

**City of South Lyon  
Planning Commission  
Regular Meeting Minutes  
September 13, 2018**

Approved: \_\_\_\_\_

The meeting was called to order by Chairman, Scott Lanam at 7:00 p.m.

Roll Call:     Scott Lanam, Chair  
                  Keith Bradley, Vice Chair  
                  Steve Mosier, Commissioner  
                  Michael Joseph, Commissioner  
                  Erin Kopkowski, Commissioner  
                  Jason Rose, Commissioner

**Motion to approve the Agenda for September 13, 2018  
Motion by Bradley, Second by Mosier**

Voice Vote: Ayes:     Unanimous  
                  Nays:     None

**Motion Approved**

**Motion to approve the 7-12-2018 Minutes as amended  
Motion by Mosier, Second by Rose**

Voice Vote: Ayes:     Unanimous  
                  Nays:     None

**Motion Approved**

**Motion to approve the 8-9-2018 Minutes as amended  
Motion by Bradley, Second by Kopkowski**

Voice Vote: Ayes: Unanimous  
Nays: None

**Motion Approved**

**Public Comments: None**

**New Business:**

1. Preliminary & Final Site Plan Review: Park Side Apartments (#2018-006)

Planning Consultant Avantini states that CIB has reviewed the application for the site plan approval to construct a 12-unit apartment building on the east side of South Warren Street. Avantini refers to the letter that he has presented to the Planning Commission. He states that item #5 (parking space requirements) meets ordinance requirements, however, in the future the applicant is proposing to cover six parking spaces along the south side of the parking area. The spaces are marked, however, final details and approval must be provided to the City prior to construction of the cover structure.

Avantini goes on to explain that given the close proximity of this property to McHattie Park, a sidewalk connecting this development to McHattie Park may be accepted by the Planning Commission in lieu of providing park area on site. He adds that this may be a more valuable option, however, a waiver for park requirements would be required.

Avantini states that CIB Planning does recommend approval from the Planning Commission.

Commissioner Bradley questions Avantini regarding the cantilever balcony code, Avantini states that when it comes to construction, he really has nothing to do with that unless there is a significant change in the building elevation and then it would need to come back to them.

**Developer - Tom Palushaj, 47181 Manhattan Circle, Novi, Michigan**

Chair Lanam questions Palushaj regarding the issue with the Balcony. Palushaj states that he was not sure. Commissioner Kopkowski states that builders are no

longer allowed to connect decks from the building, but she is not sure regarding the balconies. She states they were not being tied in properly. Palushaj adds that he would like to make sure that they look correct, not out of place. In regards to the patios, they will be concrete. Palushaj states that he has a rendering of what the building will look like. He goes on to discuss the brick selection and whether or not he will be using stone or all brick. Commissioner Joseph adds that with the right color combo it will make the building look richer. Commissioner Rose adds that brick is definitely more durable than stone. Commissioner Kopkowski and Joseph agree. With stone there is a freeze and thaw issue too. Chair Lanam asks Palushaj what he is leaning toward. With stone, it's not just about the color, its size too. Avantini adds that with the gray look it looks really elegant. Palushaj adds that he is not building this to sell it, he plans on keeping it. He wants it to last a long time and look nice. Kopkowski adds with all brick, using one color, you can dress it up. With two colors it may look like an apartment building. Palushaj adds, this is a lot of brick. He would like to discuss the option as he gets further along. There is just a lot of maintenance with stone. Chair Lanam He asks Palushaj what type of material he will be using for the deck. Palushaj states it will probably be composite. Commissioner Joseph confirms that Palushaj will be using cement board.

Chair Lanam asks Avantini if this will require any type of storm detention. Avantini states that it will. Lanam then confirms that Palushaj will be using a 30 year shingle.

