

Motion by Bradley, supported by Culbertson

To approve the Minutes for November 10, 2011 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

NONE

NEW BUSINESS

1) Lukas Properties Site Plan – 220 N. Mill Street

The applicant, George Lukas of 10829 Cliffview Drive, South Lyon was present to speak about the project. He gave a brief overview of the proposed addition and explained which buildings were already on the property.

Tallerico went over his prepared review with the Commission. He asked Lukas if there would be new employees. Lukas replied no, there would not be any new employees as a result of this building. The purpose of the building was for storage only. Tallerico asked Lukas about the façade of the building – from the plan it looks like the façade will be the same as the other buildings currently on the property. Lukas stated that Tallerico was correct.

Chairperson Weipert asked if the Commission had questions.

Leimbach asked if the side of the building facing the street would have doors. Lukas replied that it would. Leimbach asked if the setback for the proposed building would be the same as the building next to it. Lukas replied yes it would. Leimbach had questions about the surface of the parking lot. Would it be all asphalt? Lukas replied that there was an asphalt drive by the office, the rest of the lot would remain gravel. Leimbach asked if the applicant had outside storage. Lukas replied that he did not.

Culbertson stated that he had no questions.

Bradley stated that he had no questions.

Mosier asked if the building would have plumbing or heating. Lukas replied that it would have neither.

Kurtzweil had questions about the current use of the property. Lukas stated that some tenants use buildings for storage and others are rented out to people for various industrial uses. Kurtzweil asked the applicant if he would be using local contractors for the project. Lukas replied that he would be using the same company who built the last additions. He noted that the cement and electrical work will be done by local companies.

Weipert noted that there was currently a U-Haul business on the property. She asked where the vehicles for that business would be parked. Lukas replied that they would be parked behind the office at 220 N. Mill Street and in between buildings B and C.

Weipert asked if there were any engineering concerns. Tallerico recommended that the plan be forwarded to HRC for review, as well as to other relevant City departments.

Culbertson asked Lukas if he had been required to put in fire detection or sprinklers in his previous storage buildings. Lukas replied that he had not been required to do this in the past.

Tallerico noted that the Commission could grant final site plan approval pending approval by City engineers, building department, DPW, Water and Fire Departments.

APPROVAL OF SITE PLAN FOR 220 N. MILL STREET AS PRESENTED PENDING SATISFACTORY REVIEW BY ALL NECESSARY CITY DEPARTMENTS AND CONSULTANTS

Motion by Bradley, supported by Culbertson

To approve the Minutes for November 10, 2011 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

2) Cancellation of the December 22, 2011 Planning Commission Meeting

APPROVAL OF MEETING CANCELLATION

Motion by Kurtzweil, supported by Leimbach

To approve the cancellation of the December 22, 2011 Planning Commission meeting.

VOTE

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

1) Lyon Township Master Plan Review

Tallerico went over his prepared review with the Commission. He noted that they would need to submit comments by December 24, 2011 to meet the 63 day deadline.

There was a lengthy discussion about many of the points in Tallerico's review. There was also a discussion about several Commissioner's concerns in regard to increasing traffic on Pontiac Trail. Tallerico noted all the points made by the Commissioners and stated that he would draft another letter for Chairperson Weipert to review and send to the interested parties.

2) Blight

Chairperson Weipert asked the Commission if any of them had the opportunity to speak to City Council members about the blight issue. Commissioners discussed the issue at length. Several Commissioners thought it was important to get more information to the Council. Leimbach noted that some would just not be in favor of modifying the blight ordinance.

3) Annual Retreat Agenda

Chairperson Weipert asked Delaney to go back over previous meeting minutes to come up with agenda items.

TABLED ITEMS

BP Building Façade
Alexander Center
Medical Marijuana Dispensary Ordinance
Complete Streets & Safe Routes to School
Annual Retreat

PLANNING CONSULTANT REPORT

Tallerico reviewed a prepared report of current planning items.

STAFF REPORT

None.

ADJOURNMENT

Motion by Culbertson supported by Chaundy.

To adjourn the December 8, 2012 Planning Commission meeting at 8:43 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY

Pam Weipert, Chairperson

Kristen Delaney, Recording Secretary

Keith Bradley, Secretary