



**City of South Lyon
Planning Commission**

September 13, 2012

The meeting was called to order at 7:08 p.m.

PRESENT: Commissioners Kurtzweil, Lanam, Bradley, Weipert,
Mosier, Culbertson, Leimbach and Chaundy, Leimbach

ABSENT: Chubb

OTHERS PRESENT: Carmine Avantini (CIB, Planning Consultant)
Debbie Nogle, Administrative Assistant
David Murphy, City Manager

APPROVAL OF AGENDA:

MOTION by Mosier

SUPPORTED by Bradley

RESOLVED, to approve the September 13, 2012 Agenda.

ALL AYES, MOTION CARRIED.

APPROVAL OF MINUTES:

MOTION by Weipert

SUPPORTED by Kurtzweil

RESOLVED, to approve the Minutes of June 14, 2012 with the following corrections:

Remove Bradley from the being present

“Chubb stated there are ADA requirements that may be designed based which he would like to review.”

“Chaundy stated that Busch’s has five bins on their property. Will they be limited to two or will they be grandfathered and allowed to keep five.”

ALL AYES, MOTION CARRIED

PUBLIC COMMENT

No Comment

NEW BUSINESS: MICHIGAN SEAMLESS PIPE

Carmine Avantini, Planning Consultant, reviewed his letter and explained the recommendation for approval. Chaundy had concerns about there being an increase in noise, and Avantini explained that according to the applicants, there would not. Lembach asked if the company is pickling and if there would be an increase in the aroma around the building. Weipert also asked if the samples provided are the actual material samples they will be using. The Commission agreed to table until later in the meeting so that a representative of the company can appear to answer the concerns.

MOTION by Bradley

SUPPORTED by Lembach

RESOLVED, to approve to table until later in the meeting Michigan Seamless Pipe, so that a representative can appear to answer the commission concerns.

ALL AYES, MOTION CARRIED

NEW BUSINESS: SUPERB FABRICATING

Carmine Avantini, Planning Consultant explained his recommendation for approval.

Jonathan Strickler 330 N. Reese St., South Lyon, MI 48178 and Jeff Hantz, 125 N. Warren St. South Lyon, MI 48178 spoke to the Commission that Phase 1 will be a 60 x 40 addition that will include an improved parking lot, repaint to match existing building and landscaping to minimize the impact to the residential area. Leimbach raised concern over using cultured stone. Strickler responded stating it would look more commercial. Lembach and Kurtzweil would like to see the revised landscaping plan with the changes recommended in the planning consultant's review letter.

MOTION by Bradley

SUPPORTED by Chaundy

RESOLVED, to approve Superb Fabricating Site Plan contingent on the Parking Bumpers, submission of a revised Landscape Plan and the CIB conditions as stated in September 4, 2012 letter.

ALL AYES, MOTION CARRIED

NEW BUSINESS: MICHIGAN SEAMLESS PIPE - CONTINUED

Cal Tinsley responded with the concerns by stating that there will be no increase in smell and no noticeable noise increase.

MOTION by Bradley

SUPPORTED by Kurtzweil

RESOLVED, to approve Michigan Seamless Pipe Site Plan contingent on the matching the color to the existing building and CIB conditions as stated in April 13, 2012 letter. (LSL Planning letterhead)

ALL AYES, MOTION CARRIED

NEW BUSINESS: ALEXANDER CENTER

Carmine Avantini explained the history of the project and indicated that the shared parking arrangement with the property to the south is on hold. The current proposal will base the available parking on use of only a portion of the building. The rest of the space will remain vacant until additional parking can be provided. Concerns were raised over the parking in the Center that will tie the hands to the adjoining property. Wayne Perry from Design Engineering in Brighton at 2183 Pless Drive, Brighton, MI 48114 introduced himself as representing Alexander Center and is willing to make sure the necessary conditions are met. The commission had numerous concerns over the Site Plan two years ago not being followed. The commissioners requested that this item be tabled, so that the City Inspector can bring the commission up to date on each item from a letter of violations dated and respond to Planning Commission comments.

MOTION by Culbertson

SUPPORTED by Leimbach

RESOLVED, to approve to table Alexander Center Site Plan, so that Planning Commission concerns can be addressed.

ALL AYES, MOTION CARRIED

PLANNING CONSULTANT REPORT – CARMINE AVA, CIB PLANNING

Sign Ordinance – Technical review for the Sign Ordinance has been provided and will be discussed at the Planning Commission meeting on October 11, 2012. .

Busch’s Landscaping - Continuing to work with Busch’s on a revised landscape plan for the site and discussed replacing the evergreen and Maple trees with new ones. .

Lucas Coney Island – New entry way feature into the building, item has been reviewed and approved.

Meetings – After discussion about meeting conflicts, it was agreed to keep current meeting dates and leave the 1st and 3rd Thursday open for emergency meeting dates.

STAFF REPORT

No report

ADJOURNMENT

MOTION by Culbertson

SUPPORTED by Weipert

RESOLVED that the meeting be adjourned.

The meeting was adjourned at 9:36pm.

The next meeting will be Thursday October 13, 2012

Scott Lanam, Chairman

Debbie Nogle, Administrative Assistant

Jerry Chaundy, Secretary