

**CHARTER TOWNSHIP OF LYON
PLANNING COMMISSION
MEETING MINUTES
January 24, 2003**

Approved as submitted February 24, 2003.

DATE: January 24, 2003
TIME: 5:00 PM
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 5:02 pm.

Roll Call: Present: Brent Hemker, Chairman
Mike Barber, Vice Chair
Ray Bisio, Trustee
Laura James
Ted Soper
Laura Williams

Absent: Richard Crook

Also Present: Dave Gillam, Township Attorney
Chris Doozan, Township Planner
Matt Wetli, Township Planner
Chris Olson, Township Superintendent

Guests: 6

1. APPROVAL OF AGENDA:

Mr. Doozan requested that the following be added to the agenda:
- Discussion – Erwin Orchards – Beztak Company request for a joint meeting

Mr. Hemker requested that the following be added to the agenda:
- Memo from Joe Shigley

Mr. Barber made a motion to approve the agenda as modified. Mr. Soper supported the motion.

Voice Vote: Ayes: All
Nays: None
Absent: Crook

Motion approved.

2. APPROVAL OF CONSENT AGENDA: NONE

3. COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS: NONE

4. PUBLIC HEARINGS: NONE

5. OLD BUSINESS: NONE

6. NEW BUSINESS:

AP-02-23, Sunoco Gas Station and Convenience Store, site plan review, Lyon Towne Center Outlot "G", east of Milford Road, south of New Hudson Drive.

Mr. Wetli explained that this site plan involves the development of a gas station and convenience store on Outlot "G" of the Lyon Towne Center Planned Development. He reviewed the comments indicated in the January 23, 2003 McKenna Associates, Inc. letter.

Tony Antone, Kojaian, stated that they are here to answer any questions that the Commissioners may have. He stated that they intend to comply with all the issues raised in the McKenna letter. He stated that they would like to request consideration for a monument sign for this site. He stated that when they first came forward with the concept of the PD they only thought of signage for the development only. He stated that they never really thought about the needs of a gas station in that they need to post prices. He distributed copies of a monument sign that they would like to propose.

Mr. Antone stated that the proposed sign would be 6' high with brick pillars to match the development. Mr. Doozan noted that under conventional zoning, the Ordinance only allows a 5' sign that is 48 square feet in size. Mr. Antone noted that it would not be a problem complying with this. There was discussion with regard to the landscaping around the area of the sign.

Mr. Antone stated that the same materials that will be used in the strip center will be used for the Sunoco station. Mr. Hemker questioned the color of the roof. Najim Saymuah, CDPA, responded that the roof is a red color and made of standing seam metal. The red roof is part of the Sunoco corporate colors.

There was discussion with regard to the proposed signage. Mr. Antone noted that they would remove the signage from the canopy, if they are allowed to have the monument sign. He questioned if they could keep the signage on the canopy that is allowed through the planned development and then petition the Planning Commission for the monument sign. It was indicated that this could be considered.

Mr. Hemker questioned if the columns underneath the canopy are all brick. Mr. Saymuah responded that they are. He stated that with regard to the canopy lights, they will be recessed.

Mr. Hemker questioned if the columns on the sign would match the columns on the signs for Lyon Towne Center. Mr. Antone responded that they could do this.

Ms. James discussed the junipers that are being proposed. She stated that Junipers are not supposed to be planted in irrigated areas. Mr. Saymuah explained how the maintenance of the landscaping is handled.

Mr. Hemker suggested that a "Right Turn Only" sign be posted. Mr. Antone noted that the Road Commission has informed them that this sign needs to be posted. He stated that he is not sure who is responsible for doing this, whether it be the owner, developer or the Road Commission, but he will commit to making sure that the sign is posted.

Mr. Olson discussed the monument sign. He stated that the proposed sign is a back-lit sign. He suggested that they match the sign for the development by having them lit from the ground. It was noted that this may cause difficulty because of the need to change prices frequently.

There was discussion with regard to how the tanker trucks would flow through this site. It was noted that they would be going through the Wal-Mart site. Mr. Saymuah stated that the turning radius for a tanker truck is 60'. Mr. Hemker noted that there is only 59' from the edge of the property to the middle of the pump. Mr. Saymuah stated that they did actually use the template for trucks when they configured the site. A Planning Commissioner questioned if there is enough clearance under the canopy for the truck to clear. Mr. Saymuah responded that they design all their sites to accommodate this.

