

**City of South Lyon
Planning Commission Meeting
October 11, 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 Culbertson, Weipert, Mosier, Bradley, Kurtzweil, Lanam, Leimbach and Tartaglia. Commissioner Subotich was excused.

Also present were Ben Tallerico (Planning Consultant), Kristen Cunningham, Director of Community and Economic Development

APPROVAL OF AGENDA:

**Motion by Bradley, supported by Lanam
To approve the Agenda for October 11, 2007.**

VOTE **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF MINUTES:

**Motion by Mosier, supported by Lanam
To approve of the Minutes for September 13, 2007 as amended.**

VOTE **MOTION CARRIED UNANIMOUSLY**

PUBLIC COMMENT

No public comment.

OLD BUSINESS

Preliminary Site Plan Review – Advance Auto Parts PC #02-07

Keith Teltow thanked the Commissioners and stated they took many of their suggestions back to the client and have accomplished many of the requests including the façade and landscaping. The loading zone and trash enclosure were moved to the back of the building and the lighting detail will be included.

Steve Deak, 2900 Inkster Road, Southfield

Mr. Deak, also on behalf of the applicant reviewed the changes made to the landscaping. The new plan is to use juniper, sumac and day lilies as well as evergreens and ornamental grasses. There are some trees that will need to be placed in the tree bank if acceptable to the city. Also they would like to use a hedge for screening instead of a berm or wall. There is one large Oak tree they will try to preserve.

Mark Collins, 40024 Grand River, Northville

Mr. Collins reviewed the design for the underground retention basin and explained how the system works and will be able to handle a 100-year storm. He also noted that Hubbell, Roth and Clark will review the design plans. Weipert noted Hubbell, Roth and Clark's comments mentioned the

permeability as it relates to the ground water level. Collins explained that he agreed if the ground water is higher or lower the permeability is affected and those concerns will be addressed at the final planning stage. Weipert asked what if the ground is overly dry at the time of construction. Collins explained that would be good because the water would percolate into the dry ground. If the ground water level is high then there will be pipes to accommodate the extra water.

Tallerico stated he did a second review and the lights are close. The plans need to include the height of the poles and bases. The wattage is noted as 462 watts which is close. The flat lenses were recommended. He could not find the 2nd WTP light as indicated. The hedge vs. the berm or wall was at the discretion of the Commission. He asked the applicants if the façade proposed for this site was the same as their building in Monroe. Dan Bon replied yes.

Tallerico noted not all of the trees were identified and that would need to be corrected so the replacement tree calculations can be verified. Two trees may need to be moved and the Evergreens need to be at least eight-feet. The parking is fine but needs clarification on the number of handicap spaces.

Teltow stated there will be 33 parking spaces with two handicap spaces. The lighting details will be corrected. He has no problems correcting any of the comments made by Tallerico.

Collins stated the landscaping changed based on the Planning Commissions suggestions at the last meeting. Kurtzweil thanked him for that and stated other communities, such as Frankenmuth, use exterior decorators and they might consider doing that as well. They can help with the finished look of the building, such as large urns outside of the doors that will allow for seasonal plant changes or decorations. Kurtzweil recommended Detroit Garden Works as a resource.

Mosier stated he was happy with the changes. Bradley agreed and noted he wanted to be sure of the number of trees that will be placed into the tree bank.

Lanam asked for clarification on the retention area and having the water stored in stones. Deak stated usually within 24 hours the water is gone because it will seep between the trees. Lanam noted they will be digging pretty close to the canopy of the trees. Deak replied they will confirm the feasibility of the construction near the trees.

Leimbach stated the applicants did an excellent job incorporating all the comments. He was concerned with using Arborvitae along the back of the parking lot however because snow and salt from the plows would likely damage the plants. He would like to see more of a mix of plants, and not just juniper and sumac.

Weipert was thankful they took all the comments from the Commissioners to heart. The city has been trying to work with beautification in town including during the holiday seasons. She asked if the use of the hedge has to go through the Zoning Board of Appeals. Collins stated the ordinance notes a hedge was acceptable. Tallerico stated the hedge meets the intent of the ordinance so it will fall under the Planning Commission's authority.

Leimbach and Kurtzweil asked for them to take one more look at the landscaping including the Swamp Oak tree. Collins agreed and noted the Swamp Oak tree grows well in wet conditions with more height than Birch which was why they chose it. Kurtzweil asked how many Ash Trees are on

the lot. Collins he believes two. Kurtzweil asked if they would be willing to treat them if they appear healthy. Collins replied he would have to look at it but will keep that option open.

**Motion by Lanam supported by Leimbach
To approve Preliminary Site Plan Review – Advance Auto Parts – PC#02-07**

VOTE MOTION CARRIED UNANIMOUSLY

Public Hearing – Rezoning Request – 23238 Pontiac Trail – RM-1 to B-3

Weipert opened the public hearing at 7:45pm.

There was no one from the public who wished to speak.

Weipert closed the public hearing at 7:46pm.

**Motion by Bradley supported by Mosier
To recommend approval to City Council for Rezoning Request – 23238 Pontiac Trail – RM-1 to B3.**

VOTE MOTION CARRIED UNANIMOUSLY

Master Plan Wrap-up

Tallerico handed out the final draft of the Master Plan with apologies for not having the color map included. The Commissioners suggestions were incorporated and then Tallerico added some stronger language where necessary. He asked the Commissioners review it and send any last suggestions and/or corrections to Ms. Cunningham as soon as possible.

NEW BUSINESS

Public Hearing – Ordinance Amendment – Sign Ordinance Chapter 70, Sec. 70-2 Definitions.

Weipert opened the public hearing at 8:02pm.

There was no one from the public who wished to speak.

Weipert closed the public hearing at 8:03.

There was a general discussion regarding the impact of changing the distance from the window to four-feet.

**Motion by Bradley supported by Lanam
To recommend approval to City Council for Ordinance Amendment – Sign Ordinance Chapter 70, Sec. 70-2 Definitions.**

VOTE MOTION CARRIED UNANIMOUSLY

Public Hearing – Ordinance Amendment – Chapter 102 Sections 102-293 and 102-323 excluding Veterinary Clinics from the B-1 District.

Weipert opened the public hearing at 8:08pm.

There was no one from the public who wished to speak.

Weipert closed the public hearing at 8:09pm.

**Motion by Bradley supported by Lanam
To recommend approval to City Council for Ordinance Amendment – Chapter 102 Sections 102-293 and 102-323 excluding Veterinary Clinics from the B-1 District.**

VOTE MOTION CARRIED UNANIMOUSLY

Public Hearing – Ordinance Amendment – Chapter 86 – Section 86-62 – Streets – In order to require sidewalks on private drives.

Weipert opened the public hearing at 8:10pm.
There was no one from the public who wished to speak.
Weipert closed the public hearing at 8:11pm.

Kurtzweil asked if they would only apply to subdivisions. Tallerico confirmed it will only apply to developments.

**Motion by Bradley supported by Lanam
To recommend approval to City Council for Ordinance Amendment – Chapter 86 –
Section 86-62 – Streets – In order to require sidewalks on private drives.**

STAFF REPORTS

Cunningham handed out materials for review regarding the property maintenance codes for discussion at the next meeting. Tallerico noted the state passed Public Act 61 to help with blight just last week.

There will be no second meeting in October.

ADJOURNMENT

Motion by Lanam supported by Bradley

To adjourn the meeting at 8:17 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY


Pam Weipert, Chairperson


Jennifer Knapp, Recording Secretary


Keith Bradley, Secretary