

**City of South Lyon
Planning Commission Meeting
October 27, 2005**

Commissioner Morelli called the meeting to order at 7:01 p.m.

All present recited the Pledge of Allegiance to the Flag

PRESENT: Commissioners Lewandowski, Bradley, Mosier, Culbertson, Weipert, Tartaglia, and Morelli. Commissioners Lanam and Pollock were excused.

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

APPROVAL OF AGENDA:

Cunningham asked to remove item number two under the old business section and under the new business section add Extension for Alexander Center.

**Motion by Culbertson, supported by Lewandowski
To approve the Agenda for October 27, 2005.**

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

**Motion by Culbertson, supported by Lewandowski
To approve of the Minutes for the September 22, 2005 as amended.**

VOTE

MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

The property owner of 260 Washington Street asked when item number two would be back on the agenda. Cunningham stated he could check the agenda for the Planning Commission's meeting on the city web site. Morelli noted the Planning Commission meets the second and fourth Thursday of each month.

OLD BUSINESS

Beacon Medical Park – PC #02-05 Final Site Plan Review

Morelli stated he was uncomfortable addressing this proposal because he had just received revised plans and notes. Cunningham apologized to the Commission for the missing plans. Gary Paver on behalf of the Developer Joe Daratony stated he understood there were three issues that were addressed in the hand out he distributed.

Morelli asked Cairns to review his comments.

Cairns explained the changes on the parking lot that were requested by the Planning Commission would not work because of the storm water retention. The applicant is willing to offer an easement so that when the property to the north is developed the properties could be joined.

Culbertson asked if the property was zoned residential. Cairns replied it is all commercial and it is entirely possible they may need to have retention that would also raise the drive but if not this easement does allow for them to meet at the property line. Since it was originally a condition of approval if the easement is acceptable then it should be noted in the motion.

Morelli asked if the entire building has been raised three-feet. Paver stated as far as he knows there is a curb but the existing building grade does not change. He explained the underground retention is pre-existing.

Morelli noted the boulder retaining wall was not on the original plans. Paver stated it was always there. The elevation was not an issue until the request to change the driveway. Cairns stated the finished grade is noted on the site plans. Culbertson asked if steps are in the back of the building. Cairns replied it slopes to the alley and the front is a straight walk into the building.

Cairns stated the light pole could not exceed 15-feet in height. The lighting engineer is concerned that would not give enough light. They are willing to cut the pole to 15-feet and then put it on a two-foot tall base. This is satisfactory if the Commissioners agree. Culbertson stated he did not see the concern with 18 or 20-foot tall lights. Cairns stated he felt at 15 or 17- feet it would be the right height to light the lot but not adversely affect the neighboring homes.

Cairns stated item number three is the tree count. The applicant could only put 17 trees back on the property and the remaining 13 will go in the tree bank, which is acceptable and needs to be written on the plans. It is important to note the plans received tonight are different then the plan handed out by Mr. Cairns. Subsequent to the October 17th comments he realized a screen wall is required at 4-1/2 feet or they could have a landscaped berm. A berm is already provided but the height needs to be increased. The landscape architect sent a revised plan that is satisfactory.

Morelli asked Cairns if all of his concerns were met. Cairns replied yes, with the exception of the easement but if that is acceptable to the Commission then yes. The easement should be noted on the drawings so it does not get lost.

Lewandowski noted the sidewalk does not say five-feet. Cairns replied it needs to and all changes that have been discussed need to be on the plans. Cunningham stated she was handed new plans just prior to the meeting so the

copy in front of the Commissioners is no longer the most up-to-date. She also noted they need to see the materials board.

Morelli asked if the changes from the Department of Public Works have been made. Cairns and Paver replied they do not know. Cunningham noted that Daratony needs to provide the appropriate revised plans. Morelli stated Hubble, Roth, and Clark had a comment regarding a six-foot screen wall of the alley. Cairns replied they are not required to have a wall at all.

Culbertson asked about the three-foot sidewalk in the back at the wall. Cairns replied that is acceptable.

