

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

Approved as submitted March 24, 2003.

DATE: February 24, 2003
TIME: 6:00 PM
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 6:11 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
Chris Olson, Township Superintendent

Guests: 20

1. APPROVAL OF AGENDA:

Mr. Doozan requested that the following be moved to the beginning of New Business:
- Call for a public hearing on AP-03-05, PD Amendment for Lyon Towne Center,
Liberty Chevrolet

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

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

Motion approved unanimously.

2. APPROVAL OF CONSENT AGENDA:

- January 24, 2003 Meeting Minutes
- January 27, 2003 Meeting Minutes

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

Ms. James made a motion to approve the Consent Agenda consisting of the minutes from the January 24, 2003 and the January 27, 2003 meetings as corrected. Mr. Bisio supported the motion.

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

Motion approved unanimously.

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

4. **PUBLIC HEARINGS:** **NONE**

5. **OLD BUSINESS:**

AP-00-32, Woodwind Planned Development (Bob Harris and South Lyon Schools, co-applicants) north side of Ten Mile Road, west of Johns Road.

Mr. Doozan stated that he received a letter today requesting that this issue be tabled for an additional sixty days.

Mr. Bisio made a motion to table AP-00-32, Woodwind Planned Development, for sixty days. Mr. Soper supported the motion.

There was discussion with regard to the amount of time this should be tabled. It was determined that this would be tabled until on or before May 12, 2003 in order to get it off the agenda for the second meeting of the month.

Mr. Bisio made amended his motion to on or before May 12, 2003. Mr. Soper supported the amendment to the motion.

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

Motion approved unanimously.

AP-01-02, New Hudson BP Gas Station and Convenience Store, site plan review, intersection of Grand River and New Hudson Road.

Mr. Doozan stated that they have heard nothing from the applicant. He stated that they have placed a call to the applicant and are still waiting for a response. There was discussion with regard to what the Planning Commission is waiting for with regard to this application. It was noted that the tabling of this issue has been going on for more than two years.

Mr. Bisio made a motion to remove AP-01-02, New Hudson BP Gas Station and Convenience Store, from the agenda. Mr. Barber supported the motion.

Mr. Doozan stated that the appropriate action would be to deny the application.

Mr. Bisio amended his motion. The motion is to deny AP-01-02, New Hudson BP Gas Station and Convenience Store, site plan review because it is not in compliance with the Ordinance.

Mr. Gillam stated that even though the applicant has not appeared this evening, they should be notified that the Planning Commission intends on denying this application. He stated that the Planning Commission should give the applicant a specific date that this will be back on the agenda for the specific purpose of denying the site plan application.

Mr. Bisio amended his motion. The motion is to table AP-0-1-02, New Hudson BP Gas Station and Convenience Store, site plan review until March 12, 2003. Mr. Barber supported the amendment to the motion.

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

Motion approved unanimously.

Presentation of New Hudson Streetscape (DDA), Cemetery fence design (requested action: approval of streetscape design)

Will Malone, McKenna Associates, Inc, gave a brief summary of the presentation that he gave to the Planning Commission last month. He stated that at the last meeting he was asked to come back with a drawing showing how the front of the cemetery will look with the stone monuments and fencing.

Ms. James questioned if Mr. Malone is just asking for approval for the first phase of this tonight. Mr. Malone responded that this is correct.

After further discussion, the Planning Commission concurred that they liked the plan that has been presented.

Mr. Barber made a motion to accept the plans for the DDA New Hudson Streetscape as presented by Will Malone, McKenna Associates, Inc., on February 24, 2003. Mr. Soper supported the motion.

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

Motion approved unanimously.

6. NEW BUSINESS:

Call for a public hearing on AP-03-05, PD Amendment for Lyon Towne Center, Liberty Chevrolet

Mr. Doozan stated that the next available date for a public hearing would be March 10, 2003.

Mr. Hemker stated that he has a problem with this date. He will be out of town on this date. He stated that his personal opinion is that he does not like to be rushed for one particular applicant, especially when it involves changing the Master Plan. He noted that he would like to be here, especially for something like this.

There was discussion as to when this public hearing could be held. Tony Antone, Kojanian, stated that he would pay for a special meeting, if the Planning Commission would agree to have one. The Commissioners determined that they would hold a special meeting on Thursday, March 13, 2003 for the public hearing.

Mr. Soper made a motion to schedule a public hearing AP-03-05 for Thursday, March 13, 2003 at 7:00 PM. Mr. Barber supported the motion.

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

Motion approved unanimously.

Presentation on Roundabouts, Steve Metzger, DLZ Michigan Incorporated

Steve Metzger, DLZ Michigan Incorporated gave a Power Point presentation to the Planning Commission on roundabouts.

