

City of South Lyon
Planning Commission
Regular Meeting Minutes
August 13, 2015

Approved: ___KM___

The meeting was called to order by Mr. Lanam at 7:00 p.m.

Roll Call: Scott Lanam, Chair
Jerry Chaundy, Secretary
Wayne Chubb, Commissioner
Michele Berry, Commissioner
Jason Rose, Commissioner

Absent: Frank Leimbach, Commissioner
Keith Bradley, Commissioner
Steve Mosier, Commissioner
Carol Segal, Commissioner

Guests: 24

Also Present: Carmine Avantini, Planning Consultant, CIB Planning
Tim Wilhelm, City Attorney

Mr. Lanam noted that absent Commissioners Leimbach, Bradley and Mosier are excused and Commissioner Segal is absent.

APPROVAL OF AGENDA

Due to some changes that are still in the works with the By-Laws it was recommended that item be postponed on the agenda.

**Motion by Chubb, second by Chaundy
To approve the agenda as presented.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

APPROVAL OF MEETING MINUTES

A. Approval of the June 11, 2015 Minutes

Minor changes were made to the minutes.

**Motion by Chaundy, second by Rose
To approve the June 11, 2015 minutes as amended.**

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

PUBLIC COMMENTS (non-agenda items)

Carl Richards, 390 Lennox – Mr. Richards commented about the demolition of the grain mill. The permit expiration is 5/31/2017, he wondered if they have to wait till 2017 to see if they will file a new permit to build a new building. He thought that they have to move on it. Mr. Lanam explained that the site plan lasts for one year. Mr. Richards thought it would be nice if a sign was put up stating “new site of replica building”.

Mr. Richards commented on the newspaper article in terms of vacancies in the downtown area. He commented on the City obtaining the display cases in the business at 390 Lafayette, along with the trusses in the roof. He recommended that the Planning Commission recommend to the City Council that the City act as the general contractor in the demolition of this building.

Diane from Diane’s Doll House– She stated that she is concerned about the article in The Herald dated August 6, 2015 “City seeks Economic Developer Director to breathe life into downtown”. Under boosting downtown many of the businesses are wondering how the City Manager, Lynn Ladner, came up with the idea of incubator spaces, allowing a whole base business to have a downtown location and to pursue pop up store fronts and the idea of food trucks. She questioned how this will bring business to the current businesses? She feels that they need more walking traffic. By creating that more businesses would want to open in our downtown. The empty buildings are an opportunity to locate people to come in. She appreciated the paintings in the area as well.

OLD BUSINESS

- 1. Thomasville PD Site Condominium: Consideration of a tabled request to rezone an approximate 11.635 parcel tax ID (18-21-19-126-002) Thomasville, fronting 11 Mile Road and abutting the westernmost end of Colonial Acres, from RM-1 Multiple Family Residential District to PD, Planned Development District.**

Mr. Avantini reviewed the CIB Planning memo dated July 27, 2015. He explained since the last Planning Commission meeting he did have an opportunity to meet with the Police and Fire Chief to discuss any concerns they may have with the connection to Colonial Acres. After that meeting, they indicated that they do want the connection to Colonial Acres and also indicated that they want an emergency access drive located along Eleven Mile Road, immediately west of where the main entrance is. The applicants have removed the two units adjacent to the pond and included a small park area in its place. The removal of the two lots does drop the density down to about 5.3

units per acre. At the last meeting it was also expressed about not having a fence between this project and Colonial Acres so the applicant has agreed to install a row of evergreens along the entire property line at a minimum of 10 feet tall. The building elevations will be reviewed at final site plan review. He knows there were a lot of comments made at the last meeting in terms of who would want to buy these homes, in terms of the type of development it is comparable to the Lexington Oaks project. It's going to be a similar target market. Of the 36 applications he looked at every single one is retirement age or retired. Only one had a child that is 16 years old in the Lexington Oaks project.

Mr. Avantini recommended that the Planning Commission recommend approval to City Council for the Planned Unit Development rezoning and Preliminary PD Site Plan for the Thomasville development. Conditioned upon the approval of waivers outlined in the review letter.

Mr. Avantini commented that the property is zoned for Multiple Family Residential and could be developed by right as an apartment complex. They encouraged the applicant to go in this direction because it is less intense and disruptive and better for the residents. They think it is much better for the City and adds more value to the community.

Mr. Lanam stated that the meeting was held with the Fire and Police Departments and they are vehemently against approving anything that does not have the connection to Colonial Acres. He explained that the easement is already in place.

Mr. Lanam questioned if there were any meetings between the developer and Colonial Acres. Ms. Janie Thompkins, Manager for Colonial Club Land Company, which is the owner of the current parcel, she explained after the last meeting she spoke to the Board at Colonial Acres and they said they don't want a fence separating the property and would prefer evergreen trees. Also, if at all possible they did not want the road to connect but that they understood if the Fire and Police Department wanted it.

Resident – She commented that they are going to be special assessed to take care of Heritage Boulevard, if they have to pay for that, with this extension how can they do that.

Resident – She commented for the Police and Fire Department to use the excuse that the connection will provide better access is false, since they have access to Raleigh Court, they have never had a problem getting to them before.

Mr. Lanam explained that there are rules with the Fire Code where the access has to be, the fact that there hasn't always been doesn't really mean anything.

Mr. Lanam confirmed there will be 2-3 more elevations added before final. He also wants to see material boards and renditions. He wants to see something more creative in the park area, not a wood chip path and a bench and include some maintenance into the documents for the public space. The developer confirmed with Mr. Lanam that the emergency path will be paved asphalt. Mr. Lanam confirmed there will be no on street parking on Lexington.

