

**CHARTER TOWNSHIP OF LYON
PLANNING COMMISSION
SPECIAL MEETING MINUTES
August 7, 2003**

Approved as corrected September 15, 2003.

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

Call to Order: Chairman Hemker called the meeting to order at 7:02 pm.

Roll Call: Present: Brent Hemker, Chairman
Michael Barber, Vice Chair
Ray Bisio, Trustee
Ted Soper
Laura Williams

Absent: Laura James, Secretary
Richard Crook

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

Guests: 42

1. APPROVAL OF AGENDA

Mr. Barber made a motion to approve the agenda as written. Mr. Soper supported the motion.

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

Motion approved unanimously.

2. APPROVAL OF CONSENT AGENDA: NONE

3. PUBLIC COMMENTS ON NON-AGENDA ITEMS: NONE

4. PUBLIC HEARINGS: NONE

5. OLD BUSINESS: NONE

6. **NEW BUSINESS:**

AP-01-05, Arbors of Lyon Subdivision, north side of Pontiac Trail, east of Martindale Road
(site
condominium review)

Mr. Wetli reviewed the comments indicated in the August 7, 2003 McKenna Associates, Inc. letter.

Mr. Barber asked about the prior approvals on this issue. Mr. Doozan briefly went over the other approvals and indicated that this would be the final site condo plan approval.

Kamran Qadeer gave a brief history of the project. He addressed some concerns that were brought up by the Commissioners.

Mr. Olson stated that with regard to some of the street names, he made some suggestions on some of them, so that the names would not be so confusing.

Mr. Bisio questioned the square footage and the price range of the homes. Mr. Qadeer responded that the minimum house size would be 2,200 square feet and the homes would probably start at low \$300,000 range.

Mr. Barber made a motion to recommend approval of AP-01-05, Arbors of Lyon Subdivision, to the Board of Trustees subject to the conditions outlined in the August 7, 2003 McKenna Associates, Inc. letter. Mr. Soper supported the motion.

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

Motion approved unanimously.

AP-03-07, Aspen Group PD, 10 Mile and Milford Road (revised concept plan)

Mr. Doozan reviewed the comments indicated in the August 1, 2003 McKenna Associates, Inc. letter regarding this issue.

David Goldberg, Aspen Group, gave a brief presentation of their revised. He stated that they have listened to the comments that were given at the original conceptual review and have

responded

to many of them. He noted that they do need more direction with regard to density.

They have

removed eight lots from the original plan. He further explained the plan including the

open space

area that is provided, the density, the floodplain and the proposed road improvements.

The Planning Commission provided the following comments with regard to the revised plan:

Mr. Soper discussed his concerns with regard to density. He noted that the highest density

bonus

that they Planning Commission has given has been 10 or 11%. He clarified that with

regard to

Phoenix, the Planning Commission did not recommend approval of that plan. He stated

that

there has always been a wetland setback, it was just recently been increased. He stated

that he

does feel that the developer deserves some extra density for the park that the Township is

going to

receive. He felt that the park is a major benefit.

Mr. Hemker stated that with regard to the financial impact based on Mr. Olson's new

spreadsheet,

there is a positive instead of a negative impact. He felt that in this case they should use

the old

way of calculating this because there is a park that will need maintenance, which will

add to the

Township's costs. He stated that they have heard time and time again, that the residents

want

them to stick to the Master Plan. The residents want one acre lots, they don't want extra density.

He felt that a 36% density bonus is too much. He noted that it doesn't matter what the developer

is willing to give the Township, this amount of density is unconceivable to him. He stated that

other concerns are with the traffic impact and the sewer impact.

Mr. Bisio discussed the sewers. He felt that they have to be open minded when looking at plans

that come before them. He stated that they don't have to stick with the Master Plan, it is a living

document that can be changed. He stated that the Planning Commission just can't throw things

at the Board and tell them to make the decision.

Ms. Williams stated that she believes that they should stick with the Master Plan. She felt that they

should retain the rural character as much as possible. She stated that she understands that they

can't stop development, but the property is zoned R-1.0 for a purpose, to keep the density down

and preserve the rural character.

Several of the Commissioners noted that they liked the Giffels-Webster plan.

Mr. Bisio stated that Laura James notified him and asked him to convey to the Planning

Commission

that she is not happy with the amount of density that is being requested.

Mr. Barber discussed some of the criteria that the Planning Commission considers when giving a density bonus to developers. He stated that the park is nice. He noted that he does not like the density of this development, it is too much.

Mr. Bisio stated that he likes the plan but does not like the density. He felt that they could reach some kind of compromise. He stated that he is not one to stonewall every developer who comes into the Township on technicalities. He noted that density, though, is a very important issue.

There was further discussion with regard to the 38% density bonus that the developer is requesting.

There was no formal action taken on this issue this evening.

7. DISCUSSION AND COMMUNICATIONS: NONE

8. ADJOURNMENT:

Mr. Hemker adjourned the meeting at 8:25 PM.

Respectfully Submitted,

Deby Cothery

Deby Cothery
Recording Secretary