicant is requesting 50 units, to meet the benefit of providing moderately priced new housing, with an overall density of 4.3 dwelling units per gross acre. A waiver will have to be granted to allow an overall density of approximately 4.3 units per acre as it exceeds the minimum density allowed.

2. **Area and Bulk.** The proposed site was reviewed in accordance with Section 102-180, *Schedule of Regulations*, as described in the following table:

R-3 Requirements	Required	Provided	Comments
Lot Area	8750 sq. ft. minimum	Average of 5000 s.f.	The Planning Commission recommended approval of the waiver. The range of lot sizes should be provided. The total square footage of each lot should be noted.
Lot Width	70 ft. minimum	50 ft. minimum	The Planning Commission recommended approval of the waiver.
Residential Density	3.7 units/acre max.	Approximately 4.3 units/acre	The Planning Commission recommended approval of the waiver.

R-3 Requirements	Required	Provided	Comments
Minimum floor area	1,000 s.f.	43 units at 1,500 s.f. 2 units at 1,400 s.f. 5 units at 1,300 s.f.	In compliance
Front yard setback (single-family)	25 ft.	25 ft.	In compliance
Side yard setback	6/16 ft.	5/10 ft.	The Planning Commission recommended approval of the proposed side yard setbacks and the corresponding waiver.
Rear yard	35 ft.	30 ft.	The Planning Commission recommended approval of the waiver.
Building Height (single-family)	2 stories max. 25-ft. max. building height	1-2 stories, max. 25 ft. height	In compliance
Lot Coverage (buildings)	25% maximum	14.6%	In compliance

Six (6) lots throughout the proposed plan vary from the setbacks throughout the development:

- Lot 6 20' side yard (instead of 25')
- Lot 7 25' rear yard (instead of 30')
- Lot 8 25' rear yard (instead of 30')
- Lot 20 15' rear yard (instead of 30')
- Lot 21 15' rear yard (instead of 30')
- Lot 22 5' rear yard (instead of 30')

Preliminary approval of the plan (as presented) includes these variations and all proposed setbacks.

3. **Overall Layout.** The overall layout of the proposed development seems reasonable and matches that recommended for City Council approval at the June 14, 2018 Planning Commission meeting.
4. **Emergency Access.** The Police and Fire Departments requested the installation of a paved, gated emergency access drive to 11 Mile Road. This has been provided and details for construction and maintenance will be provided at the time of Final PD Plan review. They also indicated the need to have the main drive (Lexington Drive) connect with the drive for Colonial Acres to the north for improved emergency access. The property owners tried to work with Colonial Acres to obtain a cross access easement to allow the connection of Lexington Drive within Colonial Acres. At this time, Colonial Acres is not interested in pursuing this agreement. For the time being, the City requests that Lexington Drive be paved to the property line (should an agreement come to fruition) and that easement language be included as a condition of site plan approval.

5. **Park Area.** A pond exists at the ~~southwest~~ northwest corner of the property, as well as open areas between the rears of units on Lexington Circle. A walking path is provided within the development. Park benches are proposed near the pond, however, this specific locations of the benches are not yet provided.
6. **Preliminary Landscape Plan.** The preliminary landscape plan provides both the required street trees and replacement trees. In addition, the planting size for almost all of the proposed trees exceeds ordinance requirements and is considered a benefit of the project.

While a buffer zone is not required between the two properties (Thomasville and Colonial Acres), due to the concerns of Colonial Acres' residents, the applicant is providing a six (6) foot privacy fence along the property line adjacent to Colonial Acres as well as narrow evergreen trees (five (5) feet minimum height). In a typical landscape buffering design, two (2) staggered rows of evergreen trees are planted within a 10 foot wide buffer strip. The applicant has not identified the buffer area, rather only the fence on the property line and the narrow trees (shown too close to the fence.). A minimum 10 foot buffer area should be identified on the plan with precise planting locations, as adequate spacing is necessary for ensuring optimal growing conditions for the trees.

Fence details are not provided and must be submitted with Final Site Plan approval.

7. **Sidewalks.** The applicant is proposing five (5) foot sidewalks throughout the interior of the development. Originally proposed with no setback between the curb and the sidewalk, the Planning Commission has requested a minimum of two (2) feet of green space between back of curb and sidewalk edge. CIB Planning has recommended and continues to support a three (3) foot space.

The applicant proposes to irrigate the proposed green space between the curb and sidewalk to ensure the area remains lawn and not weeds.

It should be noted that Lots 27 and 28 do not have sidewalks due to the building envelope, required setbacks and limited available space. The applicant could consider placing ~~larger~~ smaller homes on these lots, knowing that sidewalks can not be provided.

