

**City of South Lyon
Planning Commission Meeting**

May 12, 2011

Chairperson Weipert called the meeting to order at 7:04 p.m.

All present recited the Pledge of Allegiance to the Flag

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

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

APPROVAL OF AGENDA:

Motion by Chubb, supported by Kurtzweil

To approve the Agenda May 12, 2011 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES:

Motion by Bradley, supported by Leimbach

To approve the Minutes for April 28, 2011 as amended.

VOTE

MOTION CARRIED UNANIMOUSLY

PUBLIC COMMENT

Lawrence Sukenic, Keebor Harbor, MI

Mr. Sukenic asked if the Commissioners had time to familiarize themselves with his site that he discussed at the last meeting.

Weipert advised Mr. Sukenic to submit a zoning change application. There was a general discussion regarding the process.

NEW BUSINESS

Review Zoning Classification of Oakland 40 Property

Lee stated he wanted to make it clear that the City Council asked the Planning Commission to look at the property from a residential perspective. He is aware the Commission was unimpressed with a specific plan that was presented a couple of years previous but City Council was advised by the insurance carrier to re-evaluate the zoning.

Kurtzweil stated she was aware that Glen Kivell was present at the last meeting. She finds it unethical that he sits in attendance and comments as a Council member on a matter that is under litigation. The Planning Commission is an independent body and she does not need to hear from him. She does not know if he compromised any conversations. She believes the City's attorney needs to talk to Mr. Kivell about that issue. Mr. Kivell needs to shut his mouth at these meetings.

Tallerico summarized his report and recommendation. It is a difficult property because of the wetlands and density concerns. He reviewed the topography and neighborhood characteristics. He reviewed the different residential zoning options. He noted this was a generic review because there is no site plan, per the request of the City Council and this Commission.

There was a general discussion regarding low-density residential classifications.

Leimbach noted that IRO office zoning would also work on this site but so would residential. However, with the goal of reviewing the Master Plan it could be that they look at this and it could change. In his opinion, it works either way. He agrees that if it is residential, it should be low-density.

Chaundy stated he walked across the property and thought it would be good as residential and there are other places for the industrial so that is not shut out.

Lanam stated he agrees with Mr. Leimbach, he was for protecting the Master Plan. Bradley also agrees.

Kurtzweil stated that Mr. Tallerico did a good job of presenting both sides and not influencing the Commission in his report. At the time, it was a good thing to protect the commercial property. On the other hand, now that they are reviewing the Master Plan it is a good time to take another look. She does not think the city or the developer worked hard enough to market it for the way it is currently zoned. She knows there have been lost opportunities. She does not believe that housing would have done well in 2007, 2008 or 2009. She does not believe that the developer has lost any time. She does not think he would have sold anything. She agrees to look at this for low density residential that is compatible with the neighborhood.

Chubb noted that everything has been said in one form or another. He agrees it could be residential from a planning perspective. He thinks it needs to go under the Master Plan

review because there could be a more creative option. However, he is open to residential.

Weipert stated she sees this as a beginning to the Master Plan review. She agrees that residential could work. It would be nice to encourage connectivity through the sub streets rather than Mill Street but that was more of a site plan issue than a zoning issue.

There was a general discussion regarding the zoning map and the neighborhood residential zoning.

Motion by Leimbach supported by Chaundy

To recommend rezoning to a low-density, R2, classification given the limitation of wetlands and topography.

Chaundy noted it does bother him that there is a litigation going on regarding this site. Tallerico stated City Council made the request so the Planning Commission has to review it. It is no different than any other request.

There was a general discussion regarding what fits in R2 and shared/open spaces. Kurtzweil noted it is a pretty piece of property and she likes R2 because it allows for protection of the wetlands. There was an opportunity for a developer to make it a stunning development.

VOTE

MOTION CARRIED UNANIMOUSLY

Motion by Lanam supported by Bradley

To set a public hearing for June 9, 2011.

VOTE

MOTION CARRIED UNANIMOUSLY

TABLED ITEMS

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

PLANNING CONSULTANT REPORT

Tallerico presented a report regarding the state and national laws and building trends.

STAFF REPORTS

Delaney noted the final meeting with the group from Michigan State University is May 16, 2011 and will be videotaped.

Murphy provided an update on Alexander Center and potential new businesses. May 21, 2011 is clean up day and all are invited to come and help.

Delaney provided an update on the Farmers' Market.

ADJOURNMENT

Motion by Bradley supported by Lanam

To adjourn the meeting at 8:15 p.m.

VOTE

MOTION CARRIED UNANIMOUSLY

Pam Weipert, Chairperson

Jennifer Knapp, Recording Secretary

Keith Bradley, Secretary