


**City of South Lyon  
Planning Commission  
Regular Meeting Minutes  
August 11, 2022**

Approved: 

The meeting was called to order by Chairman, Scott Lanam at 7:00 p.m.

Roll Call:       Commissioner Steve Mosier  
                  Commissioner Tyler Finnegan  
                  Commissioner Erin Kopkowski  
                  Commissioner Kory Frost  
                  Chair Scott Lanam, Present, South Lyon, Michigan

Absent: Commissioner Michael Joseph  
Planning Commission has one vacancy.

Also in attendance: Hannah Smith – CIB Planning  
                              Judy Pieper – Deputy Clerk

**Motion to excuse Commissioner Joseph  
Motion by Kopkowski, Second by Frost**

Voice Vote: Ayes:    Unanimous  
                  Nays:       None

**Motion Approved**

**Motion to approve Agenda  
Motion by Mosier, Second by Frost**

Voice Vote: Ayes:    Unanimous  
                  Nays:       None

**Motion Approved**

**Motion to approve Minutes (5-26-2022)  
Motion by Mosier, Second by Finnegan**

Voice Vote: Ayes:    Unanimous  
                  Nays:       None

**Motion Approved**

**Public Comments (Non-Agenda Items): None**

**New Business:**

- a. **Site Plan Review: SPR#22-05 Seghi Renovations, located at 440 N. Lafayette**  
**The applicant is seeking site plan approval for an addition to the existing building and other site improvements. The property identification number is 21-20-351-001.**

**Hannah Smith, CIB Planning**

Smith states that they have completed their review of the site plan to construct an addition to the existing building for Seghi Renovations, located at 440 N. Lafayette. The proposed project includes a 1,554 sq. ft. building addition, a 1,439 sq. ft. attached garage, a paved parking lot, landscaping and other improvements. The plan that we are looking at has been revised from an original plan that was submitted in May. In the original plan, there were a number of items that needed to be addressed. She also states that the property is zoned GBD, General Business District, in which the business is a permitted use.

Smith goes on to discuss the required setbacks. She states that the property is a corner lot, with frontage on both Lafayette Street and Lottie Street. There is a 16' alley between subject property and residential property to the east provides additional distance. Smith adds that they do meet the parking space requirements. Smith advises the Commission that the applicant indicates that an outdoor loading zone is not required for the nature of the business and the garage will be used for private deliveries. There is ample space for loading in front of the garage and in the drive. Smith adds that a Planning Commission waiver is required for lack of a loading space provided.

Smith advises that the Buffer Yard Landscaping meets the intent of the ordinance. However, a Planning Commission waiver is required for the 10' wide buffer area along the parking.

Smith states that the plan includes a 1,439 sq. ft. garage as part of the building addition. This garage is meant to store overflow product and samples, as well as provide two private parking spaces. The proposed façade materials are consistent with the rest of the building, indicated as painted lap siding on the elevations.

Smith states that the overhead doors on the attached garage face the adjacent residential properties to the east, which is not permitted. She adds, the Planning Commission can modify this requirement if determined that there is no reasonable alternative. Smith states that in order to meet the intent of the ordinance, architectural features should be used to make the overhead doors more decorative (i.e. carriage doors) and a neutral color that is more consistent with the building façade.

Smith states that the applicant has supplied renderings and elevations of the proposed building. The proposed building materials include lap siding, cultured stone to match the existing building material and standing seam metal and roof for a portion of the building. As far as building materials, the applicant has indicated that lap siding will either be fiber cement or aluminum siding painted to match the existing building. She advised the Planning Commission that they should further discuss this material and determine if proposed materials meet the intent of the ordinance. Smith also adds that metal siding and roof are proposed for part of the

building. Metal siding and roofs may only be allowed if deemed acceptable by the Planning Commission.

Smith states that interior walkways are provided to meet the requirements. Existing sidewalks along Lafayette Street and Lottie Street are proposed to remain. The ordinance requires pedestrian walkways from adjacent street sidewalks to building entrances. The applicant has indicated that there is not walk-in traffic based on the nature of the business and in order to put in the sidewalk, landscaping would have to be removed. A Planning Commission waiver is required for lack of sidewalk from adjacent street sidewalks to building entrances.

Smith goes on to discuss the lighting plan and advises a revised lighting plan meeting ordinance standards should be submitted for administrative review and approval. She also discusses details of the proposed signage which include a proposed ground sign on the corner of Lafayette and Lottie.

Smith advises that based on the comments discussed, they recommend that the revised site plan for Seghi Renovations, located at 440 Lafayette, be approved subject to the following conditions:

1. Planning Commission approval of a waiver for lack of loading space provided, as the private garage will be utilized for deliveries;
2. Planning Commission approval of a waiver for 10'-wide greenbelt buffer along the east property line where adjacent to parking lot area, as the existing building and parking area doesn't allow for 30' and the required number of landscaping is provided;
3. Planning Commission approval of lack of sidewalk provided from street sidewalks to building entrances;
4. A revised plan be submitted for administrative approval addressing the following:
  - a. Building materials, including siding and proposed standing seam metal siding and roof, and addition of architectural features and color of overhead doors as approved by the Planning Commission.;
  - b. Circulation patterns for garbage truck to verify maneuverability;
  - c. Note that no outdoor storage is proposed and is not permitted without special land use approval;
  - d. Revised lighting plan meeting ordinance standards;
5. Review and approval from all applicable consultants, departments and agencies.

