

**CHARTER TOWNSHIP OF LYON  
BOARD OF TRUSTEES  
SPECIAL MEETING MINUTES  
July 21, 2003**

Approved as submitted August 4, 2003.

DATE: July 21, 2003  
TIME: 6:00 PM  
PLACE: 58000 Grand River

Call to Order: Supervisor Shigley called the meeting to order at 6:00 PM.

Roll Call: Present: Joseph Shigley, Supervisor  
Patricia Carcone, Treasurer  
Pamela Johnson, Clerk  
Steven Adams, Trustee  
Ray Bisio, Trustee  
Daniel Cash, Trustee  
Lannie Young, Trustee

Also Present: Matt Quinn, Township Attorney  
Chris Olson, Township Superintendent  
Chris Doozan, Township Planner  
Loren Crandell, Township Engineer  
Larry Phillips, Building Official  
Les Cash, Fire Chief

Guests: 32

**1. CALL TO THE PUBLIC ON NON-AGENDA ITEMS**

John Doyle, Jr., Mayor of the City of South Lyon, updated the Board with regard to the Pinehurst Planned Development. He stated that the City will be having a special meeting tomorrow at 4:00 PM to take a position to oppose the annexation. He explained the reasons why the City is taking this position. He noted that the City has no intention of ever dealing with this developer again. He stated that he would like to sit down with the Township to discuss some logical boundaries and try to get to a point where both the Township and the City can agree on what should happen. He stated that the City would then like to impose a moratorium on all annexations.

He stated that the only people who are winning right now are the Attorneys and the developers.

**2. APPROVAL OF AGENDA**

Ms. Carcone made a motion to approve the agenda as submitted. Ms. Johnson supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

Motion approved.

**3. UNFINISHED BUSINESS NONE**

**4. NEW BUSINESS**

**a. Pinehurst Planned Development Conceptual Review – Located on the north side of 10 Mile Road, between Martindale and Douglas Drive, east of Martindale, between 10 & 11 Mile Roads.**

Mr. Doozan reviewed the comments indicated in the July 14, 2003 McKenna Associates, Inc. letter.

Mr. Olson distributed a spread sheet indicating fiscal information, which he explained to the Board.

Steve Schaefer, Pinehurst Development, LLC, noted that he finds the comments from the Mayor of the City of South Lyon surprising since they have been having conversations with the City for quite some time. He stated that they have decided to go with the Township and construct this development. He gave a brief introduction to the proposed project.

Bruce Michael, Director of Development, gave a brief presentation of the proposed development.

He explained where the open space areas are located and also where some of the amenities will be located within the site.

Mr. Shigley asked if there were any public comments with regard to this issue.

Darcy Hollon, 24300 Martindale Road, stated that she would like the density kept down. She stated that the residents who have lived along Martindale Road for a lot of years would feel like it is an intrusion to have a bike path. She stated that maximizing the waste water treatment plant should not be considered a recognizable benefit. She is very concerned with the traffic impact. She briefly discussed the experience list that is indicated in the Company's resume that was submitted.

Jim Hamilton, 24200 Martindale Road, stated that he has been a resident of the Township for over fifty years. He stated that this proposed development is right in his back yard and felt that the Township should stick to the Master Plan.

Chris Roberts, 56645 McKenzie Lane, stated that he does understand the circumstances of how this all came about, but the end result is all the same. He noted that this has made a mockery of the entire process that normally the developers would have to go through. He briefly discussed the normal process. He noted that when this was before the Planning Commission last Monday, nobody said anything because they felt that it would be a waste of time. This thing is going to get jammed home no matter what comments were made. He stated that he would hate to see this type of density show up anywhere in the Township.

Dave Talaga, 25001 Douglas Drive, stated that he has property that abuts to this proposed development. He stated that from the calculations that Mr. Olson explained, this looks like it will be good for the school district. He stated that he would prefer to see the houses spread apart further.

Mr. Shigley asked for comments from the Board members.

Mr. Adams stated that if this Board would not have taken the action that they took with the developer, this property would have been in the City. He stated that the City was negotiating with the developer for three months as if this land was theirs, it is not, it is Township land. He stated that the Township asked the developer to come into the Township to negotiate this. He stated that through negotiations, the Township has secured it's boundaries and is giving the developer the same amount of density as they would have received from the City. He felt that if the City would have come forward and told the Township about this, something could have been worked out that would have been beneficial to both communities.

