

**City of South Lyon  
Planning Commission  
Regular Meeting Minutes  
September 22, 2016**

The meeting was called to order by Chairman Lanam at 7:05 p.m.

**PRESENT:** Scott Lanam, Chairman  
Keith Bradley, Vice-Chairman  
Jerry Chaundy, Secretary  
Michelle Berry, Commissioner  
Frank Leimbach, Commissioner  
Steve Mosier, Commissioner (excused)  
Jason Rose, Commissioner  
(1) vacant seat

**ABSENT:** Wayne Chubb, Commissioner (excused)

**OTHERS PRESENT:** Timothy Wilhelm, City Attorney  
Kelly McIntyre, Planning Consultant  
Megan Blaha, City of South Lyon

**APPROVAL OF AGENDA AS AMENDED**

Lanam requested to put New Business before Old Business on the agenda.

Motion by Bradley, second by Leimbach to approve the agenda for September 22, 2016 as amended.

**VOTE** **MOTION CARRIED UNANIMOUSLY**

Lanam made an addition to the motion on page four of the minutes.

**APPROVAL OF MINUTES AS AMENDED:**

Motion by Bradley, second by Rose to approve the minutes for July 28, 2016 as amended.

**VOTE** **MOTION CARRIED UNANIMOUSLY**

**COMMENTS FROM THE PUBLIC:**

Carl Richards  
390 Lennox  
South Lyon, MI

Richards stated that the Planning Commission needs to look at things to make sure the community stays well-balanced. He stated that the Thomasville development had recently been approved by the City Council. Richards submitted a copy of the minutes from that meeting to Chairman Lanam. He urged the Planning Commission to visit different communities like Hamburg and Novi to see how those Planning Commissions function.

**PUBLIC HEARING:**

None.

**NEW BUSINESS:**

**1) Landscape Plan Review: Case # 20016-001 600 N. Lafayette Street, South Lyon Square**

Planning Consultant McIntyre stated that Planning Commission approval of a landscape plan was part of the approval for the Special Land Use for the Salvation Army store. McIntyre stated that she and Planning Consultant Carmine Avantini would like to see the portion of the property at the southwest corner of the property delineated on the map as an area for possible future development. She had no other comments on the plan.

Brian Najor, President  
Najor Companies  
600 North Old Woodward Avenue, Suite 100  
Birmingham, MI 48009

Najor stated that he would amend the plan to delineate that area. He stated that in the meantime that area of the parking lot will be pulverized and grass seed would be planted.

Commissioner Leimbach stated that he had done work with Najor's Project Manager, Ritchie Atoll, in the past. City Attorney Wilhelm outlined what constitutes a conflict of interest. Wilhelm stated that since there was no current business or familial relationship, this did not present a problem.

Leimbach stated that he wanted to see the existing trees drawn onto the landscape plan.

Najor stated that the current canopy of trees bordering Pontiac Trail blocks the view of the center.

Commissioner Bradley asked about the parking lot directly to the east of the gas station. As presented, it doesn't look like this area of the parking lot will be improved. Bradley stated that this part of the parking lot is not in good condition. Najor said that it would probably be restriped.

Lanam stated that he went by South Lyon Square today and there is still not a lock on the gate to the retention pond. Najor said that he would address that tomorrow.

Atoll stated that most of the requirements of the Special Land Use approval have been addressed. He stated that work on the parking lot was scheduled to begin this weekend.

Najor stated that the Salvation Army store needs to begin working on the inside of the building to be open before winter. He said that he had applied for a Temporary Certificate of Occupancy and had been denied by the City Manager because all of the requirements of the Special Land Use request had not been met. Najor stated if the Salvation Army cannot get started in the next few weeks, they will postpone opening until March. Najor stated that it will take at least four to six weeks to get the store ready to open.

Lanam stated that the City Manager is the only one with the authority to grant a Temporary Certificate of Occupancy and recommended that Najor speak to her about this issue.

Commissioner Rose asked which company would be doing the work on the parking lot. Najor stated that Nagel Paving had been hired to do the job. Rose stated that he has a business relationship with Nagel. Rose explained that he owns an excavation company and the pulverized materials may be brought to him. Wilhelm stated that since the decision had already been made to go with Nagle and only the landscape plan is being reviewed tonight, this did not constitute a conflict of interest.

**MOTION TO APPROVE THE LANDSCAPE PLAN FOR # 20016-001 600 N. LAFAYETTE STREET, SOUTH LYON SQUARE:**

Motion by Bradley, second by Berry to approve the landscape plan for # 20016-001 600 N. Lafayette Street, South Lyon Square with the future development area delineated on the plan.

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS:**

1) **Zoning Ordinance Update:** McIntyre reviewed the changes to the zoning districts. Issues covered:

- Public assembly uses in residential areas.
- Home occupations no longer being allowed in multi-family and duplex districts.
- Absence of office districts on current zoning map and future land use map.
- Disconnect between DDA and Planning Commission visioning for downtown. DDA recently held a visioning session and it would have been beneficial to involve the Planning Commission.
- Donation boxes/clothing recyclers.
- New CBD zoning district for downtown.

McIntyre stated that she and Avantini were also looking at what other communities allow for lot coverage in residential districts. Currently South Lyon's ordinance restricts lot coverage to 25% in all districts. McIntyre said that this was an ongoing issue and the City was receiving a lot of variance requests, mainly for decks. She stated that from the research they have done, the City's ordinance seems to be fairly strict compared to other communities.

Leimbach asked about the newly installed sign at Heinanen Engineering. Leimbach asked if the City had reviewed the sign. He stated that he had stopped by shortly after it was installed and there was a document that had been signed by Avantini. Leimbach doesn't think the sign meets the ordinance and that if this is what the Commission is going to see getting approved administratively then administrative review needs to be reconsidered.

The demolition of the South Lyon Hotel was discussed by the Commission. Rose stated that he had been told that they hoped to have the new foundation in by December and to be open by June 2017.

**TABLED ITEMS:**

None.

**PLANNING CONSULTANT REPORT:**

None.

**STAFF REPORT:**

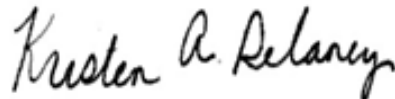
None.

**ADJOURNMENT:**

Motion by Bradley, second by Leimbach to adjourn the meeting at 8:47 p.m.

**VOTE**

**MOTION CARRIED UNANIMOUSLY**



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Scott Lanam, Chairman

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Kristen Delaney, Recording Secretary

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Jerry Chaundy, Secretary