

**City of South Lyon
Planning Commission Meeting**

December 9, 2010

Vice-Chairman Mosier called the meeting to order at 7:10 p.m.

All present recited the Pledge of Allegiance to the Flag

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

Also present were Ben Tallerico (Planning Consultant), Dave Murphy, City Manager, and Kristen Delaney, Director of Community and Economic Development.

APPROVAL OF AGENDA:

Motion by Mosier, supported by Chaundy

To approve the Agenda for December 9, 2010.

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

Motion by Bradley, supported by Culbertson

To approve the Minutes for December 9, 2010 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

Carl Richards, 390 Lennox, South Lyon

Mr. Richards had three things to mention. He lives across the street from high tech neighbors with cell phones and the Internet. They did a search of Mr. Richards to see if he was online and the comments from his previous appearance at the Planning Commission. He offered a picture of himself for the city to include on their website if they would like to add his picture. Weipert explained that the meeting minutes are posted online and that was how his name appeared on the city's website.

Mr. Richards also met with the city's manager, Dave Murphy, and they discussed a

gallery of topics. All futuristic but intended to save South Lyon money. He did as the Commissioners to consider setting aside a one-acre plot at Eight Mile and Dixboro, where eventually a historical structure could be placed; maybe twenty years down the road.

PUBLIC HEARING

Wind Energy Ordinance

Chairperson Weipert called the public hearing open at 7:24pm.

No comments.

Chairperson Weipert closed the public hearing at 7:25pm.

Tallerico stated it was an alternative energy ordinance, part of which, was the wind. He explained the purpose of the ordinance and how it was changed to address current technology.

There was a general conversation regarding the definition of large energy needs, solar panels and clarification on terminology.

Motion by Lanam, supported by Bradley

To recommend to City Council approval of the Energy Ordinance with tonight's changes.

VOTE

MOTION CARRIED UNANIMOUSLY

Blight Ordinance

Chairperson Weipert called the public hearing open at 7:40pm.

Don Hotke, 1081 Stable Lane

Mr. Hotke apologized for coming in at the end of the process but asked who would enforce and what the penalties would be. He asked if this would address things like tarps on garages. He asked if developers would have to include an artist rendering for new businesses.

Chairperson Weipert closed the public hearing at 7:44pm.

Weipert explained the motivation behind revising the blight ordinances and the history of the process.

Murphy stated the city is trying to address the tarps on the garages but needed to figure out the best way.

Culbertson explained how ordinances were enforced and how the fee structure was created.

There was a general discussion regarding City Council's role in regards to fines. Mrs. Hotke asked if someone was looking out for violations. Murphy explained complaints are

made to the city and then the issue would be addressed. Murphy explained how violations are processed.

Mr. Hotke asked if, in the future, the city would consider holding businesses to maintain their property. Murphy stated one business was recently cited. There was a general discussion regarding site plan and blight enforcement.

Mrs. Hotke stated Trotter's Point was notorious for not clearing snow off the sidewalks. Mosier suggested going through the homeowner's association because they may have additional enforcement options.

Bradley suggested sending the ordinance to the city's attorney before making a recommendation to City Council.

There was a general discussion regarding broken/missing windows and the timeline to replace them.

OLD BUSINESS

Master Plan Discussion

Tallerico handed out an outline of the points of a Master Plan that could be reviewed. He would like to put together a presentation to go through each point, one at a time, to better explain what each component would look like.

There was a discussion regarding visioning sessions and not duplicating the Downtown Development Authority's sessions.

There was a general discussion regarding what to look at and how to move forward. It was agreed that current and future land use maps were the most important.

TABLED ITEMS

Medical Marijuana Dispensary Ordinance
Complete Streets & Safe Routes to School
Annual Retreat

STAFF REPORTS

Delaney provided an update on:

1. 361 Donovan
2. Downtown Development Authority's visioning sessions
3. Knitting Dent
4. Pre-school

Murphy provided an update on Crossroads.

Tallerico provided a handout with state law updates.

There was a general discussion regarding the moratorium for the Medical Marijuana Dispensary Ordinance.

ADJOURNMENT

Motion by Culbertson supported by Bradley

To adjourn the meeting at 8:41 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY

Pam Weipert, Chairperson

Jennifer Knapp, Recording Secretary

Keith Bradley, Secretary