

SYLVAN LAKE PLANNING COMMISSION

Minutes of the December 4, 2007 Meeting

1. CALL TO ORDER

Chairperson Rodney Knudsen called at 7:35 P.M.

2. ROLL CALL

PRESENT

Paul Hungerman, Mayor  
Rodney Knudsen  
Aron Lorenz, Mayor  
David MacGillis  
Joanne Eberhardt  
Michael Menuck

PRESENT

James Bull  
John Martin, City Mgr.

EXCUSED

Aron Lorenz

3. APPROVAL OF AGENDA

Moved by Meskin, seconded by MacGillis to approve amended agenda.  
No discussion.

Motion carried.

4. APPROVAL OF THE MINUTES OF DECEMBER 4, 2007 REGULAR MEETING

Commissioner MacGillis addressed how he'd like his first name be referred to as David when stated in city documents.  
Moved by Bull, seconded by Menuck.  
No discussion.

Motion carried.

5. MEETING OPEN TO THE PUBLIC FOR BRIEF COMMENTS

Chairperson Knudsen opened meeting to public comments. No comments, meeting closed to public comments.

6. OLD BUSINESS

A. Continued discussion of Orchard Lake Road Corridor – Architectural Standards

City Mgr. Martin referred to memo from McKenna, along with the architectural standards or design policy from Auburn Hills, and examples. He addressed the fact that Auburn Hills doesn't have architectural requirements in their ordinance so it's not a law. He stated Auburn Hills has a policy and when businesses want to develop, the worse they want to get in, the more stringent the city can be on their requirements. Regarding Sylvan Lake, if we want the developer to do something, we have to have an architectural standard in the ordinance. He said we can discuss this some more along with what we think our architectural standards would be when the planner comes to the January meeting. When Citgo wanted to develop, they complied with our suggestions. Commissioner Meskin addressed the sample pictures from McKenna pointing out

that the building structures were in compliance with surrounding area. Discussion followed regarding ordinance vs. policy. (An ordinance defines architectural standards, a policy doesn't whereby City Council cannot force the developer into compliance). With regards to parking in commercial areas, City Mgr. Martin suggested combining the parking. City Council would make the final decision on a policy if we went that way. City Mgr. Martin stated we need to think about what we'd envision Orchard Lake to be.

#### B. Commercial/pedestrian Lighting thoughts

City Mgr. Martin and Commissioner Eberhardt agreed we need to give options to Greg from DTE. City Mgr. Martin also addressed we need firmer costs. He asked Planning Commission if they were behind the idea of having the lighting go in during a site plan review process as one of the options...i.e. Yaldo as an example, if Yaldo does it, then part of the site plan process is he puts up the pedestrian lights for that area. Planning Commission agreed. Chairperson Knudsen commented on lights down at the "point". He felt these were good lights to use for pedestrian lighting. Vice Chairperson Menuck agreed. DTE owns these lights. DTE is responsible for any repair work, which is included in the lease. DTE stated at last month's meeting that any light that becomes unserviceable, they would be responsible for replacing it. Discussion followed regarding DTE supplying the lights because they have access to replacement parts. Chairperson Knudsen made a suggestion to use the same lights as on the "point" for the rest of Orchard Lake. Discussion followed of different styles, colors, lease, and pedestrian use. City Mgr. Martin stated that once a light is chosen, we do have to come up with a lighting plan, which will be discussed with Greg from DTE. He also stated that each individual business/property owner will pay for the installation. We have to decide where they're going to be so there will be semi-uniform distance going down the street. Commissioner Eberhardt addressed banner posts and City Mgr. Martin said he'd ask about it.

Moved by Bull, seconded by MacGillis, to move forward with the same type of light that's down at the "point" and the same continuity with the provision that the pole be tall enough to handle a banner post on Orchard Lake Road in order to let the people at Citgo get something done. Discussion followed regarding the pole be the color black to differentiate from Keego Harbor.

Bull made an amendment to the motion to wait until the standard colors that are available are made known to us. Approval to amendment was made.

No discussion.

Motion carried.

#### C. Ordinance regarding Total Lot Coverage

Chairperson Knudsen handed out a draft written by himself entitled "*Minimum*

*lot coverage by vegetation shall be 100% less 2 times the maximum coverage of lot by all buildings.” Discussion followed. City Mgr. Martin would like to wait for our environmental engineers to finish what they are working on. Discussion continued on why one wants to maintain vegetation for the quality of the environment and the lake.*

#### D. Landscapes Structures

City Mgr. Martin addressed concerns of citizens (questions and confusions) of what are landscape ornaments/structures and what is blight. He referred to Article III Definitions, Section 3.01 with recommended amendment dated Oct. 11, 1994. Examples followed. Discussion followed including trampolines, play structures, tree forts, “flower fence”, split rail fence, and where items are placed according to the property line and setback. Discussion followed “art” vs. “trash”. City Mgr. Martin will look into seeing if anybody has anything regarding this topic.

#### 7. NEW BUSINESS

None

#### 8. CITY MANAGER COMMENTS

City Mgr. Martin met with the new planner from McKenna – Vidya Krishnan. She has been with McKenna awhile and worked in Keego Harbor, also, for awhile. He feels we are on track with the Orchard Lake Corridor. We need to look at the ordinances and what we want to see with our master plan. Vidya will help us with that, also.

JRE Tire is now vacant. We will try to get somebody to fill that spot.

Community Center is on track. Things are going very well. The cold weather hit hard. They did not get the concrete in for the slab. All the underground work is in. A tent will be placed around it, heat it, finish the ground work, get the concrete poured, leave it heated until the concrete cures, and then start the construction.

#### 9. CITY COUNCIL COMMENTS

Mayor Hungerman commented on the landscape improvements. He stated it was a hard issue, would think about it more, and would keep an open mind on it.

#### 10. PLANNING COMMISSION COMMENTS

Commissioner Menuck – No Comments.

Commissioner Eberhardt – Addressed Trail Crossing issue and wondered where we were with that. City Mgr. Martin stated we were going to wait until after the holidays and meet with the Road Commission and come up with a real plan that’s going to work. She showed a picture of a street crossing to City Mgr. Martin.

Commissioner Meskin congratulated Paul Hungerman on his election of Mayor. He commented it was safer to cross the street at Sylvan Market.

Commissioner MacGillis addressed the issue the fence was knocked down at the construction site near the tennis courts. He was concerned that anyone could walk in the area. He also commented on the leaf pickup. Discussion followed. Phone calls were made to the company. Mayor Hungerman pointed out leaves fell late, the weather turned cold, rainy, and snowy - which makes pickup difficult. Commissioner Bull – No Comments.  
Chairperson Knudsen – He wished everyone Merry Christmas and Happy Hanukkah.

11. ADJOURNMENT

MacGillis made a motion to adjourn the meeting at 8:55 P.M. Menuck seconded it.

No discussion.

Motion carried.

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Charlene Zink, Sylvan Lake Planning Commission Recorder

**SYLVAN LAKE PLANNING COMMISSION**  
**Dec. 4, 2007**

Hazel Holly

1485 Rosedale