Mr. Adams stated that they would be happy to work with Mayor Doyle. He stated that he would love to see the City come up with a resolution that states that they will no longer attack the Township's boundaries. He stated that the Township has been very generous to the City. The Township has let the City annex over 1,700 acres of land.

Ms. Carcone stated that her hand and her heart are with the Township. She stated that she feels that the developer has put the Township in a very awkward spot. She stated that she was very upset about this and that she could never vote for anything like this.

Ms. Johnson stated that she concurs with Ms. Carcone's statements. She noted that a lot of the work has been directly put on her department. She is not overly pleased about spending tax payer's dollars for an election for four people. She stated that she has seen some inconsistencies with what was presented with regard to lot sizes. She would like to see something put together that will gel, and thus far, she has not seen this. She briefly discussed the gas line that runs through this proposed development. She stated that she would like the Fire Chief to see the pictures of the 15' between homes. She stated that she would not want to see the department fight a fire and

try to get fire trucks or firefighters between the homes. She stated that this development is too dense.

Mr. Cash questioned the lot sizes in the development along Martindale Road. Mayor Doyle responded that there are two different lot sizes. He noted that anything that gets annexed into the City is given an R-1A zoning. There was discussion with regard to the zoning and the size of lots in the Township and the City.

Mr. Bisio stated that he is personally not willing to take the gamble. He stated that he represents the whole Township. He stated that he is not going to take the chance of this property being annexed into the City. He stated that this is a tough decision and that he is not going to sell the Township out.

Mr. Shigley stated that this is a difficult situation. He stated that he hopes that the developer has listened to the comments tonight as well as the comments made by the Planning Commission. He stated that there are some very concerned Board members with regard to the density level. He stated that he would certainly like to see the density level change.

There was no formal action taken by the Board. This was a conceptual review.

**b. Recommended Revisions to the Zoning Ordinance Regarding Performance Guarantees**

Mr. Doozan reviewed the recommended revisions to the Zoning Ordinance regarding performance guarantees. He briefly reviewed the comments indicated in the July 15, 2003 McKenna Associates, Inc. letter.

Mr. Young questioned how the bond amount would be determined. Mr. Doozan responded that it would be a percentage of the proposed improvements.

Mr. Cash made a motion to consider this the first reading of the recommended revisions to the Zoning Ordinance regarding performance guarantees. Ms. Carcone supported the motion.

Mr. Shigley asked if there were any comments regarding the motion from the Board. There were none. He then asked if there were any public comments.

Paul Elkow, 39189 Horton Drive, Farmington Hills, questioned how this would affect projects that will be phased. It was determined that bond would only be posted for the phase that they are working on at the time.

Roll Call Vote:           Ayes:           Bisio, Carcone, Cash, Johnson, Shigley, Young, Adams  
                                  Nays:           None

Motion approved.

**c. Approval of Cost Participation Agreement for Griswold Road Paving from 9 Mile to 10 Mile Road.**

Mr. Olson reviewed the comments indicated in the July 7, 2003 memorandum from himself to the Board. He stated that what he is requesting tonight is the cost distributions. He stated that the Township is looking at an out of pocket cost on construction of \$43,500.00. The obligation for the Tri-Party Funds is \$130,500.00.

Mr. Young made a motion to authorize Chris Olson to sign this agreement on the behalf of the Township Board. Mr. Cash supported the motion.

Mr. Shigley asked if there were any comments regarding the motion from the Board. There were none. He then asked if there were any public comments.

Darcy Hollon, 24300 Martindale Road, asked that the Board to table this matter in order to have an opportunity to meet with the City to determine the boundaries between the City and the Township.

She requested that the boundaries be put in writing. She stated that she does not want to see them spending Township funds on roads that may be annexed the future. She stated that she would prefer to see sewer go to this area before the road is paved.

Roll Call Vote:	Ayes:	Carcone, Cash, Johnson, Shigley, Young,
Adams, Bisio	Nays:	None

Motion approved.

**5. Adjournment**

Ms. Carcone made a motion to adjourn the meeting. Ms. Johnson supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

Motion approved. The regular meeting was adjourned at 7:30 PM.

Respectfully Submitted,

# Deby Cothery

Deby Cothery  
Recording Secretary

Pamela Johnson  
Clerk