



**City of South Lyon
Planning Commission**

September 12, 2013

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

PRESENT: Bradley, Culbertson, Kurtzweil, Lanam, Leimbach, Mosier,
Segal (7:40pm)

ABSENT: Chaundy, Chubb

OTHERS PRESENT: Carmine Avantini (CIB, Planning Consultant)
Anne Badarak, Building Department Secretary
Tim Wilhelm, City Attorney

APPROVAL OF AGENDA:

MOTION by Mosier

SUPPORTED by

RESOLVED, to approve the Agenda of the September 12, 2013.

ALL AYES, MOTION CARRIED

APPROVAL OF MINUTES:

MOTION by Mosier

SUPPORTED by Leimbach

RESOLVED, to table the approval of the Minutes of August 8, 2013 until items on page 2 and 3 can be clarified at the October 10th meeting.

ALL AYES, MOTION CARRIED

PUBLIC COMMENT:

Carl Richards

390 Lennox

South Lyon, MI 48178

Mr. Richards discussed the many problems dealt with by the Planning Commission. Suggested the benefits of asking for Articles of Incorporation, to find out who the legal officers of the corporations approaching the Commission are. Recommended criminal background checks for these new business owners. Something for Commissioners to think about.

NEW BUSINESS – Special Land Use Request – South Lyon Collision

Carmine Avantini from CIB Planning stated that the applicant's consultant did not receive the letter from HRC prior to this meeting. He recommended tabling the Land Use request and Site Plan approval because of the impact of the driveway issues, as to

whether there should be a second driveway onto Reynolds Sweet Parkway. Consultant agrees that we should table this application until more information can be provided. Mr. Avantini referred to a letter dated September 9, 2013 from McHattie Associates.

Discussion was held as to whether another Public Hearing would be necessary, timely notification of such hearing, etc. Attorney Wilhelm recommended a second Public Hearing once any changes to request have been made.

All agree more information is needed regarding the new driveway. Culbertson suggested continuing with the discussion to benefit anyone who is in attendance for the Public Hearing portion tonight.

Public Hearing was opened at 7:29 p.m.

Randy Clark
McHattie Associates
415 S. Lafayette

Mr. Clark referred to a letter dated September 9, 2013 from McHattie Associates regarding his concern with drainage issues, the late 90's sale of the McHattie street property to Gary Fagin, and Rod Cook's assertion at the time that the curb cut would require Planning Commission approval. Mr. Clark wanted to make himself available to answer any questions regarding the letter. Mr. Clark stated that the curb cut was done when the construction of Reynold Sweet Parkway was done, per his request, but nothing ever came of it.

Kurtzweil: How bad is the spillover after a heavy rain?

There was a discussion about years of flooding at the Brown's Root Beer building. Oakland County Drain Commission involvement etc. Flooding in the McHattie Center parking lot and intersection following any heavy rains.

Avantini explained that HRC will have to investigate the drainage issue and whether or not there is a basin below the proposed addition site. There are standards and requirements that have to be met. He also stated that you can have multiple non-conformities but the use is non-conforming.

Kurtzweil: Shouldn't the applicant go to ZBA for a variance, because this is non-conforming? Do we even have jurisdiction in this case? Why was this coded non-conforming?

Avantini: This is an allowed use for this zoning district. Auto Shop Major.

Discussion continued concerning non-conforming status and whether there is truly a storm water basin below the site. Kurtzweil asked about Lien for Future Storm Water Detention document drafted by Fagin Family Real Estate. Attorney Wilhelm assured Commission that HRC would address the specific drainage issues.

Don Beagle, consultant for the applicant discussed the benefits of the current plan in terms of rain water runoff and that he believes it may help with some of the drainage issues. Architect Jarratt concurred.

Public Hearing was closed at 7:35 p.m.

Further discussion of fire protection system, the purpose of a lien regarding storm water retention waiver, existing curb cut, and new driveway off bypass.

Carmine Avantini suggested tabling both the Special Land Use Application and Site Plan Approval until further information is available.

MOTION by Leimbach

SUPPORTED by Culbertson

RESOLVED: To table the Special Land Use until the October 10, 2013 meeting.

MOTION by Leimbach

SUPPORTED by Mosier

RESOLVED: To table the Site Plan until the October 10, 2013 meeting.

Scott Lanam introduced and welcomed new Planning Commissioner Carol Segal.

OLD BUSINESS: MASTER PLAN REVIEW

Carmine Avantini stated that he is working with LSL Planning to go through the Plan, described how it would be distributed. He further stated that he would like Commission to call him with any questions. There was some discussion regarding probable time frame for finished Master Plan. Avantini state it would most likely be early 2014. He said there have been some minor changes to the draft, and that updated copies would be sent to Commission members for review.

Lanam: Are there any more comments on the Master Plan?

UNANIMOUS: No

TABLED ITEMS: The increase in Development and Redevelopment inquires.

Brief discussion of BP Station building repairs, the tabling of the Knolls of South Lyon rezoning by City Council, the need to build a better relationship with City Council to facilitate getting things done. Carmine Avantini suggested the possibility of having a liason between Council and Planning Commission. Future Joint Session was also discussed.

Discussion regarding any progress at the proposed fitness center at Huntington Square. Avantini stated there has been no activity so far. Brief discussion of the many charity

boxes throughout town, possibility of Ordinance statutes regarding these boxes. Attorney Wilhelm stated that he would provide the Commission with sample Ordinance from other communities.

MOTION by Culbertson
SUPPORTED by Leimbach
RESOLVED to adjourn meeting at 9:13 p.m.

Scott Lanam, Chairman

Anne Badarak, Building Dept. Secretary

Jerry Chaundy, Secretary