8. **Building Elevations.** The use of high-quality building elevations and materials is critical to the successful development of a small lot, single-family project such as this. The elevations submitted to the Planning Commission lacked in building variety and style, as well as architectural details. The applicant has submitted additional elevations for this submittal to City Council. The preliminary building elevations are attractive and have the potential to meet this standard, conditioned upon the proper variety of elevations

and acceptable building materials/colors. The Planning Commission did express the need for architectural variety and should be considered under Final PD Site Plan review.

9. **Deck and Patios.** As presented, a number of lots are proposed to have houses with footprints that maximize the buildable area. As such, there is limited rear yard area to construct a deck or patio and remain within the setback requirements. *Section 120-108 Porches and Decks* permits “decks at or below the ground floor level to project into a required side or rear yard, not not exceed a depth of 25% of the depth of required yard.” The rear yard setback for this development is proposed as 30 feet. An additional 7.5 feet may be gained with this provision, however, the resulting deck size or patio still may not be large enough to make it useful. To avoid recurrent request for variances from the Zoning Board of Appeals, the applicant should be prepared to address this issue.

RECOMMENDATION

Based upon the above discussion, the Planning Commission recommends approval to City Council for the Planned Development (PD) Rezoning and Preliminary PD Site Plan for the Thomasville development, with:

- a. a waiver to allow an average lot area of 5,000 s.f.;
- b. a waiver to allow a minimum lot width of 50 ft.;
- c. a waiver to allow an overall density of 4.3 units per acre;
- d. a waiver to allow a setback of 10 feet between buildings;
- e. a waiver for rear yard setbacks;
- f. the installation of a 10 foot landscape buffering area with fencing and evergreen trees abutting Colonial Acres. Fencing should be installed at the beginning of the project/construction;
- g. fencing specifications and details provided at final site plan review;
- h. identify specific locations for park benches on final site plan;
- i. inclusion of language for a future cross access agreement with Colonial Acres via Lexington Drive;
- j. submission of revised building elevations and material samples to the Planning Commission during final site plan review; and
- k. draft condominium documents to be submitted during final site plan approval.

If you have any further questions, please contact us at 810-335-3800.

Sincerely,

CIB PLANNING

City of South Lyon
Thomasville Site Condominiums: PD Rezoning and Preliminary PD Site Plan
August 3, 2018
Page 9

Kelly McIntyre
Senior Principal Planner

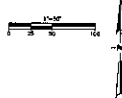
ZONING INFORMATION:

2000 (Unit 1) Multiple Family Residential District										
MAXIMUM HEIGHT OF STRUCTURE	MINIMUM YARD SETBACKS OVER LOT 34 FEET SIDES		MINIMUM FLOOR AREA PER UNIT (CALCULATED FIRST FLOOR)	MINIMUM FLOOR AREA PER UNIT (CALCULATED FIRST FLOOR)	MINIMUM FLOOR AREA PER UNIT (CALCULATED FIRST FLOOR)	MINIMUM FLOOR AREA PER UNIT (CALCULATED FIRST FLOOR)	LOT WIDTH	UNIT DENSITY	OPEN SPACE	LOT AREA
	MINIMUM FLOOR AREA PER UNIT (CALCULATED FIRST FLOOR)	MINIMUM FLOOR AREA PER UNIT (CALCULATED FIRST FLOOR)								
ALPHABETICALLY (R-1)	1	20'	20'	20'	20'	20'	20'	20'	20'	20'
ALPHABETICALLY (R-2)	2	20'	20'	20'	20'	20'	20'	20'	20'	20'
PROPOSED	3	20'	20'	20'	20'	20'	20'	20'	20'	20'

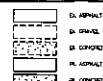
TOTAL NUMBER OF BUILDINGS: 10
 EXISTING AREA: 1,000 S.F.
 TOTAL BUILDING AREA: 1,000 S.F.
 TOTAL LOT AREA: 10,000 S.F.
 BUILDING COVERAGE: 10.0%
 NET AVAILABLE AREA: 9,000 S.F.

LOTS WITH SETBACK VARIANCE:
 #1 - 20' SIDE SETBACK
 #2 - 20' REAR SETBACK
 #3 - 20' REAR SETBACK
 #4 - 20' REAR SETBACK
 #5 - 20' REAR SETBACK
 #6 - 20' REAR SETBACK

