

**CHARTER TOWNSHIP OF LYON
PLANNING COMMISSION
MEETING MINUTES
August 25, 2003**

Approved as submitted September 29, 2003.

DATE: August 25, 2003
TIME: 6:00 PM
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 6:42 pm.

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

Absent: Richard Crook

Also Present: Dave Gillam, Assistant Township Attorney
Chris Doozan, Township Planner

Guests: 4

1. APPROVAL OF AGENDA

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

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

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:

Master Plan Discussion (as time permits):

a. Road Priorities

Mr. Doozan went over the list of roads needing improvements and where they fall on the list of priorities which are indicated in the July 28, 2003 memorandum from Megan Masson-Minock of McKenna Associates, Inc.. He noted that on top of the list is Milford Road/Pontiac Trail/Grand River intersection.

Mr. Soper noted that he felt that the ring road completion would be higher on the priority list because of all the development that is going on in the area.

Mr. Hemker stated that he feels that the intersection at Milford Road/Grand River/Pontiac Trail is more important than the ring road.

Mr. Bisio stated that he agrees with Mr. Soper. He stated that they need to look at what the residents feel are high priorities. He stated that he feels that all the roads listed are a priority.

Mr. Hemker stated that he feels that getting the ring road completed behind Wal-Mart to Grand River is a much higher priority than getting the ring road from Grand River to Milford Road completed.

b. 10 Mile Design Plan

Mr. Doozan explained that Jim Ludwig and Doris Hill, Landscape Architects from McKenna Associates, Inc. are here tonight to give a presentation with regard to the Ten Mile Design Plan.

Mr. Ludwig gave a brief introduction to their presentation. He explained that both rural and suburban segments exist along Ten Mile Road. Design goals for the corridor include preservations of the unique natural features, while recognizing there are going to be distinct differences between rural and suburban segments. Although there are differences, it is also a goal to identify unifying elements, which include a meandering 10 foot wide multi-use path, the use of white horse ranch-style fences, landscape buffers that incorporate storm water management and preservation of natural features such as wetlands and topography. Ms. Hill displayed several plans of landscape design ideas for the Ten Mile corridor. She briefly discussed each of the plans. She presented design plans with a suburban character and plans for a rural character.

In discussing the design boards for rural segments, Ms. Hill pointed out the desire to create a less formal landscape. She noted the need to preserve existing hedgerows as screening elements, maintaining existing wetlands and woodlands, using massed plantings of naturalized native grasses and perennials, creating buffers with tree plantings that mimic orchards, creating and preserving wildlife habitat, and preserving long-range views and vistas from the road.

In the suburban areas a more formal planting plan is appropriate. Suburban areas are characterized by formal plantings of higher maintained ornamental grasses, flowers and trees, undulating landforms that help filter views of the housing, use of evergreen trees for screening, street trees planted at a rate of 30 to 40 intervals, and beds of shrubs, perennials, and native grasses around tree groupings.

There was brief discussion with regard to improvements made to existing properties along Ten Mile Road. Ms. James questioned who would pay for these improvements. Mr. Doozan responded that there are Grants that can be applied for. Ms. James questioned who would be responsible for the maintenance of these. Mr. Doozan responded that the Township would have to take on that responsibility.

Mr. Doozan stated that one way is to get some regulations in the Zoning Ordinance so that when developers come in they can say that they would want to preserve the rural character. A second way of doing this is through an advisory approach, which would be to educate property owners as to how to preserve the rural character along the corridor. A third way of doing this is to apply for grants.

There was a lengthy discussion with regard to the 10' wide bicycle path that is required. Ms. James commented that she did not like the idea of a bicycle path being 10' wide. Mr. Doozan indicated he would investigate ASHTO standards.

c. Parks and Recreation

Mr. Doozan gave a presentation on parks and recreation. He reviewed the comments, maps, tables and long range goals that are indicated in the August 21, 2003 memorandum from Megan Masson-Minock of McKenna Associates, Inc.

7. DISCUSSION AND COMMUNICATIONS: NONE

8. ADJOURNMENT:

Mr. Hemker adjourned the meeting at 8:42 PM.

Respectfully Submitted,

Deby Cothery

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Recording Secretary