

**City of South Lyon
Planning Commission Meeting**

January 13, 2011

Chairperson Weipert called the meeting to order at 7:04 p.m.

All present recited the Pledge of Allegiance to the Flag

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

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

APPROVAL OF AGENDA:

It was suggested to move 361 Donovan to Old Business.

Motion by Chubb, supported by Bradley

To approve the Agenda as amended for January 13, 2011.

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

Motion by Lanam, supported by Mosier

To approve the Minutes for December 9, 2010.

VOTE

MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

Carl Richards, 390 Lennox, South Lyon, MI

Mr. Richards stated he has personal knowledge of the Donovan property and if the Commissioners wanted to know anything about the property he could probably help. He stated there was a lot of history with the property and provided a quick review of the history, including a description of the depot. He suggested a large mural could be put on the building to celebrate the history of the site, especially the depot. He suggested it would be an enhancing landmark.

Weipert asked if Mr. Richards has spoken with the historical society. Richards replied yes, but they did not have any money. He added that conceptually speaking, he was also talking about one artist plus

pedestrian access. He noted it probably would not cost the city anything if they could obtain private donations. He stated this area had a lot of life years ago and South Lyon needs to reinvent itself.

Joyce Summerall, owns a business in King's Plaza

Ms. Summerall stated she was not certain on the timeline but approximately one year ago the city entered into an experiment with sandwich board signs in the downtown area. On two occasions she has been able to get a temporary sign. She owns a dog grooming shop so they do a fair amount of walk-in business. Without the temporary signs there is a definite decline in the amount of business they do. She asked if the Commissioners would entertain extending the sandwich boards signs into the B3 district. She has no objection to paying a fee for the sign and would follow all codes.

Weipert stated part of the Commission's concern was there would need to be a different set of rules for outside of the downtown area.

Summerall asked if placing the signs within the setback would work.

Weipert stated it was a topic that could be added to a future agenda.

Kurtzweil stated Ms. Summerall brought up an interesting subject. With the DDA there was an oasis that was going to be created for a two and a half block area. That plan seems shortsighted to her. There could be an economic warfare between the businesses downtown and outside of the downtown area. If businesses outside of downtown are excluded there was no incentive for the businesses to work together.

Summerall stated the area she was in was almost like a community area with the Dairy Queen and other businesses. It was a warm market area.

Chubb stated he was not present during the initial sign conversations but was open to looking at it.

Weipert asked Ms. Delaney to add it to a future agenda.

OLD BUSINESS

361 Donovan Street Addition

Herb Stricker stated he bought the building and would begin moving in over the next couple of months. He noted he was relocating his laser and forming shop for sheet metal to South Lyon. He briefly described the type of work his company performs.

Tallerico stated he reviewed the site plan and noted there were a few minor discrepancies. The size of the addition was different on the plan versus the application; Parking spaces needed to be nine by twenty, the rear entrance needs to be shown on the plan and the landscape needed to be more detailed.

Stricker presented material samples for the façade followed by a general discussion.

There was a general discussion regarding the type of work he has done and his work with artists.

Tallerico stated the Commission had the option to approve, approve with condition, deny or table the site plan. Nothing on the plans needed a major correction.

Weipert asked since the color and materials of the façade were still in flux was there anything they could really approve. Stricker stated he could obtain approval for the colors at a later meeting. Weipert noted conceptually they like the building but as he moved forward the Commissioners would like to see it again with the colors and materials.

Lanam stated the durability of the products was also important. They encourage hardy-board and getting away from vinyl. Leimbach noted the site had been crying for improvements and they would feel bettering seeing what it really would become.

Weipert noted he was moving in the right direction but asked him to keep the Commission informed.

Chubb stated aside from the parking there was nothing major that needed to be changed but was there a concern about draining in the parking area. Tallerico replied that would be an engineering issue. Chubb noted he wanted the applicant to know what items may come up that he would have to address. Tallerico noted the parking that was shown on the plans might require some re-working. Weipert asked if Mr. Stricker was going to pave the lot. Stricker replied in two to five years. Tallerico stated he assumed it would be a hard surface lot but there was some flexibility because the gravel lot was existing.

Chubb stated Mr. Stricker would have to have a plan that explains the phasing in of the parking lot. There was a general discussion regarding the parking lot and handicap parking. The Commissioners agreed they were comfortable with the phased in plan of two to five years to pave the lot.

Motion by Bradley supported by Lanam

To approve preliminary site plans for 361 Donovan contingent on the final plan meeting all conditions explained in the planning review comments.

VOTE

MOTION CARRIED UNANIMOUSLY

Master Plan Discussion

Tallerico was working on the presentation and would have it ready for the next January meeting or the first meeting in February. Bradley stated he would be present for the next January meeting and asked if Mr. Tallerico could present it the first meeting in February instead. Tallerico agreed.

TABLED ITEMS

Medical Marijuana Dispensary Ordinance

Complete Streets & Safe Routes to School
Annual Retreat

STAFF REPORTS

Delaney provided an update on the BP gas station and the façade that was falling off. There was a discussion regarding what type of material would be acceptable to repair the building.

Murphy provided an update on Alexander Center. Kurtzweil disclosed that she was in litigation on behalf of a client against the owner of Alexander Center.

Delaney reminded everyone that the next MSU meeting would be on Tuesday at 7:00pm. There was a general discussion regarding the visioning sessions and the economic unit of downtown and the relationship with businesses outside of the DDA area.

Delaney asked if the Commissioners would look at mixed use business/living structures on main thoroughfares. Weipert stated it would depend on the far out would be acceptable but asked that everyone think about it for another meeting.

ADJOURNMENT

Motion by Bradley supported by Kurtzweil

To adjourn the meeting at 8:55 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY

Pam Weipert, Chairperson

Jennifer Knapp, Recording Secretary

Keith Bradley, Secretary