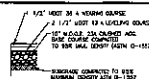
THOMASVILLE SITE CONDOMINIUM SITE PLAN



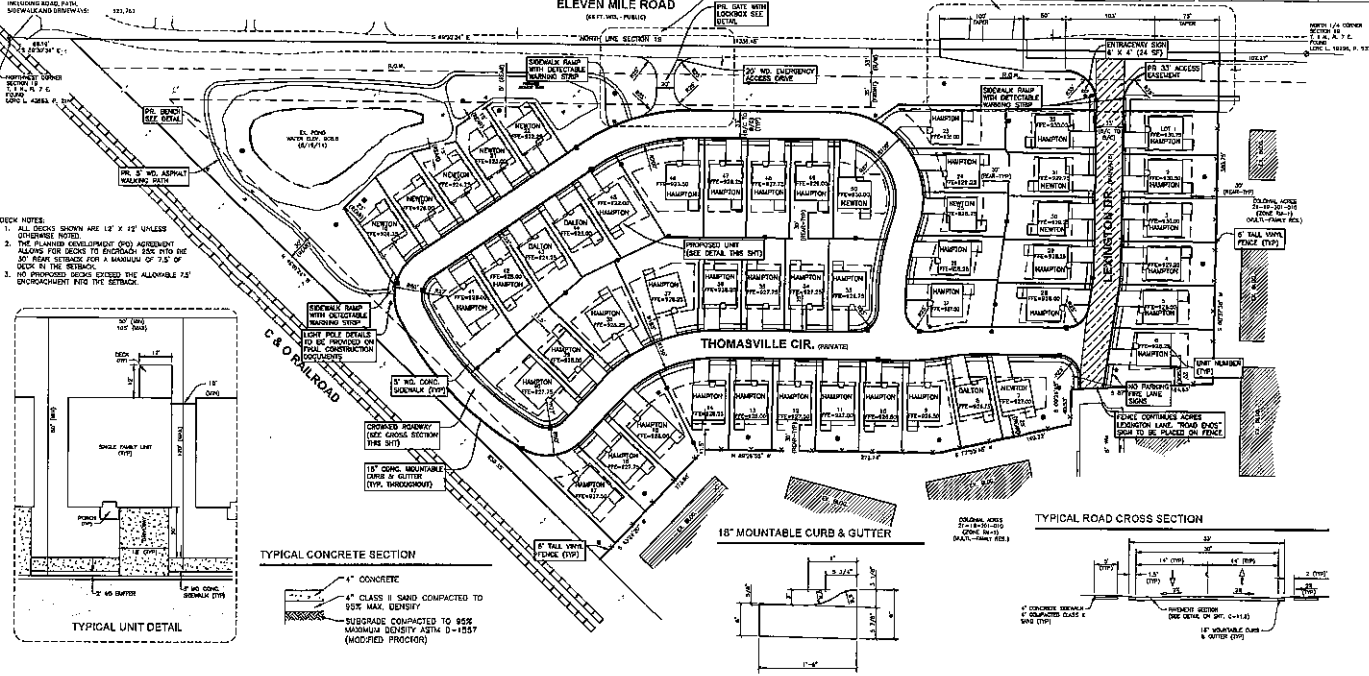
LEGEND



TYPICAL PAVEMENT SECTION



LOT	AREA (SQ)	BUILDING COVERAGE (SQ)	MAX LOT COVERAGE (SQ)	LOT	AREA (SQ)	BUILDING COVERAGE (SQ)	MAX LOT COVERAGE (SQ)
1	1,000	1,000	1,000	11	1,000	1,000	1,000
2	1,000	1,000	1,000	12	1,000	1,000	1,000
3	1,000	1,000	1,000	13	1,000	1,000	1,000
4	1,000	1,000	1,000	14	1,000	1,000	1,000
5	1,000	1,000	1,000	15	1,000	1,000	1,000
6	1,000	1,000	1,000	16	1,000	1,000	1,000
7	1,000	1,000	1,000	17	1,000	1,000	1,000
8	1,000	1,000	1,000	18	1,000	1,000	1,000
9	1,000	1,000	1,000	19	1,000	1,000	1,000
10	1,000	1,000	1,000	20	1,000	1,000	1,000
11	1,000	1,000	1,000	21	1,000	1,000	1,000
12	1,000	1,000	1,000	22	1,000	1,000	1,000
13	1,000	1,000	1,000	23	1,000	1,000	1,000
14	1,000	1,000	1,000	24	1,000	1,000	1,000
15	1,000	1,000	1,000	25	1,000	1,000	1,000
16	1,000	1,000	1,000	26	1,000	1,000	1,000
17	1,000	1,000	1,000	27	1,000	1,000	1,000
18	1,000	1,000	1,000	28	1,000	1,000	1,000
19	1,000	1,000	1,000	29	1,000	1,000	1,000
20	1,000	1,000	1,000	30	1,000	1,000	1,000
21	1,000	1,000	1,000	31	1,000	1,000	1,000
22	1,000	1,000	1,000	32	1,000	1,000	1,000
23	1,000	1,000	1,000	33	1,000	1,000	1,000
24	1,000	1,000	1,000	34	1,000	1,000	1,000
25	1,000	1,000	1,000	35	1,000	1,000	1,000
26	1,000	1,000	1,000	36	1,000	1,000	1,000
27	1,000	1,000	1,000	37	1,000	1,000	1,000
28	1,000	1,000	1,000	38	1,000	1,000	1,000
29	1,000	1,000	1,000	39	1,000	1,000	1,000
30	1,000	1,000	1,000	40	1,000	1,000	1,000
31	1,000	1,000	1,000	41	1,000	1,000	1,000
32	1,000	1,000	1,000	42	1,000	1,000	1,000
33	1,000	1,000	1,000	43	1,000	1,000	1,000
34	1,000	1,000	1,000	44	1,000	1,000	1,000
35	1,000	1,000	1,000	45	1,000	1,000	1,000
36	1,000	1,000	1,000	46	1,000	1,000	1,000
37	1,000	1,000	1,000	47	1,000	1,000	1,000
38	1,000	1,000	1,000	48	1,000	1,000	1,000
39	1,000	1,000	1,000	49	1,000	1,000	1,000
40	1,000	1,000	1,000	50	1,000	1,000	1,000
41	1,000	1,000	1,000	51	1,000	1,000	1,000
42	1,000	1,000	1,000	52	1,000	1,000	1,000
43	1,000	1,000	1,000	53	1,000	1,000	1,000
44	1,000	1,000	1,000	54	1,000	1,000	1,000
45	1,000	1,000	1,000	55	1,000	1,000	1,000
