

**City of South Lyon
Planning Commission
Regular Meeting Minutes
February 12, 2015**

The meeting was called to order by Lanam at 7:08 p.m.

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

ABSENT: Wayne Chubb (excused)

OTHERS PRESENT: Timothy Wilhelm, City Attorney
Kristen Delaney, Director of Community & Economic Development
Lloyd Collins, Chief of Police
Mike Kennedy, Fire Chief

APPROVAL OF AGENDA:

Motion by Mosier, second by Rose to approve the agenda for February 12, 2015 as presented.

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

Motion by Bradley, second by Chaundy to approve the minutes for January 8, 2015 as presented.

VOTE

MOTION CARRIED UNANIMOUSLY

COMMENTS FROM THE PUBLIC

Carl Richards
390 Lennox

Richards made comments about the pending demolition of the grain mill located on the Peter's True Value Hardware property. *Richards made comments about the Historical Commission*

and the Historical Society and how they are getting close to purchasing another building. He is keeping the Parks and Recreation Commission and the Planning Commission abreast of certain topics. They are going to build another building on the historic village site. He stated that he spoke about the Knolls of South Lyon development at the January meeting and the minutes do not reflect that.

PUBLIC HEARING

1) Amendment to Ordinance Regulations Concerning the Medical Use of Marihuana and Related Land Uses and Activities: Chairperson Lanam opened the public hearing at 7:15 p.m. There was no one from the public who wished to speak on issue. Lanam closed the public hearing at 7:16 p.m.

City Attorney Wilhelm gave an overview of the intent of the proposed amendment and the changes made to it to date. Wilhelm stated that based on input from the Planning Commission the current draft of the proposed ordinance will restrict caregiver activities to I-1 or I-2 districts, as a Special Land Use.

He noted that section 102-497(c) of the proposed ordinance outlined distancing requirements and requested feedback from the Commission. Lanam questioned the 300' required distance, asking if that would be measured from the structure or the property. Wilhelm stated that he needed to review the zoning map and do some calculations to determine what the best way to proceed would be. Planning Consultant Avantini stated that it would seem easiest to measure from the property line.

Wilhelm noted that *he* was still unsure about section 102-498 (i) which requires proof of insurance. He went on to state that he would likely strike section 102-501 (d) which addresses "provisioning centers".

Commissioner Kurtzweil asked about section 102-499 (k) which addresses delivery and transfer on site. Wilhelm stated that, as it is written now, distribution on-site to patients would not be allowed. The ordinance requires a caregiver to transport medical marihuana to the patient. Wilhelm stated that he structured the ordinance this way in order to reduce confusion about who should be on the property.

Chief Collins answered questions about how his department verifies patient and/or caregiver status. Collins stated that he supports the draft ordinance as written and agrees with the approach that Wilhelm *and the Planning Commission* ~~is~~ are recommending.

Kurtzweil asked about the possibility of having a medical marihuana patient card and a concealed weapon. Collins responded that his department asks applicants for concealed weapons if they have a medical marihuana patient card.

Commissioner Leimbach stated that he is in favor of the ordinance as discussed tonight because it introduces the least amount of drug use into neighborhoods.

Kurtzweil stated that she is in favor of requiring these types of businesses to show proof of insurance because there will potentially be large amounts of fertilizer on site.

Chief Kennedy addressed the distance requirements in the proposed ordinance. He stated that in his opinion, 100 feet rather than 300 feet would be practical.

MOTION TO RECOMMEND AMENDMENT TO ORDINANCE REGULATIONS CONCERNING THE MEDICAL USE OF MARIHUANA AND RELATED ACTIVITIES TO SOUTH LYON CITY COUNCIL FOR FIRST READING:

Motion by Kurtzweil, second by Bradley to recommend the ordinance to South Lyon City Council for first reading contingent upon the following amendments:

- Changing section 102-46 (c) from 300 feet to 100 feet.
- Omitting section 102-501 (d) which addresses provisioning centers.

VOTE

MOTION CARRIED UNANIMOUSLY

2) Amendment to Sign Ordinance: Chairperson Lanam opened the public hearing at 7:55 p.m. There was no one from the public who wished to speak on issue. Lanam closed the public hearing at 7:56 p.m.

Avantini reviewed the purpose of the proposed amendment to the sign ordinance.

Wilhelm asked about the size limitation of 50 SF or less. Did that include one side or both sides of the sign? Avantini clarified that a two-sided sign could be 50 SF on each side.

Commissioner Chaundy asked why the ordinance was being modified to include multifamily, but not single family as well. Avantini stated that he wanted to be careful opening up the areas where these signs were allowed. He cannot see a scenario where a lighted, changeable message sign would need to be located in a single family district.

MOTION TO RECOMMEND AMENDMENT TO SIGN ORDINANCE TO SOUTH LYON CITY COUNCIL FOR FIRST READING:

Motion by Bradley, second by Chaundy to recommend amendment to the sign ordinance to South Lyon City Council for first reading.

VOTE

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

None.

NEW BUSINESS

1) Presentation by Planning Consultant Carmine Avantini: Avantini gave a presentation to the Commission about site plan review and the planning process. He made recommendations to the Commission about processes and procedures to ensure that the plans that they approve get built the way that the Commission wanted them to be.

TABLED BUSINESS

1) Planning Commission By-Laws: None.

PLANNING CONSULTANT REPORT

Avantini gave an update on the progress of the ordinance rewrite. He noted that it still needs to be reviewed by Wilhelm.

STAFF REPORT

Delaney stated that she had received a site plan for a proposed addition to the Biggby Coffee for a TCBY. She also noted that she had Avantini had met with Tom Schroeder regarding the possible development of the 11 acre parcel off of 11 Mile Road. Avantini stated that Schroeder would likely be submitting a revised site plan to the City in the near future. Delaney discussed the need to hold an election of officers. Wilhelm stated that he does not remember this taking place in the last year.

ADJOURNMENT

Motion by Bradley, second by Chaundy.
To adjourn the meeting at 8:51 p.m.

Scott Lanam, Chairman

Kristen Delaney, Recording Secretary

Jerry Chaundy, Secretary