

**City of South Lyon
Planning Commission Meeting**

April 28, 2011

Chairperson Weipert called the meeting to order at 7:05 p.m.

All present recited the Pledge of Allegiance to the Flag

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

To approve the Agenda April 28, 2011 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

Motion by Mosier, supported by Chubb

To approve the Minutes for March 24, 2011 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

Lawrence **Sukanc**, Keebor Harbor, MI

Sukanc owns the duplexes off of McHattie and Warren. There is one hundred and ninety four feet of frontage on the south side of McHattie. He would like to develop mini-storage units on the property. Currently the lot is zones RM2 but believes it would be the best use of the property. He wanted to present the idea informally to see how the Commissioners felt.

There was a general discussion regarding the current zoning and allowable uses.

Sukanc stated mini-storage is a low impact type of development, which would not take up city resources and provide a good tax base.

Bill Bowman, 1785 W. Stadium Ann Arbor

Bowman has been involved in similar projects in over fifty communities. His company has won multiple beautification awards and is a good neighbor. This piece of property is perfect for this use. They would like to protect the neighboring residence by using the back of the buildings as a screen, which also serves to secure the units.

Tallerico explained that the Planning Commission only recommends rezoning and that City Council is who eventually makes the decision to approve or not.

Chubb noted he would need to look at the property.

Mosier noted he is open to the idea.

There was a general discussion regarding the location of the property in relation to the city's parking lot.

Weipert stated it might be better if they had a better map.

Culbertson stated anything that enhances the city is something he is in favor of looking at.

Lanam noted he is concerned about spot zoning.

Sukanc stated the You Store It has done something similar. Weipert noted that was a different zoning area.

Bowman noted mini-storage is not mentioned in the city's ordinance. Mini-storage is perfectly compatible to residential areas because they do not really fit anything.

Leimbach noted he did not want to fully comment until he can see what it would look like. He is concerned it will not fit.

Weipert stated she always felt that lot will have a residential property built on it. If rezoned to light industrial then they open it up to any type of light industrial.

Sukanc stated he never built residential on it because he did not like the parking lot behind the property and the lights across the street would be bothersome.

Tallerico stated it is tough to plan the development in an open forum. The applicant has the right to request conditional rezoning or he could request something else. It is up to the applicant to make his request not the Commissioners' job to help develop it.

Bowman stated it is not unusual to not fit in a community for this type of project. He has

worked with communities for text amendments. He will be as creative as he can if there is a way to have the use acceptable.

Carl Richards, 390 Lennox

Richards received a notice for free medical care on June 9, 10 and 11 and was asked to share the information.

NEW BUSINESS

Review Zoning Classification of Oakland 40 Property

Weipert stated the City Council has asked the Planning Commission to review the zoning classification for the Oakland 40. There is nothing to be decided at this meeting. Mr. Tallerico will research it and provide a report for the next meeting. Then it will be discussed and after that a public hearing will take place, if appropriate.

Culbertson asked why this should be addressed now and not under the Master Plan review. Tallerico stated City Council has the right to ask for it in which case the Commission is obligated to entertain it.

Glen Kivell asked if the city's planner could also provide a review of the breadth of residential instead of just the one site. Tallerico stated that would be an analysis and not just a recommendation.

There was a general discussion regarding how the process of how the planner's recommendation works. Weipert stated Mr. Tallerico could follow his normal process. Kivell noted he thought City Council would be better served with some analysis. Tallerico stated he usually lists the possible options for the Planning Commission to consider. Weipert agreed that Mr. Tallerico should follow his normal recommendation process.

Lanam stated there would not be a recommendation until there is a request for a specific zoning change or the public hearing cannot happen. The Master Plan should also be kept in mind during the process to protect the city. The process could become quite lengthy.

Kivell stated the way the analysis is presented is foreign to him. He just wanted to make sure it is looked at with an open mind. He feels there are times when the Planning Commission seems to have been steered strongly in one direction. Lanam noted that was his personal concern. Tallerico stated he does protect his body against being steered into one direction and will continue to make sure all options and rules are available.

There was a general discussion regarding the wetlands and density considerations.

Culbertson stated this really bothers him because they have had this rejected and subsequently back by the courts. If this comes back to be changed to residential what will Council do with that? This could be a Pandora's Box.

Weipert stated City Council asked the Planning Commission to look at this and that was what they needed to do. She did not want to spend a lot of time discussing it at this meeting because it will be up for a discussion in two weeks.

Ronald Cook 51095 Plymouth Ridge, Plymouth

Mr. Cook stated he has asked to have this rezoned and now it was in court. He needs this rezoned and the courts are ruling against communities in similar situations. He figures he has lost six million in damages.

Weipert stated City Council asked the Commissioners to look at it and they will.

TABLED ITEMS

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

PLANNING CONSULTANT REPORT

Tallerico presented a report regarding the census update, state planning laws, and awards and certifications for the staff of Beckett & Raeder.

STAFF REPORTS

Delany provided updates on New Life Church, and the Farmers' Market.

Murphy stated he would have someone from the Building Department come in to discuss problems with decks in the some of the neighborhoods.

ADJOURNMENT

Motion by Culbertson supported by Lanam

To adjourn the meeting at 8:14 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY

Pam Weipert, Chairperson

Jennifer Knapp, Recording Secretary

Keith Bradley, Secretary

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