

**City of South Lyon  
Planning Commission Meeting  
September 13, 2007**

Chairman Weipert called the meeting to order at 7:04 p.m.  
All present recited the Pledge of Allegiance to the Flag

**PRESENT:** Commissioners Weipert, Bradley, Tartaglia, Kurtzweil, Mosier, Lanam, Leimbach, Culbertson and Subotich.

Also present was Ben Tallerico (Planning Consultant). Kristen Cunningham, Director of Community and Economic Development, ~~was excused.~~

**APPROVAL OF AGENDA:**

**Motion by Culbertson, supported by Bradley  
To approve the Agenda for September 13, 2007.**

**VOTE** **MOTION CARRIED UNANIMOUSLY**

**APPROVAL OF MINUTES:**

**Motion by Culbertson, supported by Lanam  
To approve of the Minutes for August 9, 2007 as amended.**

**VOTE** **MOTION CARRIED UNANIMOUSLY**

**PUBLIC COMMENT**

There was no public comment.

**OLD BUSINESS**

Preliminary Site Plan Review – Advance Auto Parts – PC# 02-07  
Keith Teltow, AHW Consulting, along with Steve Beck, Brad McLean (WXZ Development in Fairview Park, OH), and Mark ~~Cullen~~ of Zeimet Wozniak. *Collins*  
The property is north of Family Video on Pontiac Trail. The intent is to develop the front portion of the site which is zoned business while the back, zoned residential, will be left alone.

Tallerico stated he did receive a new site plan on August 27<sup>th</sup>, along with a memo from Cunningham, however not all the required materials indicated on the cover sheet were included. The light plan with detailed cut sheets needs to be submitted. The signs are under a separate review. The landscaping needs a revised plan. There are no problems with the building setbacks and there are more than enough parking spaces. The loading and unloading zone appears to have limited access and the rest of the plans will be reviewed when they are submitted.

Weipert asked if the missing sheets are items required for the preliminary approval. Tallerico noted the challenges are, the cut sheet for the lighting, the landscaping, and the loading zone need to be addressed. The wall or earth berm is up the Commissioners. Culbertson asked if those items are enough to hold up preliminary approval. Tallerico stated that was up to the Planning Commission.

Weipert asked Teltow if he received the comments from the Department of Public Works, the Police Department and the Fire Department. Teltow replied yes and he has no problem with meeting their recommendations and requirements.

Weipert noted that Hubbell, Roth and Clark had no feedback because they did not have all the necessary

documents. She asked if the applicant was required to have a detention pond. Teltow replied yes, and explained it would be underground, with the help of Mark Cullen. There was a general discussion regarding how the underground detention will work.

Leimbach stated he looked at other Advanced Auto Parts stores and the one in Dearborn has a face-brick exterior and looks quite nice. He wondered if that type of material is possible for this site. McLean stated if the proposed building materials meet the city codes then they will prefer to leave them as is. If the proposal does not meet code then they will certainly change it. He also explained it was not their intent to submit an incomplete proposal.

Mosier asked if the applicants had any idea of how many trees will be cut down. McLean stated approximately 30 and part of the intent of going with the underground detention system was to save some trees to allow the natural buffer.

Steve Deak, 29000 Inkster Road, Suite 120, Southfield, Mi  
Deak is the landscape architect for the site and reviewed the proposed landscape plan for the Commissioners. Leimbach asked what type of trees they will use. Deak replied maple, honey suckle, and deciduous trees. The evergreens are existing. Leimbach stated his concern that the trees in the winter will have no leaves to buffer Pontiac Trail. Deak stated the proposed landscape plan does meet the city code, but he will leave it the client. Cunningham reminded the Commissioners that they can approve a preliminary proposal because it is a feasible plan for development. Everything will still have to come back for final review. Weipert stated the standards do state they cannot have a dramatic change between preliminary and final. Lanam stated he wants to see evergreens in the front so the property will not look so barren in the winter. He also commented the city ordinance requires buildings should blend in to the neighborhood and he feels this site does not.

There was a general discussion regarding the location of the transformer, the dumpster, and the general appearance of the building including the color scheme for the banner.  
The Commissioners pointed out that they have worked hard with other developers to get rid of the bright colors for the banners and use more muted tones.

Weipert asked if there will be a public hearing to correct the zoning. Cunningham replied yes.

