

**City of South Lyon
Planning Commission
Regular Meeting Minutes
January 12, 2017**

The meeting was called to order by Chairman Lanam at 7:06 p.m.

PRESENT: Scott Lanam, Chairman
Keith Bradley, Vice-Chairman
Jerry Chaundy, Secretary
Frank Leimbach, Commissioner
Michelle Berry, Commissioner
Mike Joseph, Commissioner
Steve Mosier, Commissioner
Jason Rose, Commissioner

ABSENT: Wayne Chubb, Commissioner (excused)

OTHERS PRESENT: Carmine Avantini, Planning Consultant
Megan Blaha, City of South Lyon

APPROVAL OF AGENDA

Motion by Mosier, second by Chaundy to approve the agenda for January 12, 2017.

VOTE **MOTION CARRIED UNANIMOUSLY**

Minor corrections were made to the December 8, 2016 minutes.

APPROVAL OF MINUTES AS AMENDED:

Motion by Mosier, second by Bradley to approve the minutes for December 8, 2016 as amended.

VOTE **MOTION CARRIED UNANIMOUSLY**

COMMENTS FROM THE PUBLIC:

Carl Richards

390 Lennox

Richards stated that he would like copies of meeting minutes from the last two months. He stated that he knows he has been critical in the past, but he spoke very highly of the Planning Commission at the last City Council meeting in December. He talked about recent projects that the Planning Commission has looked at. Richards said that a lot of developers don't know what they're doing. He referenced the Thomasville development. Richards stated that five high-end homes could have been

built there in a gated community. He thinks that this would be better for South Lyon.

PUBLIC HEARING:

None.

NEW BUSINESS:

1) First Presbyterian Church Sign

Avantini reviewed his letter dated January 5, 2017. The church is proposing to replace their existing changeable ground sign with an electronic message ground sign. Avantini stated that this sign requires Planning Commission approval because it is an institutional use located in a residential district on an arterial road.

Commissioner Leimbach stated that he has issues with this sign and electronic message signs in general. There are two LED signs that have gone up in town that are way too bright, so bright that they are a nuisance. He stated that they are located on Pontiac Trail and they aren't right next to residential. This sign is adjacent to residential. Leimbach said that he doesn't think the Planning Commission should approve any more LED signs until they have some strict standards in place.

Avantini stated that there is a standard written into the ordinance, specifically that signs cannot create offsite glare. He stated that the car wash was instructed to turn the brightness of their sign down, and it has subsequently gotten brighter.

Leimbach stated that getting rid of LED signs entirely might not be a bad idea.

Lanam stated that the Commission has talked about the car wash numerous times. It's a lack of enforcement. He went on to say that the sign is brighter and they are still advertising on it. Avantini stated that he would make the City Manager aware of this situation.

Mosier noted that this sign was also discussed at the last City Council meeting.

Peter Eichinger
10860 Carter Drive, Brighton

Eichinger stated that he is the sign builder and a member of the church. He is building the sign at cost for the church. He noted that all electronic messages on the sign would be amber-colored. The setback of the existing sign is 5', the new setback will be 10'. He stated that in his opinion, the new sign will be less bright than the existing sign. He noted that the message section of the new sign is half the height of the one on the existing sign.

Leimbach asked if there would be a control on this sign to turn it up brighter. Eichinger responded that there was not.

Bradley asked about the location of the foot candle in relation to the sign and was it too restrictive? Avantini stated that he can measure the distance and find out.

**MOTION TO APPROVE THE SIGN PERMIT APPLICATION FOR A CHANGEABLE
ELETRONIC MESSAGE SIGN DATED OCTOBER 20, 2016 AS PRESENTED.**

Motion by Bradley, second by Chaundy to approve the sign permit application as presented.

VOTE

MOTION CARRIED UNANIMOUSLY

2) Review Planning Commission Calendar Dates for 2017

Proposed 2017 Meeting Schedule

January 12 & 26

February 9 & 23

March 9 & 23

April 13 & 27

May 11 & 25

June 8 & 22

July 13 & 27

August 10 & 24

September 14 & 28

October 12 & 26

November 9

December 14

MOTION TO ADOPT THE SCHEDULE OF MEETINGS FOR 2017 WITH NO SECOND MEETINGS IN NOVEMBER OR DECEMBER.

Motion by Rose, second by Bradley to adopt the Proposed 2017 Meeting Schedule as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS:

1) Zoning Ordinance Review

Avantini gave an overview of the PUD section of the ordinance. He stated that, in keeping with the newly adopted Master Plan, the entire downtown will be made into a PUD. Avantini noted that this is beneficial because it will give the Planning Commission more flexibility and control. The district will be an overlay that encompasses the downtown and a little bit more property around the downtown. It will give the Planning Commission the ability to tinker with dimensional and design standards, not necessarily the uses. It will also give the Planning Commission more ability to protect and preserve

historic buildings and to ensure that rehabs and infill buildings compliment the look of existing downtown buildings.

He noted that preliminary plan reviews and design standards will be a relatively quick process for developers if they are proposing projects in line with the standards outlined in the ordinance. If a developer tries to build projects that aren't compatible with the ordinance, the process will be more difficult.

There was a discussion about the City participating in the Redevelopment Ready program.

The Commission discussed holding a Saturday workshop to work on the ordinance review.

TABLED ITEMS:

None.

PLANNING CONSULTANT REPORT:

Avantini stated that the Thomasville development has had an issue with getting easements to make connections into Colonial Acres. The owners of Colonial Acres must get the approval of the condo association in order to grant the easements and it's not likely that the condo association will sign off. Avantini stated that the City can't hold the project up over an issue that is beyond the developer's control. The City can require the developer to pave up to the property line and put up a barricade so people don't drive over the property line.

Avantini gave the Commission an update on South Lyon Square. He stated that there were only a few remaining tasks to be completed including a final coat of asphalt in certain areas and lighting.

Commissioner Mosier stated that he saw a sign that said that the Salvation Army is accepting donations. Mosier asked if the Salvation Army has a temporary certificate of occupancy. Avantini said that he was unsure. Avantini stated that Najor will be coming in with sign request. Due to the width of property, the ordinance would allow for him to have two ground signs. Avantini has been working with Najor to design something a little more attractive and in only one location.

Avantini stated that he has spoken with the City Manager regarding the BP station and that it's high on the priority list.

STAFF REPORT:

Blahe stated that she was unsure on status of the second meeting in January. She noted that there were a few applications that were supposed to be turned in, but she has not received them yet.

ADJOURNMENT:

Motion by Rose, second by Bradley to adjourn the meeting at 8:44 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY

Kristen A. Delaney

Scott Lanam, Chairman

Kristen Delaney, Recording Secretary

Jerry Chaundy, Secretary