



**City of South Lyon
Planning Commission**

May 30, 2013

The meeting was called to order at 7:04 p.m.

PRESENT: Bradley (7:05), Chaundy, Culbertson, Kurtzweil, Lanam,
Leimbach, Mosier, one vacancy

ABSENT: Chubb

OTHERS PRESENT: Carmine Avantini (CIB, Planning Consultant)
Debbie Nogle, Administrative Assistant
Tim Wilhelm, City Attorney

APPROVAL OF AGENDA:

MOTION by Leimbach
SUPPORTED by Chaundy
RESOLVED, to approve the Agenda of May 30, 2013.

APPROVAL OF MINUTES:

MOTION by Mosier
SUPPORTED by Leimbach
RESOLVED, to approve the Minutes of May 5, 2013 as amended.
ALL AYES, MOTION CARRIED

PUBLIC COMMENT

No Comment

NEW BUSINESS – ENDEAVOR FITNESS

Carmine Avantini met with the applicants and discussed the future potential for Huntington Square. Avantini explained the proposed façade may set the tone for future improvements to the center adding that the applicants will repair and reuse the existing brick columns on the entire building. Hardy Plank, aluminum louvers and some EFIS at the top as an accent material. The variety of materials will give a more modern image to the center. The only lighting change will be the addition of wall sconces to the brick pillars of the façade. The applicant indicated that lights from the windows on the façade will help provide additional illumination to the parking lot. Manufacture detail sheets will have to be submitted for all new light fixtures, for administrative review and approval. The plan indicated that the striped parking lot islands closest to the building will be replaced with landscaped islands containing eight (8) Bradford Pear trees as well as other landscaping enhancements. The parking lot will be patched, re-sealed and striped to provide a fresh look.

Avantini is recommending approval for endeavor fitness conditioned upon compliance of Andy Gerecke, Building Official email dated 05/16/2013.

Benjamin Berr
9039 Riverside Drive
Brighton, MI 48116

Benjamin explained the main thing was to create an identity, adding they were looking to make the exterior unique.

Matt Germov
509 Chndler
Howell, MI 48855

Assisted in explaining the creativeness of the interior layout of the facility. The focus of the layout is to help people get into a routine of working out. Matt added this façade improvement will bring life back into the center.

Mike Gerald
13756 Merrymeadow
South Lyon, MI 48178

Informed the Commission on the SNAP success and reiterated their investment in the community.

MOTION by Bradley
SUPPORTED by Leimbach

RESOVED to approve the façade improvements for Endeavor Fitness to be conditioned upon compliance with the site items identified in the May 16, 2013 email from Andy Gerecke, Building Official and consideration of maintenance free material for the louvers.

ALL AYES, MOTION PASSED

SIGN ORDINANCE

MOTION by Bradley
SUPPORTED by Chaundy

RESOLVED to table the sign ordinance to June 20, 2013.

ALL AYES, MOTION PASSED

PUBLIC COMMENT

No public attended the meeting

CITY PLANNER REPORT

Carmine is happy with the direction Oakland 40 is going. The Master Plan from LSL will be dropped off at the City for Planning Commission to review and have prior to the June 13, 2013 meeting for discussion. Busch's still has not turned in their landscape drawings.

COMMENTS

The Planning Commission would like to thank Pam Weipert for her 20 years of service on the Commission. Pam was instrumental on the Commission and will be missed very much by her colleagues.

ADJOURNMENT

MOTION by Mosier

SUPPORTED by Chaundy

RESOLVED that the meeting be adjourned.

The meeting was adjourned at 8:46pm.

The next meeting will be Thursday, June 13, 2013

Scott Lanam, Chairman

Debbie Nogle, Administrative Assistant

Jerry Chaundy, Secretary