

SYLVAN LAKE PLANNING COMMISSION

Minutes of the January 8, 2008 Meeting

1. CALL TO ORDER

Chairperson Michael Menuck called at 7:35 P.M.

2. ROLL CALL

PRESENT

Paul Hungerman, Mayor

John Martin, City Mgr.

Aron Lorenz

David MacGillis

Michael Menuck

PRESENT

James Bull

Russell Meskin

EXCUSED

Rodney Knudsen

Joanne Eberhardt

3. APPROVAL OF AGENDA

Moved by Lorenz, seconded by Meskin, to approve the agenda.

No discussion.

Motion carried.

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

Commissioner Meskin addressed wording on p. 4 of minutes in the following sentence: "He commented it was safer to cross the street at Sylvan Market." He would like it to read: "He commented it was safer to cross the street at Sylvan Market if you're going between the nature trails."

Amended motion moved by Lorenz, seconded by Meskin.

No discussion.

Motion carried.

5. MEETING OPEN TO THE PUBLIC FOR BRIEF COMMENTS

Vice-chairperson Menuck opened meeting to public comments.

Saul User, business owner, along with Pavan Muzumdar, Son in law of the property owner, addressed opening a tire store, along with vehicle repair at 2635 Orchard Lake Road in Sylvan Lake (the now vacant JRE tire store). He stated he had a successful automotive repair store at 26465 Telegraph Road, Southfield for over 32 years. He gave reasons how his store would benefit the community including tire mounting and balancing, front end alignment, and warranty work. He also stated due to the competition of tire sales, this would not be enough to sustain a business. He added other services: tire sales, installation, and balancing, oil changes, front end alignment, and break repair.

Saul then continued informing the committee the equipment that would be installed in his tire store. He also stated he had the proper licensing to run his business.

City Mgr. Martin stated the zoning ordinance now does not allow any kind of

auto repair in a C-1 zoning area. Discussion followed. Commissioner Meskin asked why city doesn't want car repairs. City Mgr. Martin said it doesn't fit in with the master plan in changing the face along Orchard Lake Road.

Stacy and Tom Fields addressed their intended use for the facility as a used car lot. This facility would be for retail only, not repairs. However, all the vehicles would not be stored inside. She stated the building would be a showroom along with detailing. Vice-chairperson Menuck commented that the property was not permitted to be used as automotive usage or sales. City Mgr. Martin confirmed this. City Councilman Lorenz commented that the zoning was addressed in April and the Planning Commission was not interested in rezoning again. Vice-chairperson asked Michelle (from McKenna) if there was any possibility to entertain use variances. She answered by saying it was recommended to prohibit the ZBA from granting useful variances. She stated a proper process must follow by amending the master plan and do the rezoning. City Mgr. Martin addressed Planning Commission asking if they wished to bring up discussion of rezoning. Discussion followed. An informal straw poll was taken. Nobody on Planning Commission was interested in reopening discussions of rezoning the property. Vice-chairperson Menuck then addressed both interested parties on how to proceed with their proposals through City Mgr. Martin. He then thanked both parties and expressed his appreciation of bringing in business to Sylvan Lake.

Vice-chairperson Menuck closed the meeting to the public.

## 6. OLD BUSINESS

### A. Continued discussion of Orchard Lake Road Corridor

City Mgr. Martin got a copy of Keego Harbor's master plan and copied sections that were relevant to Sylvan Lake. He stated Keego Harbor has pretty much the same thought and idea along Orchard Lake Road as Sylvan Lake does. He addressed similarities and differences in comparing Sylvan Lake and Keego Harbor. He stated Keego has a point system regarding architectural standards in their site plan review process. Keego doesn't have things they specifically request. A developer gets points for doing things positive and loses points for doing things that are negative, and they need to have "x" amount of points to proceed. McKenna came up with point system and Keego adopted it. A point system was talked about awhile back in discussing the overlay district. Commissioner Meskin liked Keego's master plan in terms of structure. Discussion followed. City Councilman Lorenz asked what our end goal was. City Mgr. Martin discussed the process to get to where we want to be. City Councilman Lorenz asked what the time line was, the goal, and the steps to get there. Michelle responded by stating having something done in the zoning ordinance that allows you to implement the things that you put in your master plan. She also stated the planning commission does not feel the design guidelines in the Orchard Lake Road Corridor Overlay District that's been drafted is not flexible enough. She suggested using a checklist regarding the design guidelines. City Councilman Lorenz stated the goal is to finalize the zoning requirements for

the overlay district. Vice-chairperson Menuck stated he liked the point system better than what was originally brought to planning commission in regards to being too rigid. Discussion followed. Commissioner MacGillis would like to know all the options available to use, but, also would like to close this part and move on. City Councilman Lorenz likes the point plan, along with the original work that was done because it gave some good design ideas. He suggested mapping them together. Discussion followed. City Mgr. Martin suggested to look at the guidelines before, along with looking at point system. Discussion followed regarding The Lodge Restaurant and the Sylvan Market buildings.

#### B. Commercial/pedestrian Lighting

City Mgr. Martin did not get any more information from DTE. He will be getting together with DTE with a map scooping out where the lights should be on Orchard Lake Road. He will also get the costs for the 3 different types of lighting (just fixtures, not installation). Vice-chairperson Menuck addressed the lights not working on the Orchard Lake bridge over Telegraph. City Mgr. Martin said he would ask DTE what's going on with that. City Councilman Lorenz asked if Citgo had been told what kind of lights to buy. Discussion followed. City Councilman Lorenz made a suggested a harbor style light (esplande tear drop lum.) and hoped this could be considered once pricing was done.

#### C. Landscape structures

None

#### D. Total lot coverage

None

### 7. NEW BUSINESS

None

### 8. CITY MANAGER COMMENTS

City Mgr. Martin addressed Community Center is going fine, but not going in the original order due to weather. There are no surprises, no problems, is going great, and still going on tract.

### 9. CITY COUNCIL COMMENTS

Mayor Hungerman – no comments.

Councilman Lorenz welcomed everyone back and looking forward to working through some of these issues and Happy New Year. He commented Community Center looks good.

### 10. PLANNING COMMISSION COMMENTS

Commissioner Meskin – commented on Community Center progress and asked if there was an estimated time table. As of now, there isn't.

Commissioner MacGillis – Thanked City Mgr. Martin for pursuing Leaf Removal Company about the leaf cleanup.

Commissioner Bull – Happy New Year to all.

Vice-chairperson Menuck – No comments. He stated he signed up for Planning Commission again.

11. ADJOURNMENT

Bull made a motion to adjourn the meeting at 8:35 P.M. Menuck seconded it.

No discussion.

Motion carried.

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Charlene Zink, Sylvan Lake Planning Commission Recorder

**SYLVAN LAKE PLANNING COMMISSION**

**January 8, 2007**

Tom & Stacy Fields  
Saul User

Pavan Muzumdar

Justin Hatch

3361 Harbours Blvd., Waterford  
5452 Claridgeln,  
West Bloomfield, 48322  
651 N. Rochester Rd.  
Clawson, 48302  
1539 Lakeview Ave. Unit B