Lucy Sullivan, Colonial Acres - She questioned if the City has a recommendation of what land has to be left open? Mr. Lanam stated it is zoned residential multiple which means they could develop it as 90 apartments. Ms. Sullivan asked if the development will then be right up to the property line of Colonial Acres. Mr. Lanam stated that there will be a buffer with 10-12' evergreens instead of a vinyl fence.

Lenora, Colonial Acres – She stated that the fact that they saw applications to another development has absolutely no bearing on this at all. That is a totally different thing, it has nothing to do with who will be living in this area. No one has ever brought up that the access road was supposed to be in 19 years ago and the Fire Department has never had a problem getting in or out of the development before, and they come often. If this development did not go in that road would not open, they would put it through to 11 Mile. Mr. Wilhelm stated clearly the Chief is saying that he desires better access to that far point. If there is going to be a development they are looking for better access for all areas. She wants to make sure that the beauty that has been there is maintained, it has been a nice green space and it's been special to the people that have lived there.

Mr. Avantini explained that they have come up with the best plan that is the most compatible development for the City. If it's going to be developed then they want to make sure it's the most compatible development to Colonial Acres, it is much better than apartments which is what it's currently zoned for.

Mr. Lanam confirmed there is one entrance off of Eleven Mile Road along with an emergency access. Traffic calming measures were briefly discussed. Mr. Avantini stated that they could refer traffic calming measures to the traffic consultant at final.

Motion by Chaundy, second by Chubb

To recommend the preliminary approval for Thomasville with the conditions stated by the Fire Chief and Mr. Avantini.

Voice Vote: Ayes: Unanimous

Nays: None

MOTION APPROVED

- 2. Jamestown Site Condominium: Consideration of a request for preliminary site plan approval for the proposed site condominium development of an attached 22 unit on an approximate 2.0 acre parcel. The property is located on the south side of 11 Mile Road, just west of the intersection of Pontiac Trail.**

Mr. Avantini reviewed the CIB Planning memo dated June 30, 2015. He explained that one of the key requests that was made at the last meeting was to clarify the process. Mr. Avantini briefly reviewed the process for approval.

Mr. Avantini stated that the applicant did retain a well-respected landscape architect and a detailed landscape plan has been provided which shows a more formal arrangement at the entrance of the site.

Mr. Avantini stated that he is recommending approval for the Jamestown preliminary site plan conditional upon the following:

1. Planning Commission determination on whether the RM-1 density standard applies to a single family attached development.
2. The curbing placed around the islands between the garages, which the applicant has indicated that they have done.
3. Review and approval from other applicable departments, consultants and agencies.

Mr. Lanam explained that the Fire Department's letter states that the drawing fails to meet the requirements of the South Lyon Fire Department with respect to turning radius in the parking areas and number, size and position to islands as well as the future size of planted trees on the islands drastically restricts or prohibits maneuverability of fire apparatus within the development. The applicant confirmed that they did add the no parking. Mr. Avantini stated if there are still outstanding concerns the Police and Fire Chief will get final site plan review copies and if they still have concerns those can be addressed.

The applicant confirmed he hasn't determined a price point yet for the attached condominiums.

Motion by Chubb, second by Chaundy

To recommend preliminary site plan approve for Jamestown with the conditions listed in the recommendation from the CIB Planning memo dated June 30, 2015.

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

3. **Jaimie Vista Site Condominiums: Consideration of a request for preliminary site plan approval for the proposed site condominium development of an attached 37 unit project on an approximate 3.107 acre parcel. The property is located on the south side of 11 Mile, just east of Heritage Blvd.**

Mr. Avantini reviewed the CIB Planning memo dated July 3, 2015. It is significantly different based on the previous meeting. There was a lot of discussion regarding the depth of the driveways and the rear yards and the overall layout. Revisions were made and most concerns were addressed. The only exception was that the one of the driveways does not meet the 18' setback. The applicant agreed to shift things over 8 feet so that unit 33 driveway will be the full 18' in length.

Mr. Avantini explained that they had discussed making a 3rd connection to Colonial Acres but the applicant does not have the easements that are needed to do that so they are proposing a break away gate. He explained that they are recommending

preliminary be approved with details that need to be worked out prior to final.

Resident – She asked if these buildings will be a similar elevation as Thomasville. Mr. Lanam offered her the elevation pictures to view.

Motion by Chaundy, second by Berry

To recommend approval of the preliminary site plan for Jaimie Vista Site Condominiums including the CIB Planning comments listed in the memo dated July 3, 2015.

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

NEW BUSINESS - None

TABLED ITEMS

1. Planning Commission By-Laws

Motion by Chaundy, second by Rose

To postpone the Planning Commission By-Laws until the 9/10/15 meeting.

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

PLANNING CONSULTANT REPORT

Mr. Avantini reported that Ms. Delaney has resigned her position and in the interim if not longer, he will be working to make sure everything is working appropriately. He is going through the Zoning Ordinance and they will start bringing that in for review. The Master Plan will also be distributed to the surrounding communities. Finally, he reported that the State planning conference is located in Detroit at the Renaissance Center.

Mr. Avantini introduced Michele Berry as a new Planning Commissioner.

ADJOURNMENT

Motion by Chaundy, second by Chubb

To adjourn the meeting at 8:52 p.m.

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

The Planning Commission meeting was adjourned at 8:52 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary

Scott Lanam, Chairman

Jerry Chaundy, Secretary