**Motion to approve the Final Site Plan review for Parkside Apartments (#2018-006) with the following conditions:**

- 1. Planning Commission waiver for on-site park and recreation**
- 2. Covered parking structure details be submitted with construction drawings for future construction**
- 3. Review and approval from other applicable consultants, departments and agencies, specifically addressing Fire and Utilities**

**Motion by Bradley, Second by Mosier**

Voice Vote: Ayes: Unanimous  
Nays: None

## **Motion Approved**

### **Old Business:**

#### 1. Discussion – Reconsideration of Lot Coverage Ordinance Amendment

Patrick Brzozowski, Zoning Administrator, states that Council would like a clarification on the wording on the amendment.

Several members expressed concerns regarding the interpretation where a property owner can have 25% building coverage and 35% impervious surface, resulting in 55% coverage. They also questioned whether driveways were included in the definition. Brzozowski states that it was his understanding that driveways were not included; if that's the case the Commission can make a recommendation to include that in the definition. Commissioner Kopkowski states that it was her understanding that it has to belong to something. Avantini states that he doesn't think that we've ever calculated driveways as part of the lot coverage. Chair Lanam agrees and goes on to add that lot coverage includes the deck, shed and garage. The lot coverage does include the deck. The building envelope does not.

Avantini clarifies that the confusion with Council is that it is 25% **up to** 35%, **not** 25% **PLUS** 35%.

Commissioner Bradley we are changing the definition for building and impervious surfaces and taking artificial out of the 3<sup>rd</sup> paragraph. Chair Lanam states that Attorney Wilhelm advised that a clarification was needed. Avantini advised that he will also review this with Planning Consultant, Kelly McIntyre. Brzozowski stated that the first reading was approved with the request to have this additional discussion and to tweak the language for clarification.

### **Planning Consultant Report**

Avantini states that they have been going back and forth for about a year on the lights for the South Lyon Hotel. He states that when they came before the Planning Commission for their Site Plan approval, the Commission approved light fixtures that were fully shielded and directed downward. Avantini adds that then they contacted him and asked about doing wall packs, which he advised them they could not. He stated that they went ahead and put them up anyway and told

the building official that they are fully shielded. Avantini advised that he was asked by the Interim City Manager if they could keep them up as there have been no complaints. He adds that whether he thinks they are okay or not, these were not approved by the Planning Commission on the Site Plan. The Planning Commission discusses that it is a matter of principles, why are they even here making these decisions. It's the consensus of the Planning Commission to hold the Hotel to the original decision.

Avantini goes on to welcome the incoming City Manager, Paul Zelenak. He's states that he thinks the city has made a good choice, all the City Manager's that he knows talks very highly of him.

Avantini discusses Alexander's and what has not been finished. He adds that he will talk with Don (Gotham – Ordinance Officer)

## **Staff Report**

Zoning Administrator, Brzozowski, reviews the language for the lot coverage.

The discussion goes on to the BP Station in town. The owner of BP was in discussion with our Ordinance Officer in August. At this time, nothing has been done to move forward on it. Avantini states that he will give Paul (our new City Manager) all the information on this situation.

Chair Lanam asks about South Lyon Square. Avantini states that they continue to want their Performance Bond returned. They then pulled a permit and re-shingled the building along the side. Rose questioned why it's taking so long to re-shingle the building. Avantini added that the occupancy in the Square has gone up. Bradley questions what was approved when they first met with the Salvation Army. He goes on to discuss the traffic flow and how it was supposed to be regarding the back of the building. Brzozowski adds that he did have a conversation with them regarding signage. The discussion continues regarding the owner of South Lyon Square and the BP Gas Station.

## Adjournment


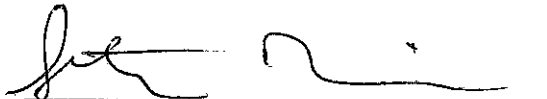
### Approval to Adjourn

#### **Motion by Bradley, Second by Rose**

Voice Vote: Ayes: Unanimous

Nays: None

**Motion Approved – Meeting Adjourned – 8:20 p.m.**

  
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Scott Lanam, Chairman  
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Judy Pieper, Recording Secretary  
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Steve Mosier, Secretary