

**City of South Lyon  
Planning Commission  
Regular Meeting Minutes  
December 8, 2016**

The meeting was called to order by Chairman Lanam at 7:06 p.m.

**PRESENT:** Scott Lanam, Chairman  
Keith Bradley, Vice-Chairman  
Jerry Chaundy, Secretary  
Frank Leimbach, Commissioner  
Steve Mosier, Commissioner  
Jason Rose, Commissioner

**ABSENT:** Michelle Berry, Commissioner (excused)  
Wayne Chubb, Commissioner (excused)  
Mike Joseph, Commissioner (excused)

**OTHERS PRESENT:** Timothy Wilhelm, City Attorney  
Carmine Avantini, Planning Consultant  
Kelly McIntyre, Planning Consultant  
Megan Blaha, City of South Lyon

**APPROVAL OF AGENDA**

Motion by Mosier, second by Chaundy to approve the agenda for December 8, 2016.

**VOTE** **MOTION CARRIED UNANIMOUSLY**

Minor corrections were made to the November 10, 2016 minutes.

**APPROVAL OF MINUTES AS AMENDED:**

Motion by Bradley, second by Chaundy to approve the minutes for November 10, 2016 as amended.

**VOTE** **MOTION CARRIED UNANIMOUSLY**

**COMMENTS FROM THE PUBLIC:**

Carl Richards

390 Lennox, South Lyon

Richards stated that there is a problem with meeting minutes being made available to the public. He said that he stands behind everything that he has said in the past. He wants the Planning Commission to know that the maps that they have are inaccurate. The most accurate map that he has come across is the map from the CDBG application. He gave a copy of that map to Chairman Lanam.

## **PUBLIC HEARING:**

### **1) Conditional Rezoning South Lyon Storage at 500 Stryker**

Chairman Lanam opened the public hearing at 7:07 p.m.

Planning Consultant Avantini reviewed his letter dated November 30, 2016, noting that the Commission has now been presented with a preliminary site plan as part of the conditional rezoning request. He stated that the plan will come back before the Commission for final site plan approval as part of the process.

Avantini explained the conditional rezoning request process that had been discussed at the November meeting. He noted that he wanted to make it clear to anyone in the audience tonight that a conditional rezoning to industrial would not open this property up to any industrial uses other than self storage. He went on to say that if the site plan isn't built, the property would then revert back to the previous residential zoning.

Barbara Donley  
225 E. Liberty, South Lyon

Donley stated that she is concerned about industrial uses so close to the cemetery and residential. She mentioned the development on Reese Street and the location of the PNC bank. She said that these were originally supposed to be constructed as through streets. She said that perhaps a better use of this property would be to extend Stryker Street and have it connect to more residential. She finished by saying that she would rather see the property remain residential, as industrial is not a very attractive use.

Francesca Aragona, Designhaus Architecture  
301 Walnut Boulevard, Rochester

Aragona reviewed the preliminary site plan with the Commission. She noted their efforts to screen the use from surrounding properties with landscaping.

Lanam questioned what looked to be 100% galvanized metal siding on the buildings. He stated that he would like to see a more attractive mix of materials and noted that galvanized metal should not be installed all the way to ground level because it rusts.

Donley said that more screening was needed on the cemetery side. Aragona responded that more evergreens could be added. Leimbach agreed stating that he would like to see any evergreen gaps along the cemetery side of the property filled in with more evergreens so it is a continuous screen.

Avantini stated that the applicant has offered to come to the Commission for final site plan approval as part of the conditional rezoning. He noted that any changes to the site plan or landscape plan could be discussed in greater detail at that time.

Denise Donley  
225 E. Liberty, South Lyon

Donley stated that South Lyon is not a beautiful city now so why put an industrial use so near to residential? She said that we should be thinking about getting rid of the trailer park instead.

Commissioner Rose stated that the Commission has been discussing this site for a long time. He went on to say that he is a developer and in his experience, it would be nearly impossible to develop this site as profitable residential. He noted that the limited access to the site, the drainage and the easement across the property are serious issues. Rose stated that the City cannot get rid of the trailer park, per state law. He said that he doesn't see anyone wanting to build high end homes near the trailer park.

Donley asked how the Fire Chief felt about this development.

Avantini stated that the proposed use is one of the few that the Fire Chief would approve due to the limited access to this site.

Donley said that other uses would be better. She asked the Commission to reconsider approving the rezoning or insist that the developer make the site more attractive.

Chairman Lanam closed the public hearing at 7:32 p.m.

**MOTION TO APPROVE THE CONDITIONAL REZONING REQUEST FOR 500 STRYKER STREET FROM R-3 RESIDENTIAL TO I-1 INDUSTRIAL ALONG WITH THE PRELIMINARY SITE PLAN AND CONTINGENT UPON THE CONDITIONS PROVIDED BY THE APPLICANT AND OUTLINED IN PLANNING CONSULTANT AVANTINI'S REVIEW LETTER DATED NOVEMBER 30, 2016:**

Motion by Chaundy, second by Rose to approve the conditional rezoning request for 500 Stryker Street.

