

**City of South Lyon
Planning Commission
Regular Meeting Minutes
January 9, 2014**

The meeting was called to order by Lanam at 7:03 p.m.

PRESENT: Jerry Chaundy, Secretary
Keith Bradley, Vice-Chairman
Maggie Kurtzweil
Scott Lanam, Chairman
Frank Leimbach
Steve Mosier
Jason Rose
Carol Segal
Wayne Chubb

ABSENT: None

OTHERS PRESENT: Carmine Avantini, Planning Consultant
Timothy Wilhelm, City Attorney
Kristen Delaney, Director of Community & Economic Development

APPROVAL OF AGENDA AS AMENDED:

Motion by Bradley, second by Leimbach
To approve the agenda for January 9, 2014 *with New Business being discussed before Old Business.*

VOTE **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF MINUTES:

Motion by Chaundy, second by Leimbach
To approve the minutes for November 14, 2013 as presented.

VOTE **MOTION CARRIED UNANIMOUSLY**

Commissioner Segal arrived at 7:05 p.m.

Commissioner Chubb arrived at 7:06 p.m.

COMMENTS FROM THE PUBLIC

Carl Richards
390 Lennox Street, South Lyon

Richards had questions about City parks located in subdivisions. Lanam advised him that parks that were not dedicated to the City were typically the responsibility of the respective homeowner's association to maintain or improve.

NEW BUSINESS

1) Aubree's Pizzeria and Grill

Avantini gave an overview of his comments on the site plan for Aubrees Pizzeria and Grill. He noted that the access to the barrier free parking spaces along the current walkway met the minimum requirement of 5 feet. Avantini noted that per the ordinance, the site could be considered short on parking spaces. He noted that the current ordinance was quite old and the fact that the Glenwood Plaza has a variety of uses with different peak periods of parking demand, offered the Planning Commission some flexibility on how they applied the ordinance.

There was a lengthy discussion regarding parking and parking calculations for Glenwood Plaza. Establishing a cross access connection between Glenwood Plaza and Brookdale, the shopping center directly to the north, was also discussed.

Kurtzweil noted that she was confused why the cross-access connection was being discussed in regards to the site plan at hand. Avantini stated he had found it helpful in similar developments to request a cross access agreement up to the lot line on behalf of the applicant. He noted that no one can require the neighboring property owners to connect, but it does set up the possibility of cross access connection between Glenwood Plaza and Brookdale in the future.

Lanam stated that he thought the cross access connection had been a requirement of the site plan for Glenwood Plaza.

Kurtzweil stated that in order for cross access connection to be established, engineering would need to be paid for. Lighting and landscape would also need to be paid for and Beztak Properties would not pay for that.

Kurtzweil noted that Beztak Properties was a client of hers.

Bradley wondered why the easement would be a condition placed on the applicant. He stated that it seemed like a condition that should be placed on the landlord or property owner.

Ron Evangelista
1040 Drakehire Drive, Commerce Township

Evangelista stated that he is the contractor for Aubree's Pizzeria and Grill and that at this time,

he had not had a discussion with the owner or property manager of Glenwood Plaza about an easement.

Roger Berent
11850 Mayfield, Livonia

Berent stated that he was the architect for the project. He gave an overview of Aubree's background and their history of community involvement and said that this would continue in the proposed South Lyon location.

Kurtzweil asked for more information about the proposed outdoor seating. She noted that she would like to see an upscale seating area. Evangelista confirmed that the look of this Aubree's would be consistent with that of other locations. He noted that they would have metal fencing, but that exact landscape materials had not yet been selected. Kurtzweil recommended boxwoods and stated that she would definitely like to see metal fencing in place.

Leimbach noted that he had done a number of projects with the owners of Aubree's in the past. He wanted to disclose this in case there was a conflict of interest.

Wilhelm asked if Leimbach had a financial interest in the project at hand. Leimbach stated that he did not.

MOTION TO STATE THAT LEIMBACH HAS NO CONFLICT OF INTEREST IN AUBREE'S PIZZERIA AND GRILL:

Motion by Bradley, second by Kurtzweil
To state that Commissioner Leimbach has no conflict of interest in any matters pertaining to the site plan for Aubree's Pizzeria and Grill.

VOTE

MOTION CARRIED

(1) Abstaining (Leimbach)

Leimbach stated that he would like some more information about what exactly the Commission is approving, specifically as it pertains to the fencing and the landscape. Avantini noted that the Commission could approve the site plan as presented with the condition that a landscape plan be submitted. Lanam noted that even though the landscape could be handled administratively, the Commission would like to see the landscape plan.

There was further discussion about planter boxes and parking calculations. Chubb noted that he was not in agreement with Avantini's interpretation of the parking calculations.

MOTION TO APPROVE THE SITE PLAN FOR AUBREE'S PIZZERIA AND GRILL WITH THE CONDITIONS THAT: A DETAILED LANDSCAPE PLAN (INCLUDING FENCING MATERIAL) BE SUBMITTED AND APPROVED ADMINSTRATIVELY:

Motion by Bradley, second by Kurtzweil
To conditionally approve the site plan for Aubree's Pizzeria and Grill.

VOTE

MOTION CARRIED (8) Yays, (1) Opposed

OLD BUSINESS

1) Master Plan

Avantini noted that the plan was complete with the exception of a few minor updates including date changes and listing some of the new Planning Commissioners. The last steps are to send it to the City Council for review and then to neighboring communities for comment.

MOTION TO APPROVE THE MASTER PLAN AS PRESENTED AND TO RECOMMEND TO CITY COUNCIL TO REVIEW THE REVISED MASTER PLAN AND SEND THE PLAN OUT FOR COMMENTS:

Motion by Kurtzweil, second by Chubb
To approve the Master Plan as presented, to send the plan to City Council for review and to neighboring communities for comment.

VOTE

MOTION CARRIED UNANIMOUSLY

PLANNING CONSULTANT REPORT

Avantini gave an overview of some current issues. At this time, the City has not received a plan for the Knolls of South Lyon. He anticipated that South Lyon Collision's site plan would likely be back before the Commission in February.

STAFF REPORT

Delaney stated that the Parks and Recreation Commission would be working to draft a new Parks and Recreation Master Plan in 2014.

ADJOURNMENT

Motion by Bradley, second by Kurtzweil
To adjourn the meeting at 8:44 p.m.

Scott Lanam, Chairman

Kristen Delaney, Recording Secretary

Jerry Chaundy, Secretary