

**CHARTER TOWNSHIP OF LYON
ERWIN PROPERTY SUB-COMMITTEE
MEETING MINUTES
March 19, 2003**

Approved as submitted April 9, 2003.

DATE: March 19, 2003
TIME: 7:00 PM
PLACE: 58000 Grand River

Call to Order: Chris Olson, Superintendent called the meeting to order at 7:00 pm.

Roll Call: Present: Mike Barber
Laura James
Ted Soper

Chris Doozan, Planner
Megan Masson-Minock, Planner
Tracey Balint, Township Engineer
Chris Olson, Township Superintendent

Present Representing

Erwin Property: Bill Erwin

Larry Wilkinson, Beztak Company
Greg Primeau, Beztak Company
Kamran Qadeer, Beztak Company
Bob Leighton, Robert Leighton & Associates

Guests: 41

Mr. Olson introduced the members of the Planning Commission, the Township Planners and Engineer and the representatives from Beztak Company. He gave a brief overview of what will be discussed this evening. He turned the meeting over to Mr. Doozan.

1. APPROVAL OF THE AGENDA:

2. APPROVAL OF THE CONSENT AGENDA:

- Minutes from February 28, 2003

3. OLD BUSINESS: NONE

4. NEW BUSINESS:

1. Opportunities and Constraints

- a. Natural Features**
- b. Utilities**
- c. Street Network and Traffic**
- d. Topographic Analysis**
- e. Views and Vistas**
- f. Compatibility with Adjacent Land Users**

2. Public Input

Mr. Doozan stated that the only introductory comment that he would like to point out relates to the chart for the Small Area Open Space Planning Process. He noted that they would be looking at various alternatives for this property at the next meeting. The fourth meeting would be to narrow the alternatives down and select one that can move forward into the formal review process. He noted that this is a very systematic process that can create knowledge.

Mr. Doozan asked Bob Leighton to give an overview of the property that we are looking at as well as some of the features of the property.

Larry Wilkinson briefly explained where some of the other developments are located that Beztak Company has been involved in. He explained Beztak's relationship with Mr. Leighton.

Mr. Leighton, using boards that were displayed, explained the site and the features of the site. He discussed the road configuration as it is today and noted that the traffic will only get worse in this area. He believed that there is an opportunity to fix the road configuration that would help eliminate the congestion of traffic in this area. He stated that they will not be showing plans tonight.

Tracey Balint, Township Engineer, explained the existing water and sanitary sewer system in the area. She distributed maps to the committee for their review. She also discussed the capacity within the Township for the treatment plant. Ms. Balint explained how the capacity was determined when they went through and compiled the Sewer and Water Master Plan.

A resident questioned what the current zoning is for this property. Mr. Doozan responded that it is currently zoned R-1.0. He noted that Beztak will be introducing plans at the next meeting as to how they feel that this property should be developed. He noted that when a developer proposes doing things with the roads, which usually costs a lot. One way that the developer will cover the cost of the improvements is by requesting increased density.

Mr. Doozan stated that one of the reasons they have these meetings with the public present is to get input from the public. The people that live around the property are the ones who can best tell if there has been anything missed.

There was discussion with regard to water drainage. A resident was concerned because he used to get a lot of water on his property. It was noted that there will be detention ponds put in to help with the water drainage. There will be detention ponds put on this site, they will not be using any other ponds on other sites.

Mr. Leighton stated that he doesn't know what level of service the roads are at this time. He noted that they have not yet done a traffic study. A resident suggested that they install a traffic light. Mr. Leighton stated that he does not believe that a traffic light will solve the problem. He stated that they will have a traffic engineer do a study.

A resident questioned how many houses would be on this site. Mr. Leighton explained that they have not gotten to that point yet. He stated that at the next meeting they will be discussing different alternatives and talking about density. A resident stated that a lot of other Beztak developments are on small lots. Mr. Wilkinson stated that those were not Mr. Leighton's project. He stated that they were not rezoning, they were built on existing zoning.

Mr. Leighton stated that he does have a one acre plan with him tonight, but it is pretty ugly. He stated that it is probably one of the ugliest way that they can develop property. He stated that there is an alternative. The alternative is to have smaller lots, with open space and possibly some parks.

Mr. Doozan stated that under the current zoning, they don't have to necessarily have one acre lots spread out all over the place, they can have the same density but it can be put on a smaller portion of the property. Mr. Leighton stated that the idea is to preserve open space and not have everything spread out equally.

Mr. Doozan questioned what the soils show in terms of septic systems. Mr. Leighton responded that the soils are sandy long, but he does not know to what depth. He stated that they have not yet done enough borings to know if the land perks or not. Mr. Doozan stated that a question was raised as to why they can't do this project on all septic systems. Mr. Leighton responded that he does not know if the soils will accept this. If the soils will accept this, it may be feasible, but he has not analyzed this enough to know for sure. He noted that they have not had the Health Department out to the site yet. Mr. Leighton stated that their intent is not to have septic fields.

Ms. James discussed the sewer capacity issue. She noted that septic systems are one possibility and asked Mr. Leighton if he knew of any other possibilities to address this issue. Mr. Qadeer responded that there is a detailed analysis of the sewer capacity, which he briefly discussed. Mr. Olson stated that they have looked at the Township's water system, Tanglewood's water system and Carriage Club's water system and have seen that they are using approximately 210 to 230 gallons a day used per household.

Mr. Doozan asked the audience if there are other things that they should be looking at or considering as they go forward with looking at this property to see how it should be developed.

A resident questioned what will happen to Kent Lake School if there are a lot of children in this new development. She noted that it was their tax dollars that built this school. Mr. Doozan responded that he does not know the answer to this, but it is a good thing to investigate. Mr. Soper stated that there has been talk about having the School Board attend some of these meetings so they will know what is being planned.

