

**City of South Lyon  
Planning Commission  
Special Meeting Minutes  
December 4, 2014**

The meeting was called to order by Lanam at 7:02 p.m.

**PRESENT:** Keith Bradley, Vice-Chairman  
Jerry Chaundy, Secretary  
Frank Leimbach  
Maggie Kurtzweil  
Scott Lanam, Chairman  
Steve Mosier  
Jason Rose

**ABSENT:** Wayne Chubb (excused)  
Carol Segal (excused)

**OTHERS PRESENT:** Timothy Wilhelm, City Attorney  
Kristen Delaney, Director of Community & Economic Development

**APPROVAL OF AGENDA:**

Motion by Bradley, second by Chaundy to approve the agenda for December 4, 2014 as presented.

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**APPROVAL OF MINUTES:**

*Lanam noted that the title of the minutes said "Special Meeting" and noted that the word "special" should be removed.*

Motion by Mosier, second by Chaundy to approve the minutes for November 13, 2014 as amended.

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**COMMENTS FROM THE PUBLIC**

None.

**PUBLIC HEARING**

None.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

None.

### **TABLED BUSINESS**

**1) Park Place Site Plan Amendments:** Planning Consultant Avantini noted that he had not re-reviewed this site plan. He stated that he recommended approval at the last meeting, and recommends approval today. His only note is that he would like to see shielded fixtures on the building.

Commissioner Kurtzweil asked for more information about the light fixtures. Avantini stated that they were wall pack light fixtures and they would not be in compliance once the new ordinance was passed. Kurtzweil asked what that meant. Avantini stated that any existing wall pack light fixtures would be in compliance but new ones would not be allowed on future site plans or reviews. Avantini stated that he personally did not like them, both for aesthetic and safety reasons. Avantini stated that the glare from the fixtures is distracting from the roadway. He noted that a new, shielded LED fixture would be more attractive and energy efficient.

Commissioner Rose stated that he had visited the site and he has some concerns about the parking to the back of the site. Rose noted that he had visited the site before the meeting and sent pictures to his fellow Commissioners. Rose stated that the parallel parking spots at the back of the lot are 7' wide, and that you need at least 3' to safely open the car door. Rose stated that the cement planter boxes make it impossible to correctly park in the space and safely open your car door. Rose stated that the very last spot, closest to the southern property line, is completely unusable unless there are no other cars in the spot to the north. Rose stated that the layout of these spots makes absolutely no sense to him. On paper, it looks like they added 10 additional parking spots, but in reality there are really on three usable spaces. Rose noted that this area might be a more appropriate place to locate the dumpster or as a loading zone.

Avantini stated that he believed this area would be appropriate for employee parking. If it was used for employees, there would fewer ingress/egress issues. Avantini stated that he agreed with many of Commissioner Rose's points, but was also sensitive to the fact that the applicant was trying to get more parking spaces into the lot.

Clark Bailo  
601 S. Lafayette

Bailo addressed some of Rose's points. He noted that the spaces were in compliance with the ordinance but could be made wider because the maneuvering lane is wider than what is required in the ordinance. Bailo stated that the spaces could be reconfigured and restriped.

Bailo noted that the current light fixtures have been on the building since it was constructed in 1992. He stated that in his opinion, the street lights were too bright, not the wall pack light fixtures. Bailo stated that he could change the light bulbs used in the fixtures, because the current light bulbs have a blue hue to them.

Kurtzweil had questions about the current parking lot and how the layout of the parking spaces would be impacted by the new zoning ordinance. For example, she asked, would they be able to fit more spaces into the lot under the new ordinance? Avantini stated that he couldn't know without looking at a plan, but the standard parking spot size is not going to change. It will remain 9' X 18' under the new ordinance, so they probably could not fit more spaces into the lot.

Ryan Cottongim  
9020 Walnut, Whitmore Lake

Cottongim introduced himself as the owner of the Witch's Hat Brewing Company. He stated that he obviously has an interest in fitting as many parking spaces into the lot as possible so he has ample parking for his customers. He stated that he thought the spaces to the back of the parking lot would be appropriate for employee parking. He noted that he agreed with Rose's assessment of the layout of those spaces and that some were simply not usable.

Cottongim noted that he would like to come back before the Commission in the future to add outdoor seating at his business.

**MOTION TO APPROVE THE AMENDED SITE PLAN FOR PARK PLACE:**

Motion by Chaundy, second by Bradley to approve the Park Place amended site plan dated November 15, 2014.

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**2) Peter's True Value Hardware:** Avantini stated that he did not re-review this project. He reviewed his letter dated October 20, 2014 that had been discussed at the previous meeting. Avantini stated that he had previously recommended approval and he does so again tonight. He stated that, at this point, the Commission needs to give the applicant direction on what they would like to see. He noted that the ordinance does have specific façade material requirements but it does give the Commission some discretion over and above the basic requirements of the ordinance.

Peter Lindhout  
10465 Citation Drive, Brighton

Lindhout, architect for the project, presented and reviewed the revised plans and elevations. He pointed out some additional architectural details as well as a mural which pays homage to the grain mill. He stated that this revised plans has increased the amount of landscaping around the proposed structure.

Kate Bond  
3121 E. Grand River, Howell

Bond of Boss Engineering presented the landscape plan to the Commission. She stated that it had been planned to include a palette of evergreens, flowers and ornamental grasses for year-round color.