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**2) West End Industrial Park at 10 Mile and Dixboro**

Chairman Lanam opened the public hearing at 7:35 p.m.

Avantini stated this agenda item is being discussed again because the appropriate notifications have been mailed. He noted that the applicant has asked the Commission to reconsider adopting the Master Plan and associated Future Land Use Map as it calls for this property to remain Industrial.

Avantini noted that as it stands now, the Commission is bound to deny the request because it is incompatible with the Master Plan and the Future Land Use Map. He said that in addition to this incompatibility, he is also concerned about the site's proximity to Michigan Seamless Tube.

City Attorney Wilhelm stated that he had not received the definitive proof of ownership and the written consent of the property owner that had been requested at the November meeting.

Bob Donohue, City of South Lyon  
335 S. Warren, South Lyon

Donohue stated that as the Director of Community and Economic Development, he has some concerns about this proposed use. He stated that Michigan Seamless Tube has plans to expand. Donohue said that he had recently met with Oakland County regarding this expansion and possible

wetland mitigation that would need to be done for the company to expand. He stated that incompatibility with the Master Plan is an issue. Donohue said that the lack of industrial properties in the City should be carefully considered. He said that he has received many calls from developers looking for industrial land since he started at his position in June.

Leimbach stated that he also has concerns about this rezoning request.

Lanam stated that he agrees, although he does recognize some of the issues that the applicant has brought to the Commission's attention. He stated that he would like to see the City do its own analysis of the property in addition to the one done by representatives of the applicant.

Cliff Sieber, Sieber Keast Engineering  
100 N. Center Street, Northville

Sieber noted that the applicants and their consultants have done further research since the November meeting. He stated that materials have been submitted to the City that demonstrate that residential uses would be less burdensome to the City in terms of runoff, traffic and water usage.

Marc O'Rourke, Landmarc Building & Development  
40440 Grand River Ste. E, Novi

O'Rourke stated that signed permission from the property owner for this rezoning request has been submitted to the City. He stated that the owner of the property purchased it about 20 years ago and has had the property continuously listed since they started to develop it.

Lanam stated that based on what Donohue had said about Michigan Seamless Tube expanding, the wetland would no longer be a buffer.

Mark Szerlag, Thomas Duke  
37000 Grand River #360, Farmington Hills

Szerlag stated that he currently has the listing for this property. He noted that it has been represented by many different brokerage firms in the past and none have been successful. Szerlag noted that the property was originally zoned residential. It only changed when the property was annexed into the City and rezoned to Industrial. He said that the property has had zero interest from serious developers due to some major challenges including the road classification of Dixboro Road and the property's distance from I-96 and other major expressways.

Barbara Donley  
225 E. Liberty, South Lyon

Donley asked who owns this property?

Robert Matthews  
13566 Crooked Creek Drive, South Lyon

Matthews introduced himself and stated that he owns West End Industrial. He reiterated that the property has been on the market for a very long time. He stated that both the City and Lyon Township had approached him about locating a community center on the site. They both decided to not pursue the property because of its location and many physical limitations.

Carl Richards  
390 Lennox, South Lyon

Richards stated that he lives near this property. He thinks that it is the ideal location for a small business to build a factory. He said that he has tried to convince Michigan Seamless Tube to purchase the property and make an entrance to their property on it. In his opinion if they make it residential it will become a subdivision that will never get finished. He said that there are other places to build houses.

Ken Redmond  
24000 Dixboro Road, South Lyon

Redmond lives next to this property and he is in favor of rezoning. He said that the wetland on the property provides enough of a buffer.

Avantini referenced the conceptual plan on display, noting that if the rezoning was approved it is unlikely it would look like this plan. He stated that a number of the buildings on the conceptual plan are facing each other directly. In his opinion, he doesn't think the layout or the density as presented in the conceptual plan would be marketable.

Wilhelm asked Matthews about how the property was being marketed. Specifically, has it been marketed as condo or as a parcel? Matthews replied that they have tried marketing it both ways.

Matthews went on to say that he shouldn't be held hostage by the Master Plan since his property was originally zoned residential.

Rose asked about the conceptual plan and whether or not it would be incorporated in any decision to rezone. Wilhelm clarified that the owner and/or developer cannot be held to the conceptual plan presented tonight. Wilhelm said that the conceptual plan was simply a placeholder with no connection to the rezoning request.

Sieber said that he had listened to the conversation this evening and he wonders if the rezoning request would be looked upon more favorably if it was for a conditional rezoning. Rose said that he would be more likely to vote in favor for a conditional rezoning that had a site plan included.

Bradley stated that he was very firm that he would not vote in favor of something that was not in compliance with the Master Plan.

