

**City of South Lyon
Planning Commission
Regular Meeting Minutes
May 26, 2022**

The meeting was called to order by Chairman Scott Lanam at 7:03 p.m.

Roll call: Scott Lanam, Chair
 Steve Mosier, Commissioner
 Michael Joseph, Commissioner
 Erin Kopkowski, Commissioner
 Tyler Finnegan, Commissioner
 Kory Frost- Commissioner
 1- Vacancy

Also in attendance: Hannah Smith-CIB Planning, Attorney Hamameh and Clerk/Treasurer Deaton

Absent: Deputy Clerk/ Treasurer Pieper

Chairman Lanam led those present in the Pledge of Allegiance

Agenda- May 26, 2022

Motion to approve agenda as presented

Motion by Mosier, supported by Frost

Motion to approve the agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

Minutes- April 28, 2022

Chairman Lanam stated on page 1 “one vacancy” needs to be added during the roll call. He then stated on page 2, it should say owned by the South Lyon Housing Commission, not South Lyon Planning Commission. He then stated on page 5, the 2nd to last sentence his name is misspelled, there is no H in Lanam. Chairman Lanam stated on page 6, the last sentence repeats what was discussed in the first paragraph. Lastly, on page 7, when discussing the proposed new curb cut on Washington, it needs to be added, they are also adding pavement.

Motion to approve minutes as amended

Motion by Mosier, supported by Joseph

Motion to approve the minutes as amended

VOTE: MOTION CARRIED UNANIMOUSLY

Minutes- May 12, 2022

Chairman Lanam stated on page 1 “one vacancy” should be added during the roll call. On page 2, in the second sentence, please remove a buffer because they are requesting a variance from a buffer.

Chairman Lanam discussed a sentence that didn’t make sense. Councilmember Kopkowski stated it should be changed to “She then stated is the end of town, and if it is too busy in the area, people will not walk down there”

Motion to approve minutes as amended

Motion by Finnegan, supported by Mosier

Motion to approve the minutes as amended

VOTE: MOTION CARRIED UNANIMOUSLY

Public Comment- NA

New Business- N/A

Old Business

- a. Rezoning Review: - RZ#22-01, 432 Washington Avenue. The 1.53-acre parcel is proposed to be rezoning from RM-2, multiple family residential to PUD, planned unit devilmnt. The property identification number is 21-30-234-006

Hannah Smith of CIB Planning explained this was before Planning Commission at a previous meeting. She then explained the application is for a planned unit, rezoning as well as site preliminary site plan approval. She then stated it will be a 53 unit, 3-story multiple family residential, and 53 parking places, for senior apartments. It is at the southwest corner of W Mchattie. She then stated due to the required number of parking places, they have added a parking bay into the greenbelt, and reduces the required greenbelt by 14 feet. A 35 greenbelt is required there. They have now added five (5) on-street parallel parking spaces. They have also added fixed outdoor seating patio area, and more shaded patio area. She stated CIB Planning is recommending approval of the site plan preliminary review, as well as the rezoning from RM-2 to Multiple family residential PUD. She further stated if this is approved, it will go to Council for preliminary approval, then back to Planning Commission for approval. Discussion was held regarding permitting of a waiver of a 14-foot parking lot encroachment into the greenbelt along West Mchattie. Councilmember Kopkowski stated she isn't excited about losing some of the green belt for the parking, due to the park being there. She further stated she does want to make sure that will not set a precedent for future developments.

Motion to approve PUD rezoning for Washington Manor senior apartments

Motion by Mosier, supported by Finnegan

Motion to approve the planned unit development (PUD) rezoning for Washington Manor Senior Apartments based upon the proposed development meeting the minimum planned unit development standards by demonstration:

1. A complementary mixture of housing types and uses;
2. Increased availability of much needed affordable housing for low-to-moderate income senior residents
3. Availability of common open space for passive or active recreational use, including 4,500 square feet of fully-accessible community space, outdoor patios and direct access to McHattie Park and South Lyon Walking Trails;
4. A reduction in traffic and associated community impacts that traditional multiple family housing developments; and
5. The goals and objectives of the South Lyon Master Plan will be met

VOTE:

MOTION CARRIED UNANIMOUSLY

- B. Site Plan Review- SPR#22-02, 432 Washington Avenue. The property owner is seeking PUD preliminary site plan approval for the development of a 3-stor, 53- unit multiple-family residential building. Property identification #21-30-234-006

Motion to approve PUD preliminary site plan for Washington Manor senior apartments

Motion by Frost, supported by Finnegan

Motion to approve the Planned Development (PUD) preliminary site plan for Washington Street Manor Senior Apartments subject to the city granting waivers for the following:

1. A waiver to allow a density of 35 units per acre;
2. A waiver to allow a building height of 3 stories and 37 feet;
3. A waiver to permit a 14-foot parking lot encroachment into the greenbelt along W McHattie;
4. A waiver to allow a front yard encroachment of 10 feet to permit a stair well at the south east corner of the building; and
5. A waiver to permit a dumpster enclosure in the front yard

VOTE: MOTION CARRIED UNANIMOUSLY

Consultant Report

Planner Smith stated there are currently no new projects happening.

Staff Report-

Deputy Clerk/Treasurer Pieper is expected back at work soon and should be able to attend the next Planning Commission meeting.

Adjournment

Motion to adjourn at 8:25 p.m.

Motion by Mosier, supported by Kopkowski

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully,



Lisa Deaton, City Clerk/Treasurer