Motion by Weipert, supported by Bradley

To table Beacon Medical Park - PC #02-05 Final Site Plan Review until the December 8, 2005 meeting, at which time the applicant must present a revised final site plan which includes the easement for the property to the north, the landscape berm, the five-foot sidewalk on the landscaping berm detail, all engineering details must meet the city's standards, the revised lighting height, and the materials board.

VOTE

MOTION CARRIED UNANIMOUSLY

Consideration of the Revised Tree Replacement and Removal Ordinance.

Cairns stated he has completed a moderate rewrite of the ordinance. The biggest single change is removing responsibility from the city for cataloguing tree count and placements. The city will check to make certain the applicant is in compliance but they would not be responsible for providing the information. Obviously the ash trees have been taken out of the ordinance. Some things were reworded and moved around to make more sense. The areas highlighted in gray read more easily and should be easier to follow.

Weipert stated she found a few typos and would provide those notes to Cairns. In addition on page three, 5J she had a question regarding trees on construction sites that are protected. Cunningham stated the trees will be catalogued so the city would know if that protection is violated. Morelli noted the catalogue must be submitted to the city, which is, basically, a tree survey. Cairns replied yes because the city must know what is there and what would be protected.

Weipert asked what a meets and bound's property are. Cairns explained it is a lot designation that does not have a number attached to it. Weipert asked where the numbers, in the exemption section regarding the removal of trees on a single-family property came from. Cairns stated they were in the original ordinance. Weipert asked if that means, over time, a property owner could

remove all the trees on their lot. Cairns replied yes, as long as they were not landmark trees.

**Motion by Culbertson, supported by Mosier
To recommend approval of the Revised Tree Replacement and
Removal Ordinance to City Council.**

VOTE MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

Extension for Alexander Center

Cunningham stated the applicant was granted preliminary approval on November 11, 2004 and requires an extension of the approval of the plans.

Morelli asked if anything had changed with the city ordinances that they would now have to meet. Cunningham replied no. Morelli stated he had no problem with extending it. Cunningham noted they must submit the final plan. Morelli asked if, over the next year, any ordinances change, would the final site plan have to reflect those changes. Cunningham stated she would have to check with the city attorney.

**Motion by Culbertson, supported by Mosier
To grant extension of approval for the Alexander Center for one year
to November 1, 2006 with the stipulation that the final site plan must
meet any revised city ordinances and policies that may change.**

VOTE MOTION CARRIED UNANIMOUSLY

STAFF REPORTS

Morelli stated there were discussions regarding the Bailo property that is currently being built. There is no room for service vehicles, and there are some other concerns but because it never came before this Commission the city is stuck with it. Cunningham noted the original site plan was approved in 1993, and last year the applicant came back to finish the development and according to the ordinances unless something has significantly changed, the city can not charge him nor does the city at this time have the ability to review the plans according to current standards the way the ordinance is written. The applicant asked for an extension just before Cunningham left for maternity leave and it came before the Planning Commission while she was absent. Morelli asked what needs to be done. Cunningham stated that Cairns is in the process of making changes to the ordinance.

Weipert stated it was approved as an office building but that is not what it being built. Culbertson noted he spoke with the property owner and was informed a market would be going in the building. Cairns stated it had originally been

approved as all offices but they could put any type of use allowed in that district in the building as long as parking and loading zones rules were followed. Cunningham stated a lot of what must be met is part of the building codes and state law. That must be worked out or they would not receive a certificate of occupancy.

Morelli asked how many other unfinished plans they city has record of. Cunningham replied she does not know but correcting the ordinance should prevent this from happening again.

There was a discussion regarding Lyon Township's Master Plan.

**Motion by Weipert, supported by Bradley
To cancel the meetings scheduled for November 24, 2005 and
December 22, 2005 due to the holidays.**

VOTE MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

**Motion by Culbertson, supported by Lewandowski
To adjourn the meeting at 8:27 p.m.**

VOTE MOTION CARRIED UNANIMOUSLY

Ron Morelli, Chairperson

Jennifer Knapp, Recording Secretary

Steve Mosier, Secretary