Mr. Olson discussed the location of the driveway and the stacking of cars of people turning left into the gas station. He felt that the stacking would end up out onto Milford Road and suggested that the driveway be moved a little further east. Mr. Saymuah stated that for safety, the Traffic Engineer likes to line up driveways across from each other whenever possible. Mr. Hemker stated that if the applicant is amenable to moving the driveway a little to the east, he would be more

Amendments to Buildings A and A-1 in the Lyon Towne Center

Mr. Doozan explained that this involves amendments to something that has already been approved by the Planning Commission. He reviewed the comments indicated in the January 20, 2003 McKenna Associates, Inc. letter.

Arkan Jonna, A.F. Jonna Development and Management Co., stated that he kept the same layout but has increased the size of the buildings by 10' in depth and added some saddlebags in order to do some additional screening for the service area of the building. He stated that the elevations are basically the same. This will be an all brick building with a shingled roof.

Mr. Jonna stated that Mr. Doozan covered this very well with all of his comments and that he would be happy to answer any questions the Commissioners have.

Mr. Barber discussed the dumpster. He questioned how it will be picked up and a new one dropped off because there is not a lot of room. Mr. Jonna responded that it is a trash compactor system. The dumpster will be picked up and taken off-site to be emptied and then will be brought back and replaced. He stated that the whole operation may take about an hour or so.

Mr. Bisio questioned the type of material used on the small windows at the top. Mr. Jonna responded that they are a glass pane with wood trim.

Mr. Hemker stated that one of the things that was indicated was that the rear loading area would infrequently be used by the types of businesses that would occupy the buildings. He questioned what types of businesses would go into these buildings. Mr. Jonna responded that he has been talking to several prospective tenants. He stated that the types of tenants are mainly service uses, i.e., hair salon, cleaners, coffee shop, that they are looking at. The rear loading area is very infrequently used by these types of businesses. There was discussion how the traffic will flow through the area at the back of the building.

Mr. Bisio questioned how many tenants would be put into this building. Mr. Jonna responded that Blockbuster will probably take up to 5,000 square feet, which is approximately half of the building. He noted that there would probably be three or four more businesses in there. Mr. Bisio expressed concern with other strip malls that have vacant stores and hoped that this one would not be like them.

Ms. James made a motion to approve the revised plan for the affected properties subject to the January 20, 2003 McKenna Associates, Inc. letter conditions 1 through 5 with the addition of number 6, the trash compactor be placed behind Building A1 for easier removal and replacement. Mr. Barber supported the motion.

Voice Vote: Ayes: All
 Nays: None
 Absent: Crook

Motion approved unanimously.

Mr. Hemker noted a problem with the lights at the Lyon Towne Center. Mr. Antone stated that he would go look at the lights.

Discussion – Erwin Orchards – Beztak Company requests a joint meeting

Mr. Doozan stated that they had a meeting with Beztak Company, who indicated that they are ready to move forward with the small area planning process. He stated that they have requested that the Planning Commission and the Township Board schedule a joint meeting.

Mr. Hemker stated that what makes him hesitant about this is two things:

- when we were done with the Elkow process, we were still quite a bit

- away from where we wanted to be, in his opinion;
- with Beztak, he knows what they have had before, which was a lot higher density and usage for this property.

He stated that he doesn't want to start the process being so far apart.

Mr. Bisio questioned if they could have a small sub-committee to begin with before they set a joint meeting. Mr. Hemker stated that in this case, knowing the history, he would be a little more comfortable with this. After further discussion the Commissioners concurred that they would form a sub-committee. Ted Soper, Mike Barber and Laura James volunteered to be on the sub-committee.

Memo from Joe Shigley

Mr. Hemker stated that Joe Shigley received an e-mail from Greg Gildersleeve, who commends the entire Planning Commission about their meeting about the Sucher property. He stated that this was a very nice e-mail sent to Mr. Shigley.

Mr. Hemker stated that Mr. Shigley is requesting from him the e-mail addresses of the Commissioners so that Joe and others can send e-mails directly to the Commissioners. He stated that if the Commissioners can give their e-mail address to him, he would pass it on to Mr. Shigley.

7. DISCUSSION AND COMMUNICATIONS: NONE

8. ADJOURNMENT:

Mr. Hemker adjourned the meeting at 6:27 PM.

Respectfully Submitted,

Deby Cothery

Deby Cothery
Recording Secretary