Chairman Lanam closed the public hearing at 8:05 p.m.

**MOTION TO DENY REZONING REQUEST FOR WEST END INDUSTRIAL LOCATED AT DIXBORO ROAD AND 10 MILE ROAD FROM I-1 INDUSTRIAL TO RM-1 MULTIPLE FAMILY RESIDENTIAL FOR THE REASONS OUTLINED IN PLANNING CONSULTANT AVANTINI'S REVIEW LETTER DATED NOVEMBER 3, 2016:**

Motion by Bradley, second by Leimbach to deny the rezoning request for West End Industrial.

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

## **NEW BUSINESS:**

### **1) South Lyon Hotel Site Plan Approval**

Avantini went over his review letter dated November 30, 2016 on the revised site plan for the South Lyon Hotel. He noted that there was still some remaining questions about the location of the loading zone. He stated that it had been a lengthy process working with the applicants on the design for the building and he is happy with the results and thinks that this design will come close to look of the original building. Avantini stated that the applicant brought a sample of the modular brick that they are proposing to use on the building. Avantini stated that the applicant has not provided him with a photometric grid, however if the Commission approves, he can review it administratively once it has been submitted. He went on to say that normally the Commission would like to see screening of the parking lot, but the size and dimensions of the lot do not allow for it in this case.

Avantini stated that he recommends approval based on the applicant addressing the comments in his review.

Corry Bala, South Lyon Hotel  
201 N. Lafayette

Bala stated that the loading zone will remain on the north side of the lot since that is the most logical place for it. Bala went on to say that he feels like all issues have been adequately addressed and he is hoping for a "green light" tonight so they can get to work putting the footings in.

Walt Holden, TCI Construction  
7159 W 12 ½ Mile Road, Messick

Holden stated that even though they have to go the ZBA for a variance, this will not change the location of the footings so he is hoping they can apply for building permits tomorrow if they are approved here tonight. Holden stated that they have already applied to the Building Department to put in the footings and had been denied.

Leimbach asked if the plans could be changed so that the new building started 4' above grade like the original building had.

Holden stated that this was not practical. The building does not have a basement. In order to build it 4' grade they'd have to dig a basement and fill it with sand. Building it above grade would also make it more difficult for handicapped people to enter at the front of the building.

Bala stated that because the building is built at grade, the ceilings would be higher on both the first and second floors so the structure would retain the height of the original building.

Mosier asked about using old columns or bricks from the original building. Bala responded that the columns were not structurally sound and would not be reused. He went on to say that some of the saved bricks from the original building may be used inside.

Rose stated that he likes the design of the building and thinks the higher ceilings will look good.

Chaundy agreed, stating that he also likes the design.

Bala thanked them stated that the new design was drawn realistically for their business. He thinks that it will be more user-friendly and more efficient.

Bala asked if they were approved tonight, could they apply for permits tomorrow. Avantini stated that he did not want to speak for the building official, but he thinks that it should be okay.

Bala asked about the sidewalk in front of the building. Avantini stated that any flags that were broken would need to be replaced.

Lanam stated that the rear entrance of the building is a little obscured. He stated that he would like to see some kind of architectural detail to make it stand out more. Lanam suggested a mural or sign.

Bala said that whatever they do would need to be in compliance with the sign ordinance.

**MOTION TO APPROVE THE REVISED SITE PLAN FOR THE SOUTH LYON HOTEL  
CONTINGENT UPON THE APPLICANT COMPLYING WITH ALL CONDITIONS OUTLINED  
IN PLANNING CONSULTANT AVANTINI'S REVIEW LETTER DATED NOVEMBER 30, 2016  
AS WELL AS ANY CONDITIONS OR COMMENTS FROM CITY DEPARTMENT HEADS  
AND CONSULTANTS.**

Motion by Bradley, second by Rose to approve the site plan for the South Lyon Hotel.

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS:**

None.

**TABLED ITEMS:**

None.

**PLANNING CONSULTANT REPORT:**

Avantini stated that the City Council approved the Master Plan at their most recent meeting. Now that the plan has been approved, the Commission can begin reviewing the new zoning ordinance.

Avantini stated that he would like to see the Commission do a workshop on a Saturday and review the ordinance all at once.

Wilhelm asked that the schedule of meetings for 2017 be put on the next agenda.

Lanam asked about work done at South Lyon Square and Avantini updated the Commission.

**STAFF REPORT:**

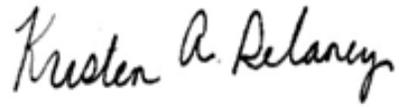
None.

**ADJOURNMENT:**

Motion by Rose, second by Bradley to adjourn the meeting at 9:03 p.m.

**VOTE**

**MOTION CARRIED UNANIMOUSLY**



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Scott Lanam, Chairman

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Kristen Delaney, Recording Secretary

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Jerry Chaundy, Secretary