

**City of South Lyon  
Planning Commission Meeting**

February 11, 2010

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

All present recited the Pledge of Allegiance to the Flag

PRESENT: Commissioners Kurtzweil, Mosier, Weipert, Lanam, Subotich, Chubb, Leimbach and Bradley. Commissioner Culbertson was excused.

Also present were Ben Tallerico (Planning Consultant), and Kristen Delaney, Director of Community and Economic Development, Gary Fagin, Holly Gerdon, Kim Thompson, Mike Kramer, Glen Kivell, and Victoria Mitchell.

**APPROVAL OF AGENDA:**

**Motion by Mosier, supported by Bradley**

**To approve the Agenda February 11, 2010.**

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

**PUBLIC COMMENT**

There was no public comment.

**OLD BUSINESS**

No old business.

**NEW BUSINESS**

Presentation on downtown plans by Ben Tallerico, Beckett & Raeder  
Tallerico reviewed the PowerPoint presentation outlining downtown plans, reviewed the history of Beckett & Raeder and noted award of Downtowns of Promise, gave overview of goals for downtown plans. The approach of Beckett & Raeder include economic development, historic preservation, physical planning, building façade, design guidelines, housing, community gathering places, pedestrian connectivity, traffic calming, circulation, gateway opportunities, signage opportunities, economic development and redevelopment. The plan includes kick-off meeting, community involvement, building and site assessment, real estate evaluation and program, board planning session and

preliminary plan, implementation and a final presentation and report.

Fagin asked for a couple of ideas for a city parking lot. Tallerico replied without analysis it would be difficult to answer but he noted there was not a market to support a parking deck but they should identify a spot now and put retail on the first floor.

Weipert noted the plan identifies where pedestrian traffic stops so people stop at the Post Office and the dental office. She asked would the plan be to convert those to more retail style businesses. Tallerico stated the plan recommendations uses data and the overall vision of the community.

Fagin noted the need for money for the expertise, leadership and implementation. Tallerico stated they should set goals and start small. There was a general discussion regarding funding.

Kramer asked if the city had a master plan. Tallerico replied yes and produced a copy. There was a general discussion regarding the master plan.

Delaney asked what the timeline looked like. Tallerico replied it could be done in approximately nine months. He noted the downtown plan would be so much more detailed and they would want a mix of people at the meetings but typically two meetings would be sufficient for a visioning session.

There was a general discussion regarding speed limits in town and downtown and how best to slow traffic.

Kurtzweil asked Mr. Fagin why he thinks the downtown was not developing they way it should. Fagin stated history, trends, ownership and the identity of the town all contribute but in the end it came down to people using the downtown. They need to develop a plan to get thing going a little at a time. Kurtzweil noted to her it was a puzzle and there was a problem. Gerdon stated she bought in town as part of the growth and what shocked her now was they have been open for over a year in a building that was from 1946 and people did not know they were there. People who were new to the community still go back to their old areas. There was an issue getting people into town. Kurtzweil stated that was a serious problem. She did not understand the disconnect with the neighborhood bordering downtown and not using the services. Subotich stated he saw an old film of downtown and it was bustling; now everyone works outside of town. There were no events anymore, everyone was tired and it has been easier to go back to what we know. We have to make community event to get locals to go downtown.

There was a general discussion regarding community events.

Tallerico noted they needed a strategy. Subotich stated there needs to be a whole plan. Gerdon stated she joined the Downtown Development Authority (DDA) because there was a great energy in the committee and Ms. Delaney has been a great asset and they wanted to get the events going again. There was a general discussion regarding

downtown activities and events.

There was a general discussion regarding communities with boulevards and other success stories in turning a town around.

Kurtzweil stated she had been concerned with the cost of doing business in South Lyon and felt there would be a need to look at how to reduce expenses for new businesses. There needed to be a business friendly environment. Kivell replied they were looking at everything. There was a general discussion regarding what had changed in the past ten to twelve years.

Weipert asked if the DDA would be developing a downtown plan. Fagin replied yes. Delaney stated they voted to complete one this fiscal year. There was a general discussion regarding the differences between a streetscape and a downtown plan.

Weipert asked Mr. Fagin what the DDA wanted from the Planning Commission. Fagin replied dialogue to make sure they were on the same page on what was good for the town. Tallerico noted if they wanted a successful downtown they should look at communities that had a plan and what they have done. Fagin stated the needed the funds to get it done. Tallerico stated they would need an implementation strategy. Leimbach stated no one would give money without a plan. Tallerico stated whoever would be hired would lay it all out, step-by-step taking resources into account.

There was a general discussion regarding how much a plan would cost and sources of funding. Fagin suggested putting together a financial plan. Tallerico replied that would be up to the DDA because the Planning Commission had no money. The DDA would be the driving force and he suggested taking time to promote the downtown before spending money. There was a general discussion regarding promoting business in downtown.

Fagin asked if there were any zoning problems with the downtown. There was a general discussion regarding an overlay district.

Delaney stated she had the general sense that everyone agreed on the need for the plan. The Planning Commission agreed. Leimbach stated it all boiled down to how it would be funded. The ones who were going to get the money were the ones with the plan. Tallerico rewards were quicker than one would think.

Fagin asked if the money would be worth the plan. Delaney noted it would not be one lump sum. There was a general discussion regarding prioritizing plans and funding.

There was a general discussion regarding the next steps.

#### **TABLED ITEMS**

Annual Retreat

Wind Energy Ordinance

**STAFF REPORTS**

Delaney sent two ordinance changes to the city's attorney.

There was a general discussion regarding the discussion with the DDA representatives and funding options.

**ADJOURNMENT**

**Motion by Bradley supported by Lanam**

**To adjourn the meeting at 9:34 p.m.**

**VOTE**

**MOTION CARRIED UNANIMOUSLY**

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Pam Weipert, Chairperson

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Jennifer Knapp, Recording Secretary

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Keith Bradley, Secretary