46	1,000	1,000	1,000	56	1,000	1,000	1,000
47	1,000	1,000	1,000	57	1,000	1,000	1,000
48	1,000	1,000	1,000	58	1,000	1,000	1,000
49	1,000	1,000	1,000	59	1,000	1,000	1,000
50	1,000	1,000	1,000	60	1,000	1,000	1,000
51	1,000	1,000	1,000	61	1,000	1,000	1,000
52	1,000	1,000	1,000	62	1,000	1,000	1,000
53	1,000	1,000	1,000	63	1,000	1,000	1,000
54	1,000	1,000	1,000	64	1,000	1,000	1,000
55	1,000	1,000	1,000	65	1,000	1,000	1,000
56	1,000	1,000	1,000	66	1,000	1,000	1,000
57	1,000	1,000	1,000	67	1,000	1,000	1,000
58	1,000	1,000	1,000	68	1,000	1,000	1,000
59	1,000	1,000	1,000	69	1,000	1,000	1,000
60	1,000	1,000	1,000	70	1,000	1,000	1,000
61	1,000	1,000	1,000	71	1,000	1,000	1,000
62	1,000	1,000	1,000	72	1,000	1,000	1,000
63	1,000	1,000	1,000	73	1,000	1,000	1,000
64	1,000	1,000	1,000	74	1,000	1,000	1,000
65	1,000	1,000	1,000	75	1,000	1,000	1,000
66	1,000	1,000	1,000	76	1,000	1,000	1,000
67	1,000	1,000	1,000	77	1,000	1,000	1,000
68	1,000	1,000	1,000	78	1,000	1,000	1,000
69	1,000	1,000	1,000	79	1,000	1,000	1,000
70	1,000	1,000	1,000	80	1,000	1,000	1,000
71	1,000	1,000	1,000	81	1,000	1,000	1,000
72	1,000	1,000	1,000	82	1,000	1,000	1,000
73	1,000	1,000	1,000	83	1,000	1,000	1,000
74	1,000	1,000	1,000	84	1,000	1,000	1,000
75	1,000	1,000	1,000	85	1,000	1,000	1,000
76	1,000	1,000	1,000	86	1,000	1,000	1,000
77	1,000	1,000	1,000	87	1,000	1,000	1,000
78	1,000	1,000	1,000	88	1,000	1,000	1,000
79	1,000	1,000	1,000	89	1,000	1,000	1,000
80	1,000	1,000	1,000	90	1,000	1,000	1,000
81	1,000	1,000	1,000	91	1,000	1,000	1,000
82	1,000	1,000	1,000	92	1,000	1,000	1,000
83	1,000	1,000	1,000	93	1,000	1,000	1,000
84	1,000	1,000	1,000	94	1,000	1,000	1,000
85	1,000	1,000	1,000	95	1,000	1,000	1,000
86	1,000	1,000	1,000	96	1,000	1,000	1,000
87	1,000	1,000	1,000	97	1,000	1,000	1,000
88	1,000	1,000	1,000	98	1,000	1,000	1,000
89	1,000	1,000	1,000	99	1,000	1,000	1,000
90	1,000	1,000	1,000	100	1,000	1,000	1,000



THOMASVILLE SITE CONDOMINIUM
 PART OF THE NW 1/4, SEC. 15, T1N-17E
 CITY OF SOUTH LYON, OAKLAND COUNTY, MICHIGAN

PROJECT NO. 14-154
 SCALE: 1" = 50'
 DATE: 07/15/14
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN

C-10
 NOT FOR CONSTRUCTION