A resident discussed what was stated about getting rid of Kent Lake Road. He stated that it was also mentioned that there is a possibility of getting rid of Silver Lake Road. He questioned how the traffic would be re-routed. Mr. Leighton responded that there are a lot of different alternatives. He stated that in the next meeting they will be showing alternatives as to how this can be done.

A resident noted that he came out to Lyon Township from Fourteen Mile and Orchard Lake area, where there is a lot of traffic. He noted that he has never had to wait for a light out here. The traffic is not that bad in this area.

Mr. Doozan asked if they would be able to have a traffic analysis for the April 9, 2003 meeting. Mr. Leighton stated that they could probably get the existing baseline, but to do a proposed he is not sure. Mr. Qadeer stated that they could do some calculations based on the build out of the area. Mr. Leighton stated that they could probably have something ready for the next meeting.

Mr. Soper stated that ideally, he would like to see:

- what are they looking at now
- what would they look at if your area and the parcels around this area are all built as zoned
- what would we look at if your parcel had a little bit more density

John Hicks questioned the total number of buildable acres. Mr. Doozan responded that there are 192 acres.

A resident questioned if a precedence would be set for the surrounding properties, if this were to be allowed increased density. Mr. Doozan responded that in all cases in a planned development where the Township allows an increase of density, it is related to specific improvements that are done in that particular development. Each planned development stands on its own and does not set a precedent.

A resident questioned if the entrance and exits to all the new housings, where is it coming from. Mr. Doozan responded that it would have its own independent entrance to the road system.

John Ballantine stated that on the map it is indicated that there is a connection to Tayberry. Mr. Leighton stated that the intent is to show that a connection is physically possible. He stated that their preference would be not to connect. Mr. Ballantine stated that their agreement is that they own the road, it is a private road. Mr. Leighton stated that this is good, then they won't connect.

Bob Roggendorf stated that based on the current zoning for sewer capacity, as developers come in and as they request the zoning to be changed to a higher density, that is taking away the capacity for future developments. He stated that the more the Planning Commission approves a

higher density, it is going to become a major issue. He further discussed this.

Mr. Soper stated that this has come up at several of the Planning Commission meetings over the past several months. He noted that the Sucher property was one example. He stated that they came in and the Planning Commission told them that they could not do the density that they wanted because the surrounding properties would not be able to develop. He stated that the Sucher people did not care, but the Planning Commission did.

Mr. Soper stated that they have addressed this issue with these gentlemen from the very beginning and they are well aware of the issues. Mr. Doozan stated that one of the issues that is going to be addressed at the meeting next week is density. He stated that density is really the only bargaining chip that the Township holds. There is really nothing else that they can offer in order to get amenities, such as road improvements or parks or enhanced landscaping. He stated that they have to make a decision as to whether or not it is reasonable to give away the density knowing that at some point in the future, they are going to run out of capacity and there might be properties that will not be able to be serviced by the sanitary sewer system.

Ms. James stated that there is actually three possible answers to the sewer capacity concern:

- septic
- alleviate the capacity concerns
- transfer of development rights program

Ms. James briefly discussed the transfer of development rights program.

Mr. Soper stated that he has noticed tonight that there has been some hostility toward these gentlemen tonight. He discussed some things that have happened in the past in South Lyon. He stated that this is why they went to this forum. It is so that they can get input from the residents. He stated that there is nothing written in stone. The density has not been decided. The developer wanted to get feedback from the residents. He stated that he didn't feel that it was right to attack the developers when they don't answer the questions exactly. It is because they don't know yet. He stated that hopefully with the input from the residents and the continuing of these meetings, before it actually becomes a final plan, they will be able to develop something that everybody will be able to live with, or they don't approve it. He stated that he felt that they should at least give the developer a chance.

Mr. Barber stated that they are not trying to anger the developers, they are trying to work with them to get a nice development.

A resident questioned if the sale of the property is completed or is it contingent on this development. Mr. Soper stated that the owner of the property would have to answer this. Mr. Wilkinson stated that there are a lot of details involved. He noted that the sale is not complete yet.

A resident questioned if there would be any problems with the wetlands if the road were to be moved. Mr. Soper stated that if there is a problem with the wetlands, then the road will not be moved.

A resident questioned if there were any plans to widen Pontiac Trail. If so, how far south? Mr. Doozan responded that it is pretty mature to answer this. They would have to do a traffic analysis to figure this out.

Mr. Doozan stated that with regard to road improvements, there is no one fix that will solve the transportation problem. He stated that you have to do a lot of different fixes to create a road network. This would solve the transportation problem.

A resident questioned where the strip mall would be located. Mr. Leighton responded that he did not believe that the Township would approve a strip mall. Mr. Wilkinson stated that they will probably talk about a retail element, but it will not be a strip mall.

A resident stated that the Master Plan was designed for the people who are here now, with their values and desires in mind. She stated that it is a good plan and felt that they should keep this

plan.

A resident stated that he knows that development is going to happen, but felt that they should stick to the Master Plan. He stated that he has no problem with one acre lots going in here.

Ms. Masson-Minock stated that the next meeting will be held on Wednesday, April 9, 2003 at 7:00 PM. She stated that a variety of different alternatives will be presented at this meeting.

John Hicks stated that he didn't feel that everybody is aware, but by right, the developer can come in and produce almost 200 homes that would produce a lot of traffic. He felt that it is incumbent on the resident to give their input in order to get the best configuration they can.

3. Adjustments to the Process

There were no adjustments to the process discussed.

ADJOURNMENT:

The meeting adjourned at 8:41 PM.

Respectfully Submitted,

Deby Cothery

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Recording Secretary