

**City of South Lyon  
Planning Commission Meeting**

May 10, 2012

Chairman Lanam called the meeting to order at 7:08 p.m.

All present recited the Pledge of Allegiance to the Flag

PRESENT: Commissioners Kurtzweil, Lanam, Bradley, Leimbach and Chaundy were present. Commissioners Weipert, Culbertson, Chubb and Mosier were absent and excused.

Also present were Carmine Avantini (Planning Consultant) and Kristen Delaney, Director of Community and Economic Development.

**APPROVAL OF AGENDA:**

**Motion by Bradley, Supported By Leimbach**

**To Remove Item Number Three, Master Plan Kickoff Discussion**

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**Motion by Bradley, supported by Kurtzweil**

**To approve the Agenda May 10, 2012 as amended.**

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**APPROVAL OF MINUTES:**

**Motion by Bradley, supported by Leimbach**

**To approve the Minutes for March 8, 2012.**

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**Motion by Leimbach, supported by Chaundy**

**To approve the Minutes for April 12, 2012.**

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

## PUBLIC COMMENT

None

## OLD BUSINESS

### 1) Lexington Place Condominiums Final Site Plan Review

Avantini referenced the latest report, which was not in the packet. Avantini detailed previous meetings with the applicant, and discussed points that he has worked on with applicant.

Avantini noted the building design and transition of units thirty-three and thirty-eight, which are right next to the townhouses. Avantini would prefer those to be attached units for a better transition but realized that it was not really do-able. They have comprised by adding landscaping. The building materials compliment exiting units and they will be one and a half floors for a better transition.

Regarding landscape they will use native pine trees rather than Austrian pines. Michigan varieties are noted on the final site plan. In the past, the Planning Commission had concerns about the landscape along Eleven Mile. Avantini noted that the applicant is aware that it needs to be improved to increase curb appeal. The applicant will provide a planting plan for each unit and this will be submitted as units are built. Leimbach would like to see the landscape plans for each unit because he wants to know what to expect. Avantini will forward to the Commissions as they come in.

Kurtzweil commented that there is a Colorado green spruce infestation problem in Michigan, which is not native. She stated that these are not long-lasting conifers. The City of Plymouth has a good website with tree information, what is hardy, etcetera. She suggested considering adding some sugar maples for fall color.

Jim Clarkee, 6905 Telegraph Road Suite 200, Bloomfield Hills

Mr. Clarkee stated that they will offer a variety of landscape plans. The purchaser will be able to choose and to increase landscaping if they choose to.

Avantini is working with the applicant and the post office about where to place mailboxes, either in small clusters or one cluster.

There are stored dirt piles left from the previous developer and they propose to take half out when the first permit is pulled and the second half out when the unit thirteen permit is pulled.

Avantini recommends approval with the conditions of administrative handling of minor issues and approval of building documents by HRC and other city departments.

Lanam would like to see architectural units. Avantini will send them. The applicant wants

final approval so they can build the model.

Kurtzweil asked if the master deed was in place. Clarke replied yes. Kurtzweil asked how the new units would be handled. Clarke replied the intent is to make it an association. Kurtzweil asked if there would be a new master deed recorded. Clarke replied no, the current would be amended.

There was a general discussion regarding financing for the existing development.

Chaundy asked for clarification on the sub-pumps and gutters. Clarke referenced a letter from HRC and stated that the issue has been handled. Sub-pumps will be required and there will be gutters on the front and back over doors.

Leimbach stated the site has not looked good for a long time and would like Mr. Clarke to remove the dirt piles immediately to make it more attractive. He asked him to clean up the site.

Clarke agrees and noted he will upgrade the landscape at a cost of \$150,000, the dirt piles are another \$45,000 to \$60,000 and he posted a \$100,000 bond. He wants to get started. The moving of the dirt pile doesn't sell the average home. He has contacted a local person that needs dirt, which will help. The rest is a lot of work after it has sat for five years.

There was a general discussion regarding erosion, drainage and retention wall completion.

**Motion by Bradley, supported by Leimbach**

**To approve Lexington Place Condominiums Final Site Plan contingent with administrative review and LSL and all city departments, fence completion and soil erosion solution.**

VOTE

MOTION CARRIED UNANIMOUSLY

2) Proposed Amendment to Site Plan Review Ordinance

Avantini reviewed adjustment to sections for accessory building, solar and wind energy and number of copies required by applicants. These changes should tighten up the process and make it easier for all.

Bradley noted they agreed to add the building ordinance as part of the site plan review. Avantini will add that as well.

## **OLD BUSINESS**

### 1) Proposed Ordinance to Regulate Donation Bins

Avantini noted regulating donation boxes is necessary to improve the appearance of sites. The city does not want the boxes cluttering sites along the road.

Kurtzweil asked if the public would have access to behind the building because of loading zones. Avantini suggested the side yard might be more appropriate. There was a general discussion regarding the best locations between the side and rear of the sites.

Leimbach suggested limiting the number of boxes allowed per site. Avantini noted if it is a popular location and there is only one bin they might overflow. He suggested limiting each site to two boxes. The Commissioners agreed. Kurtzweil suggested adding some sort of maintenance to prevent them being rusted and falling apart. Avantini can add that but it is part of zoning. He will take a look at it.

### 2) Proposed Amendment to Fence Ordinance

Avantini suggested adding, under the city code regarding fences, to include vinyl, resin and composite materials.

#### **Motion by Bradley supported by Leimbach**

**To schedule a public hearing regarding ordinance changes for June 14, 2012.**

## **VOTE**

## **MOTION CARRIED UNANIMOUSLY**

### **TABLED ITEMS**

#### Alexander Center

Lanam asked what is causing the wait for information. Avantini stated he, and city staff met with the owner and his team a week or so ago. The original firm hired to complete the work was unable to do so. Avantini recommended new companies to finish the job. The revised submission will be as complete as possible before it comes to the Planning Commission. The neighboring property owners have indicated that they may be willing to share parking.

Lanam asked how maintenance and repair works with shared parking. Avantini replied it would be a requirement of the site plan that is agreed upon ahead of time. The remedy would be civil infractions. There was a general discussion regarding parking issues at the site if a restaurant was located there.

There was general discussion regarding the possible layout of the parking lot and parking demand.

Medical Marijuana Dispensary Ordinance  
Lanam asked if the moratorium expired. Delaney will check.

Complete Streets & Safe Routes to School  
Wind and Solar Energy Ordinance

**PLANNING CONSULTANT REPORT**

Avantini announced that he has left LSL and started his own firm. The contract for South Lyon has transferred to him and he will continue to partner with them for some services. As far as the city and the Planning Commission are concerned, nothing changes. The new name of the company is CIB or Community Image Builders.

**STAFF REPORTS**

Delaney noted the May 31<sup>st</sup> special meeting will be a visioning session with the DDA and City Council. Everyone will have assigned seating to break up the groups.

Delaney provided updates on Sweet Water, Alexander Center, Aubrey's and the Farmers' Market.

Leimbach noted the City Council asked the Planning Commission to not recommend ordinances or ordinance changes unless asked. He asked if there was anything to prevent someone who does not clean up after their dog. Delaney suggested going to City Council meeting as a citizen and ask to speak during the public comments.

**ADJOURNMENT**

**Motion by Chaundy supported by Bradley**

**To adjourn the meeting at 8:50 p.m.**

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

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Pam Weipert, Chairperson

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Jennifer Knapp, Recording Secretary

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Keith Bradley, Secretary