Commissioner Leimbach stated that since the previous meeting, it has come to light that the grain mill is on the list of historic places in the state. He stated that he thought it was odd that this was not brought up at the last meeting. Leimbach stated that he has looked at the revised plans and still feels that the applicant is putting up a pole barn. He stated that he will not vote for this, as he feels that very little has been added to the revised plan in terms of architecture. Leimbach noted that the landscaping was nice, but it was not enough to make him vote for this plan. He stated that he hates to see the existing building come down and anything that replaces it should have visual impact.

Rose stated that he thought the landscaping is very well done, and that the proposed tribute to the grain mill is a nice touch. He stated that he is glad to see the proposed storage building set back from the road.

Commissioner Bradley stated that he agrees with Rose. The revised plans presented tonight are an improvement from what the Commission saw in November.

Kurtzweil stated that the boulders in the landscape plan are too small and their impact would be lost amongst the proposed plantings. Kurtzweil stated that the boulders could be larger for increased visual interest. She stated that 18" boulders were too small. Kurtzweil stated that she does not recommend the arborvitae as presented because deer eat them.

Bradley noted that the property in question is fenced in so deer would not likely be a problem.

Kurtzweil stated that the proposed butterfly bush is a tender perennial and will probably die off. She suggests a variety of roses called "Knockout Roses" instead. She stated that the "Little Bunny" variety being proposed should be replaced with "Karl Foerster Grass". Kurtzweil stated that the plan as presented lacks fall color and the grass could help with that. She stated that she agrees with Leimbach, the building is lacking. It isn't tall enough, but she does like the mural.

Kurtzweil stated that she would like to see a plaque on the site with some text about the historic grain mill.

Lindhout stated that it would be feasible to add a cupola. This may give some height to the building that the Commission is looking for. Lindhout clarified what constitutes a pole barn and noted that the proposed building is not a pole barn. Rose asked if the building would have footings. Lindhout responded that it would.

Rose stated that he was concerned about the cost of the cupola on the business owner. He noted that it's a lot of money for very little in return in terms of functionality.

Kurtzweil stated that the business owner was missing the point. It's not meant to be functional, it's an aesthetic concern.

Peter Grebeck  
415 E. Lake Street

Grebeck, owner of the property, noted that he has options for the property including just tearing down the building and not replacing it. He stated that he is trying to improve the site.

Rose noted that Grebeck would encounter issues when tearing down the building. He stated that this was because the demolition was so close to a live railroad track. Rose stated that this would greatly increase the cost of demolition. Rose asked when the demolition will take place. Grebeck responded that the structure would be demolished throughout the winter and hopefully construction will begin in the spring.

Avantini stated that a single cupola in the middle of the building should be relatively inexpensive and address the concerns of the Commission. Lindhout conferred with Grebeck and agreed that a single cupola, which did not run the length of the building, would be an acceptable compromise.

Avantini suggested giving approval at tonight's meeting for the plan, contingent upon the drawings coming back to the Planning Commission for final approval.

**MOTION TO APPROVE THE SITE PLAN FOR PETER'S TRUE VALUE HARDWARE WITH THE CONTINGENCIES:**

Motion by Rose, second by Bradley to approve the revised site plan for Peter's True Value Hardware based up on the following items being presented to the Planning Commission for approval at their January 2015 meeting:

- Graphic on the side of the building depicting the grain mill.
- Plaque on the building with language about the history of the grain mill.
- Revised elevation and plan that details the cupola on the proposed building.
- Recommended changes to the landscape plan discussed at the December 4, 2014 Planning Commission meeting.

**VOTE**

**(6 AYES,1 OPPOSED) MOTION CARRIED**

**3) Planning Commission By-Laws:** There was a general discussion about the By-Laws. Avantini asked about having a City Council member on the Commission. He noted that this was common in other communities that he works in. Wilhelm stated that there could be a good case to be made for having a Council Member on the Commission, but they need to be very careful about voting twice on the same item twice, at the Planning Commission and then at the Council level. The Commission reviewed the By-Laws and gave Wilhelm some direction on possible revisions. Wilhelm stated that he will revise the By-Laws based on these comments and his own review and bring them back to the Commission. For now, Wilhelm suggested that the Commission approve the copy of the By-Laws as presented this evening.

**MOTION TO APPROVE THE BY-LAWS FOR THE PLANNING COMMISSION DATED DECEMBER 8, 2009 AS PRESENTED:**

Motion by Bradley, second by Kurtzweil to approve the By-Laws for the Planning Commission dated December 8, 2009 as presented.

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**PLANNING CONSULTANT REPORT**

Avantini gave the Commission an overview of the Methodist Church sign. They have applied to have an LED changeable message sign but their property is zoned residential. Signs like the one that they are proposing are not allowed in a residential district. Avantini has suggested to the City Manager that the Council refer this issue to the Planning Commission for review. The sign ordinance could be amended to allow for this type of sign for certain types of uses such as a church. Avantini also gave an overview of his progress on the zoning ordinance. He expects to bring it to the Commission for review early in 2015.

**STAFF REPORT**

Wilhelm gave an update progress with the BP property to correct enforcement issues.

**ADJOURNMENT**

Motion by Bradley, second by Chaundy  
To adjourn the meeting at 9:22 p.m.

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Scott Lanam, Chairman

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Kristen Delaney, Recording Secretary

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Jerry Chaundy, Secretary