

**CHARTER TOWNSHIP OF LYON
PLANNING COMMISSION
SPECIAL MEETING MINUTES
September 2, 2003**

Approved as submitted November 10, 2003.

DATE: September 2, 2003
TIME: 7:00 PM
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 7:00 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
Loren Crandell, Township Engineer
Chris Olson, Township Superintendent

Guests: 10

1. APPROVAL OF AGENDA

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

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

Motion approved unanimously.

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS: NONE

3. AP-00-32, WOODWIND PLANNED DEVELOPMENT

Meeting is to review and possibly take action on the final planned development plans for this applicant.

Ms. Williams disclosed that she has had discussions with the developer regarding sewer stubs at McKenzie Lane. It was determined that this would not be considered a conflict of interest.

Mr. Doozan reviewed the comments indicated in the August 27, 2003 and the September 2, 2003 McKenna Associates, Inc. review letters regarding this issue.

Ray Cousineau addressed the comments that were indicated in the review letters. He noted that they will submit the condominium documents. With regard to the traffic signal issue, he stated that they have determined that the Road Commission for Oakland County will not approve a signal at this particular location now. He stated that they would be willing to put money in an escrow account for a signal at a future time. He stated that they would like to put a time frame on this because they don't want their money sitting there indefinitely. There was further discussion with regard to a traffic signal.

Mr. Cusineau briefly discussed the agreement that they have signed with MDEQ with regard to the wetlands. He briefly discussed the work that they are going to be doing with regard to the wetland areas.

Mr. Cusineau discussed proposed modifications to lots located east of McKenzi Lane. Clearwood Drive would be relocated adjacent to the west boundary and lots will be lined up on the east side of the road.

Landscaping, entrances, house elevations and the well house were other issues that were discussed. It was noted that the well house will be subject to site plan review. Frank Didario, Curtis Builders discussed the architectural features of the proposed homes. The proposed homes will be in the high \$300,000 to low \$400,000 price range and the condominiums will be in the \$250,000 to \$260,000 price range. They will be at least 50% brick.

Phil Adkison, Attorney, stated that they will install the required road improvements and will hire a traffic consultant. During the discussion with regard to traffic, it was determined that the developer will pay 65% of the current cost for a traffic signal upon execution of the PD Agreement.

Bob Harris noted that the cost of a signal is usually in the \$35,000 to \$50,000 price range. The signal would be on Ten Mile Road, between Johns Road and Tara Drive.

There was brief discussion with regard to woodland preservation. Mr. Cousineau explained what they are planning to do with regard to removal of trees and replacement of trees.

Mr. Barber made a motion to recommend approval of AP-00-32, Woodwind Planned Development,

final planned development review to the Board of Trustees subject to the following:

1. the conditions outlined in the August 27th and September 2nd, 2003 McKenna Associates, Inc. letters;
2. the developer to pay 65% of the traffic signal cost, located between Currie Road and Tara Drive;
3. the developer will make the adjustments to the lots near McKenzi Lane that were discussed this evening;
4. the developer will make any other adjustments discussed this evening.
5. Tree preservation plans to be worked out based on tree survey by Giffels-Webster.

Ms. Williams supported the motion.

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

Motion approved.

4. ADJOURNMENT:

Mr. Hemker adjourned the meeting at 8:08 PM.

Respectfully Submitted,

Deby Cothery

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Recording Secretary