Culbertson asked what can happen to the back portion of the property down the road. Mclean stated he did not see how it could ever be developed because of the water table. He believes it is not feasible but any proposals will have to come back to the Planning Commission anyway.

Culbertson noted that not having a berm did not concern him but he would like to see the dumpster moved behind the building more and have the enclosure match the main building. Lanam stated the Commission does ask that a material board be presented at final approval.

Mosier questioned the eighteen replacement trees. McLean stated he did not know where they can put them and asked if there was another solution. Weipert replied the trees can be donated to the city's tree bank. Leimbach stated it would be nice to see the layout of where the trees will be in relation to the walls and/or berm. There was a general discuss regarding how things will be laid out and with what plants.

Tartaglia asked if the split face brick was color integrated. McLean answered it was painted after, not color interfaced. Tartaglia suggested they reconsider at least for the maintenance. He also suggested instead of using trees they use bushes in the front. McLean noted the city code did require a certain amount of trees. Weipert suggested the Commission may be willing to loose some trees for more diversity

in the landscaping. Kurtzweil stated the community is changing and is beginning to have a much different appearance. She does not believe this site has the flare in line with where the city is heading, it needs to be more upscale. The applicant is close, but not quite there. She suggested they consider using ornamental grasses, which have the ability to provide color. She also suggested more woodland plants.

Weipert stated she agrees with the Commissioner's comments and asked the applicant to view the ordinances as a floor and not a ceiling She did ask if there will be a continuous concrete sidewalk through the drive. McLean stated that will not be a problem.

Lanam commented it is his opinion that the entire red banner is their sign so it may not meet code anyway. Everything else is more earth tone. He also stated if they decide to go with color integrated split face it will look more like brick and require less maintenance.

**Motion by Lanam supported by Leimbach**

**To deny Preliminary Site Plan – Advance Auto Parts PC#02-07**

Teltow asked if decision can be tabled. Lanam withdrew the motion.

**Motion by Lanam supported by Leimbach**

**To table Preliminary Site Plan – Advance Auto Parts PC#02-07 until the October 11, 2007 meeting.**

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

Master Plan Discussion

Tallerico stated at the next meeting the Commissioners will have a final draft and if approved it will be submitted to City Council. If they approve it then it will go to the neighboring communities for advisory comments. Then a public hearing will be held and if approved then it will go to City Council for final approval.

There was a general discussion regarding future land use maps and the split zoning on the Advance Auto Parts site.

### **NEW BUSINESS**

Ordinance Update Discussion

Tallerico needed clarification on the comments regarding the fire department's ladder truck. Mosier stated it had to do with looking at increasing the building heights.

Tallerico noted the veterinary clinics will move from B1 to B3 and if everyone is in agreement on the wording that it is ready to go to the lawyers for their review. The window signs change will not be a major challenge but does <sup>need to</sup> also be reviewed by the city's lawyer. He also stated it should read that signs must be at least four-feet from the window. Leimbach asked why it is not eight-feet. Lanam stated four-feet does not give stores enough room to work with, it will impact the aisle space for merchandise.

Weipert asked about the street buffers and sidewalks on private drives. Tallerico stated he can bring more to discuss next time.

Leimbach asked if they can do something to strengthen the materials they want developers to use.

Tallerico stated he will draft something. Cunningham also suggested adding in the requirement of the material board.

Subotich stated he wants to see something strengthened in the code for vacant buildings. Cunningham asked if that includes residential. Subotich replied yes. Cunningham noted it does fall under the property

maintenance code and it can be brought back for discussion to see if there is a way to add some teeth to it.

Kurtzweil asked if it was possible to make it a requirement that when properties are foreclosed that the order posted on the building include who is responsible for lawn maintenance and require a 24-hour phone number listed. Lanam stated noxious weeds should also be short. Cunningham will discuss both the city attorney. Regarding the noxious weeds she noted there must be some reason for the ten-inch rule. Also enforcement may become an issue if it's shortened.

**STAFF REPORTS**

Cunningham reported the next meeting will be October 11, 2007.

**ADJOURNMENT**

**Motion by Bradley supported by Culbertson.**

**To adjourn the meeting at 8:58 p.m.**

**VOTE**

**MOTION CARRIED UNANIMOUSLY**



Pam Weipert, Chairperson



Keith Bradley, Secretary



Jennifer Knapp, Recording Secretary