

**CHARTER TOWNSHIP OF LYON
PLANNING COMMISSION
MEETING MINUTES
February 10, 2003**

Approved as submitted March 10, 2003.

DATE: February 10, 2003
TIME: 7:00 PM
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 7:00 pm.

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

Also Present: Dave Gillam, Assistant Township Attorney
Chris Doozan, Township Planner
Megan Masson-Minock, Planner

Guests: 9

1. APPROVAL OF AGENDA

The following was added to the agenda under New Business:
- Lyon Towne Center

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

Voice Vote: Ayes: All
Nays: None

Motion approved unanimously.

**2. APPROVAL OF CONSENT AGENDA:
- January 13, 2003 Regular Meeting Minutes**

A couple typographical errors were noted in the minutes for the Recording Secretary to correct.

Mr. Soper made a motion to approve the January 13, 2003 meeting minutes as corrected.
Mr. Barber 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:

Presentation of New Hudson Streetscape (DDA)

Mr. Doozan gave a brief introduction. He stated that it is the Planning Commission's responsibility to review these improvements and approve them, which would allow them to move onto the next step, the construction drawings.

Will Malone, McKenna Associates, Inc., gave a presentation of the proposed streetscape improvements in downtown New Hudson. He stated that he is presenting two things tonight, one is a construction project that is being funded by a transportation grant and the DDA. He stated that the total project budget is \$340,000.00 which would include the cemetery frontage. He stated that the rest of the project, will be accomplished in phases and shown on the Master Plan for the streetscape and cemetery, the second thing being presented tonight.

After the presentation the Commissioners commented as to what they liked and didn't like about the plan. They concurred that this is heading in the right direction. Some of the Commissioners were not in favor of the sixteen stone monuments.

Mr. Malone stated that the landscape design will compliment the new developments. They do not plan on copying the landscape design that is at the Lyon Towne Center.

Mr. Doozan stated that if the Planning Commission feels that they are in a position to take action to approve this streetscape plan with the information provided, they should do so in order for the construction plans to move forward.

Mr. Soper stated that he is not prepared to approve this because he does not particularly care for the stone monument pillars.

Mr. Doozan stated that there is no particular time that Planning Commission approval is needed. He stated that before they start investing time and beginning the construction drawings, they would like to know in general if this concept is acceptable.

Mr. Bisio questioned the cemetery length of frontage along Milford Road. Mr. Malone responded that it is 340'. Mr. Bisio stated that he likes the concept but he is not sure about having the monuments 25' apart. Mr. Malone stated that he is not sure himself if 25' is the most appropriate spacing between the monuments.

Mr. Soper suggested that they table this issue until the next meeting in order to give the Commissioners time to go out to the site and visualize this. Mr. Hemker suggested that if they had one further drawing that would show the frontage with these monuments.

Ms. James stated that they don't know a lot about the architecture of country graveyards. She questioned if Mr. Malone had any photographs of other country graveyards that he could show them. Mr. Malone responded that he does not. He stated that the would take a look at the cemetery in Royal Oak to see what they have done.

Mr. Soper made a motion to table the decision on the New Hudson streetscape until the next meeting, February 24, 2003. Mr. Crook supported the motion.

Voice Vote: Ayes: All
 Nays: None

Motion approved unanimously.

6. NEW BUSINESS:

AP-02-22, Verizon Wireless, proposed co-location, site plan review, north of Ten Mile Road, west of Johns Road, southeast of the Township Wastewater Treatment Plant

Ms. Masson-Minock explained that this is a proposal for co-location of a wireless antenna on the AT&T monopole which was approved in October, 2002. She reviewed the comments indicated

in the January 30, 2003 McKenna Associates, Inc. letter. The recommendation would be to approve this co-location subject to the four conditions cited in the review letter.

Claudine Antoun, Verizon Wireless, stated they do not have any problems with the conditions that are cited in the McKenna Associates, Inc. letter.

There was discussion with regard to the need for this. Ms. Antoun stated that she did not have a propagation map with her this evening and could not indicate where Verizon's other towers are located. She stated that she will be happy to supply the Planning Commission with propagation maps.

Ms. James made a motion to grant final site plan approval for AP-02-22, Verizon Wireless, subject to the four conditions outlined in the McKenna Associates, Inc. letter dated January 30, 2003. Mr. Barber supported the motion.

Voice Vote: Ayes: All
 Nays: None

Motion approved unanimously.

AP-03-21, Lord Corporation, site plan review, industrial building, 28655 Automation Alley, Grand River and Napier

Ms. Masson-Minock explained that this proposal is for Unit 1 of the Quadrants Industrial Research Centre. She reviewed the comment indicated in the February 6, 2003 McKenna Associates, Inc. letter. The recommendation for this would be approval subject to the seven conditions cited in the review letter. She noted that an eighth condition should be added, "Evidence of revised condominium plans have been recorded".

Andy Kivari, Quadrants, displayed a site plan and a rendering of the proposed building. He distributed individual copies of the building rendering to each Commissioner. He stated that they basically agree with the recommendations of the Planner. He stated that the only thing that he would add is to request a variance for the size of the wall sign.

There was discussion with regard to the amount of parking spaces. Mr. Kivari stated that Lord Corporation would like to keep the amount of parking they have indicated on the plan. He stated that when an addition is added in the future, Lord Corporation will not have to do any additional paving since they will already have the parking spaces there. It was stated that the minimum amount of parking spaces would be 60, but what Lord Corporation is proposing is 75 spaces.

