

**CHARTER TOWNSHIP OF LYON
PLANNING COMMISSION
MEETING MINUTES
January 27, 2003**

Approved as corrected February 24, 2003.

DATE: January 27, 2003
TIME: 6:00 PM
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 6:10 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
Megan Masson-Minock, Township Planner
Chris Olson, Township Superintendent

Guests: 13

1. APPROVAL OF AGENDA:

Mr. Doozan noted that the presentation of the New Hudson Streetscape by the DDA is not ready and will have to be postponed.

Ms. Williams made a motion to approve the agenda as modified. Mr. Barber 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:

Robert Carson, Attorney, stated that he is representing David Johnson. He advised the Planning Commission of a proposed development that they will be moving forward on and seeking rezoning to conform to the Master Plan. The property is located on the south side of Ten Mile Road at Johns Road.

4. PUBLIC HEARINGS: NONE

5. OLD BUSINESS: NONE

6. NEW BUSINESS:

Presentation of New Hudson Streetscape (DDA)

This issue has been postponed.

Master Plan Issues

Mr. Doozan reviewed the comments indicated in the January 20, 2003 McKenna Associates, Inc. letter. He displayed a list of the items indicated in the letter on the overhead projector. He stated that one thing the Planning Commission could do this evening is establish priorities and possible meeting dates to discuss the issues indicated in the letter.

| <u>Important Issue</u> | <u>Priority</u> | <u>Date</u> |
|---|--|-------------|
| Commercial Development on Ten Mile Road Urban Design Plan | 1/2 | |
| South Side of Grand River South of the Township Hall | 3 | |
| Density Bonus | 1/2 | 1/27/03 |
| Build-out Analysis | Proceed with this work | |
| Design Plans (Corridor Design) - New Hudson - Pontiac Trail - Ten Mile Road - Township Entrance at Kent Lake Road | No priorities established | |
| Park Land Needs | Wait for build-out and demographic analysis | |
| Levy Property | Form sub-committee (Brent Hemker, Ray Bisio, Ted Soper) | |
| Road Systems | Wait for build-out and demographic analysis | |
| Open Space Development Criteria | Implementation Tools | |
| Property Rights Transfer | Implementation Tools | |
| Sidewalks and Bike Paths | In conjunction with Roads | |

Density Bonus Discussion

Ms. Masson-Minock reviewed the comments indicated in the January 23, 2003 McKenna Associates, Inc. letter with regard to density bonus. She went through and discussed each of the design features indicated to determine their relative importance as determined by the Planning Commission. The results are as follows:

MASTER PLAN

| Design Feature | Relative Importance |
|--|--|
| Minimum lot width: 100ft | Low |
| Connection to Township Water or Sewer System | Sewer – 0 – no longer a criteria Water – 0 – no longer a criteria |

| | |
|---|--|
| Installation of public safety improvements (such as accelerations/deceleration lanes, bypass lanes, etc.) | -0- |
| Usable open space (on high ground, not in wetlands) amounting to at least 40% of the site. | Moderate priority item (increase in density determined on a case by case basis looking at size, location, ownership and use) |
| Preservation of distinctive natural features that probably would not have been preserved in a conventional subdivision (woodlands, rolling topography, etc.) Part of rural character. | High priority item (increase in density determined on a case by case basis) |
| Preservation of rural appearance along main roads (minimum depth of 250 to 300 feet) | High priority item (increase in density determined on a case by case basis) |

ZONING ORDINANCE

| | |
|--|--|
| Innovative energy efficient design | -0- |
| Added landscaping, above and beyond what is required | Moderate |
| Added improvements to promote pedestrian safety beyond what is required (Ideas to be brought back as to what this would be) | Moderate |
| Other site features to assure a long-term aesthetically pleasing appearance | Low – need examples Urban Design Plans |
| Consistent with the Master Plan, where previous use of the land causes severe development difficulties (on a case by case basis) | Moderate (needs more work) |
| Arrangement of uses and residential densities enhances the compatibility of the development with existing and planned land uses on adjacent properties | -0- |
| Design approaches to achieve a rural open space environment (see Section 190.3, sub-section F) | High |

OTHER DESIGN FEATURES

| | |
|--|-----------------------------|
| Paving of roads beyond what is required (case by case) | Moderate Ref. Road Plan |
| Installation of enhanced streetscape on arterials (street trees, street lights, landscaping) | Moderate |
| Installation of roundabouts at major intersections, where warranted | Low – Need more information |
| Creation of focal points/landmarks | Low |
| Preservation of historic sites or buildings (e.g., farm buildings, dog cemetery) | Low |

| | |
|---|--|
| Provision of community buildings (e.g., a library) | Low |
| Construction of bike paths, beyond Township requirements | Moderate |
| Set aside land for park | Moderate Park Plan with Recreation Committee |
| Completion of park improvements on dedicated land | Moderate Park Plan with Recreation Committee |
| Making provisions for a public school within a development | -0- |
| Drain improvements, beyond what is required | Storm Water Plan |
| Provide different types of housing including detached and attached, but no rental | -0- |
| Provide different types of housing including ownership and rental housing | -0- |
| Horse Trails | Moderate |
| Two acre minimum – Horse Estates | High |
| Natural Beauty Roads | Moderate |

Ms. Masson-Minock thanked the Commissioners for their comments and input. Mr. Doozan stated that the work they did this evening is very beneficial to them when developers come in.

7. DISCUSSION AND COMMUNICATIONS: NONE

8. ADJOURNMENT:

Mr. Hemker adjourned the meeting at 9:03 PM.

Respectfully Submitted,

Deby Cothery

Deby Cothery
Recording Secretary