The Planning Commission asked Mr. Metzger to put together a proposal. Mr. Metzger stated that he will look over all the information that has been forwarded to him to make sure that he has all the information that he needs. He stated that he could then put something together.

Mr. Metzger stated that he will forward copies of his presentation to Mr. Doozan to be distributed to the Commissioners. He apologized for forgetting to bring them with him tonight.

Master Plan Discussion: 10 Mile Road

Mr. Doozan stated that along Ten Mile Road there are two areas where commercial development is planned, one is at the Ten Mile/Milford Roads intersection and the other is on the south side of Ten Mile Road across from Johns Road. He stated that he believes that based on the amount of residential that is proposed in the center portion of the Township, it is appropriate to have at least two commercial nodes in that part of the Township.

Mr. Doozan noted that the area that seems to be the greatest amount of concern is the south side of Ten Mile Road at Johns Road. He stated that there has been some general thinking that this might be a good location because of the FAA tower and the Sprint Building. He stated that because of the negative impact of these two uses, it may be suitable to have commercial in this particular location.

Mr. Doozan stated that there are competing proposals, one for commercial at the corner of Napier Road and Ten Mile Road and the other is on Ten Mile Road at Johns Road. He briefly reviewed some of the advantages and disadvantages for commercial development at both of these locations. These advantages and disadvantages are listed in the January 20, 2003 McKenna Associates, Inc. letter.

a. Location of Commercial Development Nodes

Mr. Doozan stated that there are two developers who would like to make a presentation of developments that they are proposing for each of these areas. Mr. Bisio questioned if having these presentations now was appropriate, since the Planning Commission has not decided as to where they would prefer the commercial nodes. Mr. Gillam responded that he did not feel that there is any problem with doing this. He stated that he felt that the developers who are here tonight understand that they are just giving the Planning Commission ideas of what could be done at these particular locations.

David Johnson gave a brief presentation of what he would propose for the Ten Mile Road and Johns Road location.

Sandy Green, Landon Companies, gave a brief presentation of what he would propose for the Ten Mile Road and Napier Road location.

The Commissioners briefly discussed these locations for commercial development. Mr. Soper stated that commercial is something that they need in this particular area, but he did not feel that it is needed in both of these locations.

b. Design Plan

Mr. Doozan gave a Power-Point presentation, "Urban Design Plan for the Ten Mile Road Corridor". He briefly discussed the following items as they appeared on the screen during the presentation.

Ten Mile = Mixed Use Corridor

- Residential will be predominant land use
- Most Predominant Uses Non-residential destinations
 - New High School
 - Commercial Centers
- Other significant uses
 - Golf Courses (possible re-development)
 - Fire Station
 - Churches
 - Raney's Greenhouse
 - Funeral Home
- Also significant
 - Undeveloped areas
 - Remnants of Farms

- Natural Growth
- Low-lying areas
- County Drain
- Berms

Without an Urban Design Plan

- landscape plans
- Expected Results
 - Residential developments with individual, independent
 - "Fortress" –like entrances
 - Lack of continuity along the corridor
 - Disconnected pedestrian facilities
 - Lack of Lyon Township identity

Urban Design Plan Elements

- Screening for Residential
 - Options:
- Evergreens
- Berms
- Large setbacks for homes
 - Pedestrian Realm
 - Sidewalks
 - Bike paths
 - Street Trees
 - Street Trees are the single-most important element
 - Closely-space & uninterrupted (40 feet apart)
 - Create a sense of rhythm
 - Provide a canopy or enclosure
- Enhances the pedestrian environment
 - Street Lighting
 - Public safety
 - Landscape element
- Placement – 50 feet apart
 - Street Edge
 - Curb and gutter
 - Gravel and ditch drainage
 - Decorative pavers
 - Other Amenities
 - Ornamental Plantings
 - Fences or stone walls
 - Bicycle facilities
 - Ponds, wetlands features, fountains, bridges
 - Pocket parks
 - Benches and trash receptacles
 - Intersection treatment
 - Decorative paving
 - Crosswalks
 - Signage
 - Style
 - Height
 - Size
 - Natural Features
 - Trees
 - Low lands

Discussion followed with Commissioner James noting that a formal streetscape plan seems to conflict with the goal of maintaining rural character. Mr. Doozan noted that the corridor plan would have to be looked at each segment individually. Where the rural character is still prevalent, the plan would preserve the rural features. The more formal aspects of the plan would be appropriate in areas planned for development and where the rural character has already been diminished.

7. DISCUSSION AND COMMUNICATIONS: NONE

8. ADJOURNMENT:

Mr. Hemker adjourned the meeting at 9:38 PM.

Respectfully Submitted,

Deby Cothery

Deby Cothery
Recording Secretary