

**CHARTER TOWNSHIP OF LYON  
PLANNING COMMISSION  
MEETING MINUTES  
June 23, 2003**

Approved as submitted July 28, 2003.

DATE: June 23, 2003  
TIME: 6:00 PM  
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 6:18 pm.

Roll Call: Present: Brent Hemker, Chairman  
Michael Barber, Vice Chair  
Laura James, Secretary  
Ray Bisio, Trustee (left @ 9:10)  
Laura Williams

Absent: Richard Crook  
Ted Soper

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

Guests: 7

**1. APPROVAL OF AGENDA**

Mr. Doozan requested that Item 2a, 10 Mile Design Plan, be removed from the agenda. He noted that they are still working on this item.

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

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

Motion approved unanimously.

**2. APPROVAL OF CONSENT AGENDA:  
- Regular Meeting Minutes of May 27, 2003**

Ms. Williams made a motion to approve the meeting minutes from the May 27, 2003 Planning Commission meeting as submitted. Mr. Barber supported the motion.

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

Motion approved unanimously.

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

**4. PUBLIC HEARINGS: NONE**

**5. OLD BUSINESS: NONE**

**6. NEW BUSINESS:**

**Call for Public Hearing on Single Family Residential (R-0.3) Rezoning proposal;** Ten Mile and Martindale Road (Township initiated).

Mr. Doozan stated that this involves a piece of property that is being proposed for annexation to the City of South Lyon. He gave a brief overview of the events that have taken place with regard to this property.

Mr. Doozan distributed a copy of a letter he received last week from Phoenix Land Development. He stated that Phoenix Land Development is proposing that they move forward with a development proposal which would consist of rezoning to allow a higher density development. The property is currently zoned partially R-0.3 and partially R-1.0. The proposal is to have the R-1.0 portion of the property rezoned to R-0.3. He further discussed the proposal from Phoenix Land Development and the aggressive schedule they would have to follow to get this approved before the election in August.

Mr. Doozan stated that in order to get this process going and meet the aggressive schedule the Planning Commission would have to schedule a public hearing for both the rezoning to R-0.3 as well as the public hearing for the preliminary plan for the Planned Development.

Mr. Doozan noted that he did receive a copy of the proposed layout for the proposed Planned Development earlier today, but has not had a chance to review this yet. Mr. Olson displayed the proposed plan for the Commissioners. Mr. Doozan briefly explained the plan. It was noted that there are 400 lots, all of which are 70' x 120'.

Mr. Bisio discussed the annexation. He stated that either the City is going to put 400 homes on this

property or the Township is going to put 400 homes on this property. Mr. Barber felt that the Township really doesn't have a choice, that it is a forced issue.

Mr. Hemker questioned what kind of density would be allowed if this did go to the City. Mr. Doozan responded that this would be hard to figure out. The City's lowest density zoning has a higher density than R-0.3.

Mr. Barber stated that this is the first time they have seen this. He did not believe that the developer really wants to work with the Township. He felt that the developer is just going to go for the annexation.

Bruce Michael, Director of Development, Phoenix Land Development, stated that he would not be here tonight, if they had no intention to work with the Township.

Mr. Bisio stated that the Board has had two or three meetings with the developer. He stated that the Board approached the developer to try and work this out through a planned development in the Township. He felt that they have to be proactive on this. He felt that annexation could snowball.

Mr. Bisio stated that it would be cheaper cost wise for the developer to go with the City. He stated that he was not prepared to show the Commission the figures this evening. Mr. Olson discussed the costs that are involved with going with the Township in relation to the sewer tap and REU costs.

Mr. Bisio stated that one good thing about this development is that it will give the Township a different product mix. He believed the homes would sell somewhere in the \$200,000 range.

Mr. Hemker stated that this is pretty much a forced situation, but felt that they could work on a better plan. He suggested a new urbanism plan. Mr. Michael stated that they don't feel that this type of market is in this area. He stated that they do feel that there is a need for a \$200,000 home. He briefly discussed the plan that they are proposing.

Ms. Williams stated that what concerns her with this time schedule is that it assumes approval all along.

Mr. Michael stated that they are not making a formal application right now, they are only asking that a public hearing be scheduled to begin the process. He stated that they will be providing a formal application that will meet all the criteria of the Township Ordinances and all the requirements of a planned development plan. He stated that they have used the same planner that has worked with the Township on a development that was approved a couple years ago.

Ms. Williams questioned if the election would be cancelled if they schedule this public hearing. Mr. Gillam responded that at this point the election has been certified and scheduled by the County as of today. He stated that no matter what happens, the election will take place.

Mr. Michael stated that during the course of the meetings with the Township they were told things that led them to believe that they could work with the Township to make this happen.

Ms. James stated that this site plan and schedule are jaw droppers. She stated that what if they just said the "hell" with it and let the City have it, the Township would not have the 400 houses, they would not have 400 sewer REU's going out, they would not have 90% density bonus going out, they won't have a developer pushing them around and they won't have 7-1/2' side yard setbacks in this semi-rural community. She stated that they would then be upholding the Township's Master Plan and principles. She felt that this would mean something to the residents of the community.

After further discussion the Commission determined that they would schedule a public hearing for the rezoning of this property and also for the preliminary plan. Mr. Doozan noted that the earliest possible date for these public hearings would be July 28, 2003.

Darcy Hollon, 24300 Martindale Road, expressed some of her thoughts on what has been discussed this evening with regard to the City and the possible annexation.

Ms. Williams made a motion to schedule a public hearing for the Single Family Residential (R-0.3) Rezoning Proposal for Monday, July 28, 2003. Mr. Barber supported the motion.

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

Motion approved.

Ms. Williams made a motion to schedule a public hearing for the preliminary plan review on the proposed planned development project for Monday, July 28, 2003. Mr. Bisio supported the motion.

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

Motion approved.

Ms. Hollon questioned the start time of the public hearings on July 28, 2003. Mr. Hemker responded that they would begin at 6:00 PM.

**Master Plan Discussion (as time permits):**

**a. 10 Mile Design Plan**

This item was removed from the agenda by Mr. Doozan.

**b. Road System**

Mr. Wetli discussed the Township's road system. He reviewed the information contained in the May 20, 2003 McKenna Associates, Inc. memorandum. He compared the traffic volumes of 1990 and 2000 for all the roads within the Township. He noted that traffic in several areas has increased substantially. He stated that there are a few sections in the Township where the traffic actually decreased.

Mr. Doozan briefly discussed the condition of the roads and which roads he felt would be the most impacted.

The Commissioners discussed and prioritized the improvements to the road system that were suggested by the Road Committee.

Mr. Doozan briefly discussed the remaining maps that were included with the May 20, 2003 McKenna Associates, Inc. memorandum.

**c. Density Options**

Mr. Doozan discussed and suggested some changes to the design feature chart that the Planning Commission prioritized at a previous meeting.

**7. DISCUSSION AND COMMUNICATIONS: NONE**

**8. ADJOURNMENT:**

Mr. Hemker adjourned the meeting at 9:17 PM.

Respectfully Submitted,

**Deby Cothery**

Deby Cothery  
Recording Secretary