Mr. Doozan questioned what the timing is for the expansion. Mr. Kivari responded that it would all depend on how well the business does.

Mr. Bisio questioned if there could be some sort of compromise with regard to the parking spaces. Mr. Kivari responded that there probably could. He indicated on the plan a total of eight parking spaces that could be removed. He stated that they would like to retain all the parking spaces in the front for customer parking.

Mr. Soper stated that in the back it seems like there is a lot of pavement for the trucks. He questioned if it is necessary to have that much area paved. Mr. Kivari responded that it is necessary for the turning radius of the trucks. There was discussion as to how the trucks will pull in and back into the bay doors.

Mr. Barber questioned if there will be manufacturing done at this site. Mr. Kivari responded that there will not be any manufacturing done. It is all research and development.

Ms. James noted that she is concerned about the wetland area in the northeast corner of this property. She stated that the dumpster is located approximately 35 to 40 feet from the wetlands. Mr. Kivari stated that the wetland that is approximately 150 feet away. Ms. James

	- Wrap up Density Bonus Criteria - Ten Mile Corridor Community Development
March 24	- Presentation of Build-out Analysis and Census Data - Ten Mile Corridor Design Plan
April 28	- Future Land Use of South Side of Grand River, South of Township Hall - Erwin Property (Report by Sub-committee)
May 27	- Park Land Needs (Report by Parks & Recreation Committee) - Urban Design Plan – New Hudson
June 23	- Levy Property (Report by Sub-committee) - Urban Design Plan – Pontiac Trail
July 28	- Presentation Road System - Urban Design Plan – Township Entrance at Kent Lake Road
August 25	- Review Drafts of Amendments to Plan (Optional Public Hearing)
September 3	- Township Board Review for Release to Adjacent Communities
September – November 3	- Adjacent Communities and Oakland County Review
December 3	- Public Hearing and Adoption

Master Plan Workshop Format

- 6:00 – 6:30 PM Wrap up loose ends from last workshops
 - Review of resulting documents, presentation of additional information, etc.
- 6:30 – 8:45 PM Presentation of topic(s), followed by discussion
- 8:45 – 9:00 PM Summarize decisions reached and preview topics for next workshop

There was discussion as to items that should possibly be sent to the Board as soon as possible for approval. Ms. Masson-Minock stated that the Density Bonus, the Ten Mile Corridor, the Build-out Analysis, the south side of Grand River and the Erwin property should be done by the May meeting. Mr. Doozan noted that these issues can then go to the Township Board.

The Planning Commission inquired about the process and schedule for the Levy Property Sub-Committee. Mr. Hemker was appointed Chair of the Committee. Mr. Doozan suggested that the process begin with a tour of the property when the weather improves. Mr. Hemker volunteered to contact Mr. Levy to arrange a tour. Ms. Masson-Minock noted that the Committee is scheduled to give a report to the Planning Commission in June, 2003.

Report by Erwin Committee

Ms. Masson-Minock stated that the Erwin Committee met and looked at the planning process. She stated that they will use the same process as they did with the Elkow's. The first three meetings will be held with the Sub-Committee and the fourth meeting will be held with the Planning Commission.

Motion approved unanimously.

Lyon Towne Center

Mr. Doozan explained that on the Planned Development for Lyon Towne Center, **the area between Lyon Center Drive and I-96**, was intended to be set aside for multiple sites for various types of uses. He stated that Lyon Towne Center would like to create a site condominium in order to allow the division of these sites and the sale of that property. He stated that Bank One, which is under construction, would be part of the site condominium.

Mr. Doozan stated that according to the Ordinance, Site condominiums are subject to review by the Planning Commission and the Township Board. He stated that they have reviewed the Condominium Master Deed and By-Laws and have identified two minor revisions. He stated that Mr. Fontichiaro e-mailed him a copy of the revised Master Deed and By-Laws today. He stated that the revisions he suggested have been made.

Mr. Doozan stated that this proposal for Site condominium does not affect the Planned Development specifications. It is merely to allow for the division and sale of the property. He stated that he would recommend approval of the Lyon Towne Center North Retail Site Condominium to the Township Board subject to the following:

- revisions to the plans and documents as specified in the February 7, 2003 McKenna Associates, Inc. letter,
- any revisions requested by the Township Attorney,
- any revisions requested by the Township Engineer,
- a copy of the recorded condominium Master Deed, By-Laws and Exhibit B shall be provided to the Township.

Mr. Bisio questioned Article 8, Section 3, Item f of the Master Deed regarding billboards. Mr. Fontichiaro responded that this is really not addressing the issue of billboards, it is really talking about the easements for access to the signs.

Mr. Fontichiaro noted that Bank One which is under construction, may or may not be included in this Site condominium. He stated that they have their rights, in the purchase agreement, to take a look at the Master Deed. He stated that if they wanted to opt in, they could or if they wanted to opt out, they could.

Mr. Barber made a motion to recommend approval to the Township Board for Lyon Towne Center Site condominium subject to the conditions cited in the February 7, 2003 McKenna Associates, Inc. letter and that in the event that Bank One opts out of the condominium, the Master Deed, By-Laws and Condominium Subdivision Plan shall be revised accordingly. Ms. James supported the motion.

Voice Vote: Ayes: All
 Nays: None

Motion approved unanimously.

7. DISCUSSION AND COMMUNICATIONS: NONE

8. ADJOURNMENT:

Mr. Hemker adjourned the meeting at 9:47 PM.

Respectfully Submitted,

Deby Cothery

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Recording Secretary