

**City of South Lyon
Planning Commission Meeting**

September 9, 2010

Chairman Weipert called the meeting to order at 7:03 p.m.

All present recited the Pledge of Allegiance to the Flag

PRESENT: Commissioners Kurtzweil, Mosier, Weipert, Lanam, Bradley, Culbertson, Chaundy, Chubb and Leimbach were present.

Also present were Ben Tallerico (Planning Consultant), and Kristen Delaney, Director of Community and Economic Development.

APPROVAL OF AGENDA:

It was suggested the order of the agenda be switched so new business was first.

Motion by Bradley, supported by Lanam

To approve the Agenda September 9, 2010, as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

Motion by Mosier, supported by Culbertson

To approve the Minutes for August 26, 2010 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

First Methodist Church Project

Jared Choinier, 335 Stanford

Mr. Choinier is working on his Eagle Scout Project and would like to build an outdoor

worship area on the church grounds. There would be benches for general seating, a campfire pit and a stage. The stage would be approximately ten- inches off the ground and would have a ramp to allow handicap accessibility. The area would be behind the parsonage in an area lined by trees, which would keep the area, secluded.

Weipert asked for clarification of the location on the map. There was a general discussion regarding location, set up and size of the area.

Culbertson asked if anyone spoke to the apartment complex. Choiniere stated he spoke with the fire department and their only concern would be burning anything too smoky.

There was a general discussion regarding when they would use the area.

Culbertson asked if this would be a ZBA issue. Delaney stated technically it would be the Planning Commission's. Tallerico stated if the structure had been temporary then it would be ZBA but since it would be permanent it would qualify as an accessory structure.

Culbertson suggested the applicant work with the city to make sure set backs were met and the structure would be built properly.

Mosier asked if they would need a permit for the fire. Delaney stated the fire marshal did not have any objections. Choinier stated the fire pit would be off the ground and removable.

There was a general discussion regarding the construction of the stage. Chubb suggested they have something built to store the wood.

Motion by Chubb, supported by Bradley

To approve the First Methodist Church Project as submitted.

VOTE

MOTION CARRIED UNANIMOUSLY

Taco Bell Landscape Bond Release

Weipert noted no one from Taco Bell was present. There was a general discussion regarding landscape inspections.

Weipert stated the applicant did not want to include the flowerbeds in the landscaping. Tallerico stated he thought it would be to make mowing easier. Culbertson stated he thought the landscaping around the building looked great and could understand why would not want the extended flowerbeds.

There was a general discussion regarding landscaping along the sidewalks.

Leimbach stated he did not think it would be a real hardship to mow around the flowers. He thought it would break up a long stretch of yard. He would like them to complete the original plans. Chaundy agreed. Lanam stated the concern he had would be letting them deviate from the approved plans. Culbertson stated it looked great as it was. Bradley stated he did not have a problem without the flowers. Mosier stated the flowers should be planted because it had been in the plan.

Kurtzweil stated the certificate of occupancy had been issued and she did not know if there had been a condition on it. She felt it was incumbent on the city to be responsible. Lanam stated he did not believe the certificate of occupancy would be held up because of this issue. Kurtzweil stated they should have been given either a condition to complete everything by a certain date. Tallerico stated at the time of the inspection everything had been determined to be easily correctable.

Chubb stated the applicant had been given a list and they thought there were done and asked to have the bond released. The work was not completed. The owner was not here so it would seem it would not be important to him and there had been no alternate proposal submitted. That aside, he did not object to the way the site looked.

Weipert stated she was glad the inspections were working and thinks the applicant should stick to the plans.

Kurtzweil asked if there were sprinklers for the flowerbeds. Bradley noted the salt on the sidewalks during the winter would be hard on flowerbeds. Leimbach asked if would be appropriate to ask them for an alternative plan.

There was a general discussion regarding possible alternatives.

Weipert asked if they met the minimum landscape requirements and if they exceeded it, by how much. Tallerico stated he would find out.

There was a general discussion regarding boundaries and who actually owns the property.

Motion by Leimbach, supported by Lanam

To table a decision in order to review approved plans.

VOTE

EIGHT - YEA; ONE - NAY

OLD BUSINESS

Medical Marijuana Dispensary Ordinance Discussion

Delaney stated there had been nothing new but kept the topic on the agenda. The joint meeting with City Council would be September 29, 2010 at 7:00pm.

Vacant, Abandoned and Foreclosed Structures Registry/Blight Discussion
Delaney reviewed the modified ordinance.

Leimbach asked if something should be added that once the property was vacant the landscaping should not be removed. Delaney stated based on the last discussion that would be added to the blight ordinance and the registry would defer to the blight ordinance.

There was a general discussion regarding conversation Ms. Delaney had with other communities.

There was a general discussion regarding fees. Weipert suggested a fee if they failed to register, a fee for inspection when they do register and again before the certificate of occupancy was issued.

There was a general discussion on how to present this topic to City Council during the joint meeting.

Weipert reviewed the research Ms. Delaney conducted on the areas missing on the South Lyon blight ordinance. There was a general discussion regarding each item and which items to include. The items reviewed were broken/boarded; windows; graffiti; landscaping; pools, spas, and other water features; dead, dying or diseased trees; peeling paint; windows and doors in poor repair and not operable; accessory structures, garages, fences, and decks; and abandoned excavations and/or open basements.

Delaney asked if the Commissioners wanted to discuss blight at the joint meeting or keep it to the registry. Weipert stated they should discuss, medical marijuana, registry, and blight.

There was a general discussion regarding what to discuss at the joint meeting and how to format the presentation of topics.

Annual Report to City Council

Tallerico reviewed the changes from the last discussion. There was a general discussion regarding the mission statement.

Master Plan Discussion

Tallerico stated he would make discs because it would be too hard to break up the entire thing into emails. He distributed hard copies of some other communities' examples.

TABLED ITEMS

Complete Streets & Safe Routes to School

Wind Energy Ordinance

Annual Retreat

STAFF REPORTS

Delaney met with the Lyon Township Downtown Development and Economic Director.

Delaney provided an update on Alexander Center.

ADJOURNMENT

Motion by Culbertson supported by Chubb

To adjourn the meeting at 9:42 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY

Pam Weipert, Chairperson

Jennifer Knapp, Recording Secretary

Keith Bradley, Secretary