

**City of South Lyon
Planning Commission
Regular Meeting Minutes
July 12, 2018**

Approved: _____

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

Roll Call: Scott Lanam, Chair
Keith Bradley, Vice Chair
Steve Mosier, Commissioner
Jason Rose, Commissioner
Erin Kopkowski, Commissioner (arrived late 7:14)

Absent: Jason Rose, Commissioner, Excused
Michael Joseph, Commissioner, Excused

**Motion to excuse Commissioner Chubb and Commissioner Rose
Motion by Bradley, Second by Kopkowski**

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Also Present: Kelly McIntyre, Planning Consultant
Judy Pieper, Deputy Clerk
Patrick Brzozowski, Zoning Administrator

Motion to approve Agenda
Motion by Mosier, Second by Chubb

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Motion to approve Minutes for June 14, 2018, as amended
Motion by Bradley, Second by Mosier

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Public Comment: None

Public Hearings:

1. Consideration of Zoning Ordinance Amendments for Small Cell Wireless Communication Facilities Deployment Act (SB 637)

Public Hearing opens at 7:09 p.m.

Planning Consultant, McIntyre explains that this is brought to our attention by City Attorney Wilhelm at the last Planning Commission meeting. She goes on to say that the state has legislation coming through that is a concern that the wireless cell towers height can be uncapped and it would not be subject to zoning. So this is to help us get in front of that and limit utility poles to 40 feet and antennas not more than 5 feet from the top of utility poles or structures that they are attached to.

Public Hearing closes at 7:11 p.m.

**Motion to recommend to City Council the zoning amendments ordinance for
Motion by Bradley, Second by Chubb**

Voice Vote: Ayes: Unanimous
Nayes: None

Motion Approved

New Business:

1. Brookdale Plaza Façade Review (Section 102-442.1)

Planning Consultant, Kelly McIntyre, explains that after meeting with the applicant, the applicant will need to come before the Planning Commission. Everything appears to be pretty straight forward. Section 102-442 states that if the façade changes are in excess of \$10,000.00, the Planning Commission will have to take a look at the application.

Robb Burroughs, OX Studio, 302 S. State Street, Ann Arbor, MI 48104

Burroughs is here to represent the applicant this evening. He goes on to explain the changes that they are looking at doing are pretty straight forward. They are not looking at doing anything new, it is strictly a façade renovation. Burroughs goes on to explain that they will be working exclusively on the upper façade. Overall, the primary focus is to provide a breath of fresh air to the building architecture and façade. A lot of the work will take place at the store front level, creating a cohesive network of store fronts. He then refers to the design package given to the Planning Commission.

Burroughs states that they will be working on the EIFS, face brick, decorative lighting and soffits

Commissioner Chubb states that he and Robb have worked with each other for quite a while, they are not in the same practice and there is no conflict of interest. Chair Lanam discusses the lighting to make sure that this has been discussed with Carmen Avantini from CIB Planning. Burroughs goes on to say that all the unique varieties of store fronts will be cleaned up right out of the gate. Commissioner Chubb confirms that this will get done and not be continued for the next ten years.

Commissioner Bradley questions how dark the original color is on the new façade color. Burroughs states that it is a gray tone, and the printed version is not the

exact. He also adds that some of the planting areas will be enhanced, along with the pedestrian area, trash bins, etc. Commissioner Chubb questions the building material for the columns. Burroughs explains that it has a pre-cast base.

Alex Wancier, 31731 Northwestern Hwy., Farmington Hills, MI

Commissioner Chubb questions if any changes will be done in the parking lot. Mr. Wancier states that they have already re-placed some light posts last Fall after they were damaged in a wind storm. He continues that he believes that they did them all and the intent is that they change the common areas exterior lights to LED's.

Commissioner Kopkowski questions if Busch's was shown these plans or asked if they wanted to participate in this project. To witch both Wancier and Burroughs said they were not even shown.

Chair Lanam questions if there are any plans for the rear of the building.

Burroughs advised that they recently painted the entire building and they have done some clean-up work back there. Outside of keeping it neat and clean, they do not have any other plans for the rear of the building that they own.

Commissioner Bradley questions if there is any plans on putting a pass through between the Aubree's Strip in to this Plaza. Burroughs advises that he is not opposed to taking that idea to the owners. Chair Lanam adds that this could improve traffic flow and traffic congestion.

Motion to approve the Brookdale Plaza Review (Section 102-442.1)

Motion by Chubb, Second by Kopkowski

Voice Vote: Ayes: Unanimous
Nayes: None

Motion Approved

2. Consideration of Zoning Ordinance Amendment to the Maximum Allowable Lot Coverage from 25% to 35% in the R-1A:RM-3 Districts (Section 102-456)

Planning Consultant McIntyre explains that this is being brought to the Planning Commission because over the past several years the number one Zoning Board of Appeals variance has to do with lot coverage. We had a one last month, two this month, especially if anyone wants to build something in Charleston Park. This

item will be covered in the zoning ordinance amendment, however, Attorney Wilhelm felt that we should go ahead and take care of this now, instead of waiting for the rest of the ordinance. The difference between going from 25% to 35% it actually gives an additional 5%.

Commissioner Mosier questions if this will fix the problem at the Knolls too? McIntyre states that it will.

Commissioner Lanam questions if this will be an issue with Thomasville?

Commissioner Kopkowski states that this is her problem with this. We are picking out a subdivision that is having problems and we are trying to solve their problem. Are we solving the City issue with this or are we picking and choosing and then we will have another issue when someone needs 40% - where does it end?

Commissioner Kopkowski confirms that structures itself will go up to 30% of lot coverage. McIntyre states that this is what they initially proposed.

The conversation continues regarding lot coverage and variances.

Motion to request a Public Hearing to be set for the consideration of Zoning Ordinance Amendment to the maximum allowable lot coverage from 25% to 35% in the R-1A: RM-3 Districts (Section 102-456) for August 9, 2018

Motion by Bradley, Second by Mosier

Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved

Old Business: None

Tabled Items: None

Planning Consultant Report:

McIntyre advises that she and Patrick have been working on highlights and changes between the existing Zoning Ordinance and the new one.

She adds that at the Council Meeting on Monday night, Thomasville was tabled. They did not feel that it was ready. There were a number of inconsistencies. Chair Lanam questions if there is still an issue with a couple properties that are corner lots? McIntyre stated that she wasn't aware if that was discussed.

Staff Report:

Patrick advises that they are actively pursuing compliance with the South Lyon Hotel for the exterior lighting.

Commissioner Kopkowski states that she will be on Holiday for the next meeting.

**Motion to cancel the July 26, 2018 Meeting
Motion by Bradley, Second by Kopkowski**

**Voice Vote: Ayes: Unanimous
Nays: None**

Motion Approved

Adjournment

Approval to Adjourn

Motion by Bradley, Second by Mosier
Voice Vote: Ayes: Unanimous
Nays: None

Motion Approved – Meeting Adjourned – 7:49 p.m.

Scott Lanam, Chairman

Judy Pieper, Recording Secretary

Steve Mosier, Secretary