**Mark Schovers, Spire Design Group, 115 E. 4<sup>th</sup> Street, Rochester, Michigan**

Schovers states he will go through some of the waiver issues and why we are asking for those. As far as the loading zone, they will not be taking deliveries there. Cabinets are not coming in or being stored there. He goes on to address the buffer to the multi-family, they moved it around best they could to allow for the driveway and parking.

Schovers states that he would like to discuss the greenbelt. They are showing compliance along Lottie and Lafayette, however, the boardwalk along Lafayette is elevated and that grade is about 5 ft. down, so they are asking for the waiver because anything that is planted there will not be seen.

He states that if the color of the overhead doors (red) is an issue, they will be more than happy to paint them a different color to blend more with the façade.

As far as the circulation path, they will submit a plan showing that a garbage truck will work there. He also adds, that there will not be any outdoor storage.

Schovers goes on to discuss the façade materials. He states that the existing structure has aluminum siding and it's not their intention to re-clad the whole building. Whether we use aluminum or take fiber cement and fade it in so that you can't tell. He also adds that the metal roofing would only be used on the towers as architectural accents, just to give it that pop of color.

Schovers states that as far as the sidewalk to Lottie Street, as Hannah explained, there is no walk-in business. However, that small bit of landscaping would have to be removed to create the pedestrian path. But they will leave that up to the Commission to decide.

He adds that the lighting can be adjusted and the existing building sign will be replaced with a new sign.

Commissioner Frost asks for a clarification on the trees and which ones are going to be affected.

Commissioner Mosier agrees with changing the color on the garage doors.

Commissioner Kopkowski states that we definitely need to discuss the buffering and the garage doors. She would also like to see the sidewalk added. She also states that there is no way that the applicant can do the feathering, she feels it is not going to be successful. She states that the applicant is going to have to make a decision. It's going to have to be made uniform.

Commissioner Finnegan agrees with Kopkowski on the uniformity and would like to see the sidewalk tied in to the rest of the business district somehow.

Commissioner Frost confirms with Schovers that the porch will come off and they will extend the two story structure 35 feet.

Schovers questions the Commission regarding the greenbelt and what they would like to see.

Chair Lanam states that we need to take in to consideration the neighbors and what they will see. The discussion continues regarding the alley way and the parking situation. Schovers states that the residential area that goes up from Lottie is elevated so there should not be a concern regarding headlights from the parked cars, he adds that the business is only open until 5:00 p.m.

Chair Lanam reminds the applicant that the waivers are not just for them, it will be for whoever the business/building is sold to in the future. He states that he also agrees with Kopkowski regarding the façade change. Lanam asks Smith if she could look in to the asphalt shingles, and confirm if they are allowed.

Lanam verifies with Schovers, that the existing shed on the property will be removed. They go on to discuss the landscape. Schovers states that he does understand the ordinance, however in this case, the grade is dropping and that needs to be taken in to consideration. He states that in order to stay compliant with the trees, they can move some of them around. Smith states that 48 shrubs are required and the applicant is providing 67, so they would be able to remove some of those to make room for a sidewalk.

Commissioner Kopkowski questions Smith about the parking requirements. Hannah states that 8 spots are required and the 2 spots that are located in the garage would be for staff parking.

Chair Lanam questions if the applicant is fine with changing the siding.

Commissioner Kopkowski states that this is a good start, but she thinks there is more homework that needs to be done. Lanam states that they would like to see this plan cleaned up a little bit more.

**Motion to table the Site Plan Review until the Planning Commission meeting on 9-8-2022, so that the applicant can make some changes based on the Commission's recommendations.**

**Motion by Kopkowski, Second by Finnegan**

Voice Vote: Ayes: Unanimous

Nays: None

**Motion Approved**

**Old Business – None**

**Consultant Report –**

Smith discusses the Michigan Planner report that each member of the Planning Commission was given. She states that there is an article regarding Housing and how it is a statewide issue. She hopes to have a discussion regarding this at a future meeting.

Smith goes on to talk about the Master Plan and how it's been a few years since it was adopted. We will need to take a look and possibly re-evaluate the vision for the City and any changes that may or may not need to be done.

Smith advises the Commission that the Washington Manor project has not yet gone to Council.

**Staff Report -**

## **Adjournment**

**Approval to Adjourn**

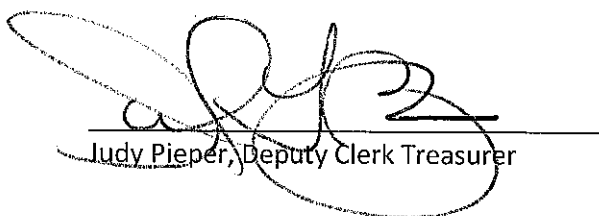
**Motion by Mosier, Second by Kopkowski**

Voice Vote: Ayes: Unanimous

Nays: None

**Motion Approved – Meeting Adjourned – 8:04 p.m.**

Respectfully submitted,



Judy Pieper, Deputy Clerk Treasurer