

**City of South Lyon
Planning Commission Meeting**

September 11, 2008

Chairman Weipert called the meeting to order at 7:04 p.m.

All present recited the Pledge of Allegiance to the Flag

PRESENT: Commissioners Mosier, Weipert, Leimbach, Kurtzweil, Culbertson, Bradley, Subotich and Lanam. Commissioner Tartaglia was excused.

Also present were Ben Tallerico (Planning Consultant), Joe Veltri, Building and Zoning Official

APPROVAL OF AGENDA:

Veltri received a memo ^{from} ~~for~~ the city attorney's office regarding conflicts of interest and asked if the Commissioners would like to have that added to the agenda. Weipert replied yes under new business.

Motion by Bradley, supported by Mosier

To approve the Agenda for September 11, 2008 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

Review of the minutes was tabled until the next meeting.

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

Design Matrix – Discussion

Weipert asked that they walk through the point system for the Medical Center and Taco Bell and noted that Mr. Veltri included some additional information in everyone's packets. Veltri explained he included information from Milford and thought it would also be helpful for everyone to take another look at South Lyon's façade ordinance.

Weipert noted she liked that Milford was able to direct what the developer could do without increasing the building materials information. Leimbach asked if it was part of their ordinance. Veltri was not certain; he asked how they handled this issue and they

returned the guidelines. Tallerico added that guidelines would not have the strength of an ordinance but they provide them at the beginning and ask developers to follow them. Weipert asked if that meant that developers would not have to follow the guidelines as long as they met the ordinances. Tallerico stated that was correct but noted this Commission had success with getting developers to do what they ask. He also commented that having it added to the Master Plan would help.

Weipert commented that South Lyon has a mix of building styles. Tallerico stated trusts would not want buildings to look the same. Weipert asked how it would work outside of the downtown. Tallerico replied businesses further out would follow the building materials and ^{that} ~~then~~ would be covered by ordinances. Weipert stated some of the newer building in Milford may not conform to their design standard but still looked very nice. Tallerico noted South Lyon had a much more compact downtown. NTHP

Tallerico stated if ^{NTHP} new buildings come into the trust they could do so by supporting the goals of the trust. Weipert asked if the guidelines would be in addition to a façade ordinance or a design matrix. Tallerico replied yes, if supported it would be referenced in the city's Master Plan. NTHP

The Commissioners walked through scoring of the Medical Center building. There was a general conversation regarding brick veneer and brick masonry. The Commission agreed to remove the term brick veneer.

There was a general conversation regarding the percentage of windows and whether or not the "method applied" should be taken out because "maintenance free exterior" would suffice. It was agreed that maintenance free exterior would serve the same purpose.

The building scored forty-seven.

Veltri noted they could create a very ugly building that scores very high points. Tallerico commented that no developer sets out to design an ugly building. Veltri noted that wording could help. Weipert noted the building lost a lot of points because of a lack of windows on the back of the building. Tallerico agreed they should look at windows that would not be seen and whether or not to allow fake windows.

Bradley stated he felt this was a decent looking building and questioned if the Commission ^{was} ~~were~~ spinning their wheels with the design matrix. Veltri stated this had been built with just the façade ordinance. He noted every developer would only build the minimum required. Tallerico stated the cookie-cutter commercial design would go away when the developer thinks they might be denied. Leimbach noted this exercise would be to have something tangible that shows the Commission's expectations for developments and that developers should have the highest possible score before ^{they} ~~the~~ come before the Commission. He noted there would not be anything on the books to back up the things the Commission asks developers to do.

Weipert commented on an example on Telegraph of a McDonald's. Tallerico stated that

area might have a very intense zoning ordinance. Tallerico stated the Planning Commission had every right to pursue the Design Matrix but asked if anyone knew if the City Council was open to the idea. Bradley noted he did ^{NOT} see an end to completing the Matrix. Weipert suggested adding a goal or purpose statement to each category. Tallerico stated that would go back to rewriting the ordinance.

Veltri suggested he and Mr. Tallerico work on the best and different feature to add to the current façade ordinances, without a point system, but that would still provide good direction. Weipert stated currently there was not anything that addressed maintenance free materials and asked they add that. Lanam suggested requiring hardy board and not vinyl. Tallerico stated he and Mr. Veltri would rework the façade ordinance. Tallerico suggested they also should take a look at the existing land use maps.

Veltri noted that Meijer had received approval. Leimbach noted he had been curious to know what it would look like. Veltri stated he would try to find out.

Weipert asked if they should go ahead and review Taco Bell. Bradley stated he did not see the point. Subotich asked Mr. Veltri and Mr. Tallerico ^{to} remember some of the developments that would have been helpful to have the desire intent of the Commission in writing to move the process along. Veltri agreed and reminded the Commissioners they would be no way to address every specific case. Subotich suggested adding something about major predominate view or facing a neighborhood and needing architectural feature. Tallerico stated they would try to address those types of issues with a broad stroke. He asked the Commissions think about other situations they would like to see incorporated.

NEW BUSINESS

Conflict of Interest – Update

Veltri noted he included a copy of the memo from the city attorney's office in everyone's packets and added if a Commissioner felt they should recuse ^{themselves} ~~them~~ they would need an extremely good reason. Subotich stated he had been concerned with the AT&T building because he works for a telecom company. Veltri explained they were reviewing the building and not their licensing so it was a non-issue. Bradley asked if he could vote on the Zoning Board of Appeals. Tallerico replied only if the developer had come to the Planning Commission first. Most variance request have been screened by the building department before coming to the ^{ZBA} ~~Planning Commission~~ so in most cases it would not be a concern; only if the applicant had appeared at the Planning Commission first would he not be able to vote on the variance request.

STAFF REPORTS

Veltri stated the next meeting agenda would include; public hearing, discussion regarding sidewalk signs, and a discussion regarding the blight ordinance. Veltri noted there would be an auction at Clark's Crossing for lots on September 20th.

Weipert asked if Alexander Center was supposed to have a metal roof. Veltri stated they have only had inspections for the foundation. Kurtzweil asked what would happen if they had not built to plan. Veltri replied they would have to change it if it were not correct.


ADJOURNMENT

Motion by Bradley supported by Lanam

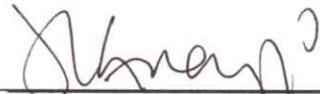
To adjourn the meeting at 8:04 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY



Pam Weipert, Chairperson



Jennifer Knapp, Recording Secretary



Keith Bradley, Secretary