

City of South Lyon Planning Commission Meeting

October 28, 2010

Vice-Chairman Mosier called the meeting to order at 7:00 p.m.

All present recited the Pledge of Allegiance to the Flag

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

It was suggested the order of the agenda be switched so new business was first.

Motion by Chaundy, supported by Chubb

To approve the Agenda as amended for October 28, 2010.

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

Motion by Lanam, supported by Chaundy

To approve the Minutes for September 23, 2010.

VOTE

MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

361 Donovan Street Addition

Herb Stricker would like to add an office addition. The existing building has a small office but it is not enough room. He owns a business with four offices but was looking to

expand in South Lyon.

Tallerico stated his only concern was the type of material the application would use. If he was willing to provide that information and it met the requirements then there would be no issue.

Chubb asked if the applicant was purchasing the building. Stricker replied yes, he was signing tomorrow.

Leimbach wondered if there was a landscape requirement for this size addition. Stricker stated he would plant trees and plant materials. Leimbach noted the plans did not show new landscaping. The plans also did not show a door.

There was a general discussion regarding the plans and the layout of the space.

Kurtzweil asked how many employees. Stricker replied twelve. Mosier asked if he was moving to South Lyon or if this would be an extension. Stricker replied he would move the main operations to South Lyon. The business has the potential grow large enough to build another building down the line.

Chubb asked if parking needed to be reviewed. Tallerico replied that was up to the Commissioners. What triggered the applicant's appearance to the Commission was the change in the façade ordinance. Leimbach asked if all twelve employees would work out of the building. Stricker replied three or four would immediately, then once the addition was finished the rest would move. Tallerico asked if they had enough parking. Stricker replied yes, but eventually he would pave a parking lot.

Chubb stated since it came to the Commission because of the façade then that was all they needed to look at. Leimbach noted the applicant could layout the parking. Lanam noted there was enough parking along the driveway.

Chubb noted the siding was metal on the current structure. Stricker stated he was working with General Steel to match the siding and he would add some brick. Kurtzweil stated she would like to see the materials. Stricker stated right now he was only looking to see if his plans were feasible. He would come back with full plans from an architect. Kurtzweil explained the reasons the Commissioners wanted to see the materials and the landscape plans. Tallerico stated it was up the Planning Commission if they wanted to do a full planning review.

There was a general discussion regarding the process and timelines and parking.

There was a general discussion regarding the use and whether or not his business fit the use. The Commissioners felt the business fit under the manufacture of light sheet metal products.

Delaney asked Mr. Stricker if he needed to have this completed by mid-2011. Stricker

replied yes. Kurtzweil suggested he make the offer with a contingency to make certain it would fit the zoning. Chubb noted the Commission was not being negative but they were bound by the ordinance. Delaney suggested the applicant provide a materials list, drawings, and what the use and hours would be.

Murphy asked how long before Mr. Stricker could gather that information. Stricker replied three weeks. Murphy noted they could discuss again at the first meeting in December.

There was general discussion regarding the timeline.

Tallerico stated if he meets the zoning compliance then the hurdle was done. Kurtzweil stated she wanted the use in writing. Murphy stated the verbal discussion indicates that he had met the use requirement. The applicant needed to write it down and send it in to the city. Once Mr. Tallerico signs off on it could be done. Kurtzweil stated that was correct and suggested the applicant take a good look at the zoning uses so as the business grows he could stay within the use.

OLD BUSINESS

Wind Energy Ordinance

Tallerico reviewed the comments from the city's attorney. No changes were made and the attorney had no concerns.

Delaney stated the next step was a public hearing.

Medical Marijuana Dispensary Ordinance Discussion

Delaney stated there was nothing new and asked if the Commissioners wanted to move the topic to the tabled items.

Motion by Lanam supported by Leimbach

To move Medical Marijuana to the tabled items on the agenda.

VOTE

MOTION CARRIED UNANIMOUSLY

Vacant, Abandoned and Foreclosed Structures Registry/Blight Discussion
Delaney asked if the Commissioners wanted to move forward.

Lanam stated the dead and dying trees could be a hardship. He felt they should keep it reasonable and not enforce that part where it was not necessary. Delaney stated she felt it was pretty clear they way it was written.

Kurtzweil asked if boarded up windows applied to downtown. Tallerico stated it could be grandfathered otherwise they would have thirty days. Kurtzweil stated she would not want to allow it to be grandfathered.

Tallerico stated they could hold the public hearing and then tweak the ordinance after that as long as the changes were not major changes. The Commissioners agreed to a thirty-day limit to fix windows and to set the public hearing for December 9th.

Master Plan Discussion

Delaney stated she had some example copies in her office if anyone wanted to see them.

There was a general discussion regarding the timeline and the process to make updates and what to update.

Murphy asked if they were looking at a total rewrite or just portions updated. Mosier asked if what they did four or five years ago counted as a review. Tallerico stated last time they updated the demographics and current land use but that was the extent of what was done.

Tallerico reviewed the options and difference between updates and a total rewrite. There was a general conversation regarding the scope of the updates.

Tallerico stated he would provide a full-blown outline so they could see all the options.

TABLED ITEMS

Complete Streets & Safe Routes to School
Annual Retreat

STAFF REPORTS

Delaney stated the Downtown Development Authority to the Main Streets projects was accepted.

Murphy provided updates on Alexander Center, the trailer park, Crossroads, and the liquor licenses.

There was a general discussion regarding the applicant for 361 Donovan Street and why he came to the Commission. The discussion evolved into a discussion regarding the cause and affect of the façade ordinance and applicants understanding of the city's processes and requirements.

ADJOURNMENT

Motion by Lanam supported by Chaundy

To adjourn the meeting at 8:56 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY

Pam Weipert, Chairperson

Keith Bradley, Secretary

Jennifer Knapp, Recording Secretary

