

**CHARTER TOWNSHIP OF LYON  
PLANNING COMMISSION  
MEETING MINUTES  
April 28, 2003**

Approved as submitted June 9, 2003.

DATE: April 28, 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  
Michael Barber, Vice Chair  
Laura James, Secretary  
Ray Bisio, Trustee  
Ted Soper  
Laura Williams

Absent: Richard Crook

Also Present: Dave Gillam, Assistant Township Attorney  
Chris Doozan, Township Planner  
Matt Wetli, Township Planner  
Loren Crandell, Township Engineer  
Chris Olson, Township Superintendent

Guests: 10

**1. APPROVAL OF AGENDA**

The following was added to the agenda under New Business:  
- Discussion – Agenda for May 12, 2003

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

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

Motion approved unanimously.

**2. APPROVAL OF CONSENT AGENDA:  
- March 10, 2003 Regular Meeting Minutes  
- March 13, 2003 Special Meeting Minutes  
- March 24, 2003 Regular Meeting Minutes**

Ms. James and Mr. Barber noted that they did not receive a copy of the March 13, 2003 minutes.

Ms. Williams noted a correction on the March 24, 2003 minutes for the Recording Secretary to fix.

Mr. Soper made a motion to approve the March 10, 2003 as submitted and the March 24, 2003 meeting minutes as corrected. Ms. Williams supported the motion.

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



- b. Build-out Analysis – Update and Questions**
- c. Density Bonus and Transfer of Development Rights**

Mr. Doozan discussed the Build-out Analysis and Density Bonus and Transfer of Development Rights together. He stated that at the March meeting there was a draft of the Build-out Analysis provided. After this meeting, Mr. Doozan stated that they met with Giffels-Webster to review this further, and have re-calculated the build-out. The new information is provided in the documents that were in the Commissioner's packets this evening. He displayed a map of the build-out for the Township.

Mr. Doozan reviewed the information contained in the April 22, 2003 McKenna Associates, Inc. memorandum regarding the build-out and sanitary sewer capacity. He discussed the eight options for managing sewer capacity and growth, which are indicated in the memorandum. Out of the eight options, the Commissioners liked options 5, Transfer of Development Rights, and 8, Millage for Open Space Acquisition. They noted that with option 5, they will have to set some guidelines, such as identifying the density sending district and receiving district. With option 8, it was noted that some residents have expressed interest in this. Both of these options were sent to the Board with the Planning Commission's recommendation.

- d. 10 Mile Commercial Development**
- e. 10 Mile Design Plan**

The 10 Mile Commercial Development and the 10 Mile Design Plan were not discussed. These items were held over for discussion at the May 27, 2003 meeting.

**f. Schedule and Committee Meetings**

There was discussion with regard to the schedule of discussing the Master Plan items. The existing schedule is listed in a memorandum from Chris Doozan dated April 22, 2003.

**Discussion – Agenda for May 12, 2003:**

Mr. Doozan discussed the possible cases that will be on the May 12, 2003 agenda. It was noted that the agenda is quite large. Paul Elkow stated that he would be willing to pay for a special meeting. The Commissioners agreed to have a special meeting on Wednesday, May 14, 2003 at 7:00 PM to discuss the Elkow conceptual review.

**7. DISCUSSION AND COMMUNICATIONS: NONE**

**8. ADJOURNMENT:**

Mr. Hemker adjourned the meeting at 9:20 PM.

Respectfully Submitted,

Deby Cothery

Deby Cothery  
Recording Secretary