

**CHARTER TOWNSHIP OF LYON  
PLANNING COMMISSION  
MEETING MINUTES  
June 28, 2004**

Approved as submitted July 26, 2004.

DATE: June 28, 2004  
TIME: 7:00 PM  
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 7:02 pm.

Roll Call: Present: Brent Hemker, Chairman  
Michael Barber, Vice Chair  
Laura James, Secretary  
Ray Bisio, Trustee  
Jim Hamilton  
Ted Soper  
Laura Williams

Also Present: Philip Seymour, Township Attorney  
Alexis Marcarello, Township Planner  
Chris Olson, Township Superintendent

Guests: 3

**1. APPROVAL OF AGENDA**

Ms. James question if they are going to add the Hutto Family issue to the agenda. Mr. Hemker stated that they will not. He felt that they need to go through the regular channels and get in line with everybody else. Mr. Hutto stated that he is here based on the recommendation of Chris Doozan.

Ms. Marcarello stated that they felt that since the Master Plan is being updated there are some spots that may be appropriate for the Planning Commission to consider a change.

Mr. Hemker stated that without having any preparation for this issue, he is uncomfortable discussing it tonight. Ms. Marcarello indicated that this issue could be placed on the July agenda.

Ms. James that McKenna Associates, Inc. prepare information regarding sewer usage of current versus proposed and careful inventory of surroundings.

There was brief discussion as to what the Hutto Family would like this property rezoned to and why. Ms. James stated that this is a real rural area and that the applicant may have an uphill fight to have it rezoned to multiple.

Mr. Soper made a motion to approve the agenda as written. Ms. James supported the motion.

Voice Vote: Ayes: All  
Nays: None

Motion approved unanimously.

2. **APPROVAL OF CONSENT AGENDA:**  
- Meeting minutes of May 24, 2004  
- Special Meeting minutes of May 26, 2004

Some typographical errors were noted for the Recording Secretary to fix.

Ms. James made a motion to approve the Consent Agenda consisting of the meeting minutes from the May 24, 2004 meeting and the May 26, 2004 special meeting as corrected. Mr. Hamilton supported the motion.

Voice Vote:           Ayes: All  
                              Nays: None

Motion approved unanimously.

3. **PUBLIC COMMENTS ON NON-AGENDA ITEMS:**                               **NONE**  
4. **PUBLIC HEARINGS:**       **NONE**  
5. **OLD BUSINESS:**

Text amendment to the Zoning Ordinance, call for public hearing to consider impervious surface standards in commercial and office districts.

Mr. Bisio questioned what the old standard for this was. Mr. Hemker responded that they did not have one.

Ms. James made a motion to schedule a public hearing for the text amendments to the Zoning Ordinance regarding impervious surfaces for first meeting in September, which would be the 13th. Mr. Soper supported the motion.

Voice Vote:           Ayes: All  
                              Nays: None

Motion approved.

Mr. Olson questioned if the Planning Commission still want to leave the industrial zones to be exempted from impervious surface regulations. He stated that there is no standard for these types of parcels at the present time. Ms. Marcarello stated that industrial could be included with office and commercial at 60% and then based on the comments received at the public hearing, it could be changed. Mr. Soper felt that it would be beneficial to have information on what is standard in industrial areas prior to the public hearing.

**Wetland Protection Ordinance**

Ms. Marcarello reviewed the information contained in the McKenna Associates, Inc. letter dated June 21, 2004 regarding this issue.

There were two questions that Ms. Marcarello requested that the Commission discuss and answer:

1. Do you want to provide for administrative review of minor permit activities?

The Commissioners discussed the procedure for this and concurred that they would prefer to leave it as it is now. If it gets to be too much, then they could change and have administrative review.

2. Should the penalty for violation of the Wetlands Protection Ordinance be a civil infraction rather than a misdemeanor?

The Commissioners concurred that violations of this ordinance should be a civil infraction rather than a misdemeanor.

Ms. James made a motion to recommend that the Township Board approve the Wetland Protection Ordinance that has been prepared in final form as discussed this evening regarding civil penalties and other changes also discussed. Mr. Barber supported the motion.

Voice Vote:           Ayes: All  
                              Nays: None

Motion approved.

**6. NEW BUSINESS:**

**Consideration of Pinehurst Special Meeting Request**

Mr. Olson stated that he received a request from Gary Rentrop, Attorney for Pinehurst, that they would like this issue to remain on the agenda for the August meeting.

**Master Plan Discussions:**

Community Facilities:

This issue was not discussed this evening.

Retail and Office Analysis:

Ms. Marcarello reviewed the information in the Retail and Office Analysis draft copy prepared by McKenna Associates, Inc.

Existing Land Use:

Ms. Marcarello discussed Table 9, Existing Land Use, that was distributed to the Commissioners. This table shows a comparison between 1991 and 2004.

**7. DISCUSSION AND COMMUNICATIONS:**

**8. ADJOURNMENT:**

Mr. Hemker adjourned the meeting at 8:47 PM.

Respectfully Submitted,

*Deby Cothery*

Deby Cothery  
Recording Secretary