

**CHARTER TOWNSHIP OF LYON  
PLANNING COMMISSION  
MEETING MINUTES  
September 15, 2003**

Approved as corrected October 13, 2003.

DATE: September 15, 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  
Laura James, Secretary  
Ray Bisio, Trustee  
Richard Crook  
Ted Soper  
Laura Williams

Also Present: Dave Gillam, Assistant Township Attorney  
Chris Doozan, Township Planner  
Megan Masson-Minock, Township Planner

Guests: 28

**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

Motion approved unanimously.

**2. APPROVAL OF CONSENT AGENDA**  
- July 28, 2003 Meeting Minutes  
- August 7, 2003 Special Meeting Minutes  
- August 11, 2003 Meeting Minutes

Mr. Hemker noted a couple typographical errors for the Recording Secretary to correct on the August 7th and the August 11th minutes.

Mr. Barber made a motion to approve the July 28, 2003 minutes as submitted and the

August 7,

2003 and the August 11, 2003 minutes as corrected. Mr. Soper supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

Motion approved unanimously.

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

**4. PUBLIC HEARINGS**

**Amendments to Article 7.00, Planned Developments**

Mr. Doozan stated that they have made several revisions to Article 7.00, Planned Development, in order to make it more usable. He reviewed the revisions for the Commissioners.

Ms. Williams questioned the purpose of the change on page 7.11 to include the Township Board in the preliminary plan review stage. Mr. Doozan responded that by doing this it would give the applicant an indication of how the Board feels about a planned development without having to wait for final planned development review.

Mr. Hemker opened the public hearing at 7:11 PM. There were no public comments. He then closed the public hearing at 7:11 PM.

Ms. Williams discussed the revision regarding the residential/industrial section. She stated that she is not sure about including industrial in a planned development with residential. Mr. Doozan stated that this does not mean that industrial has to be approved. By doing this it would include a mix of uses in the planned development. It would open the possibility of a mixed planned development coming before the Planning Commission and the Board to be evaluated.

Mr. Gillam stated that by allowing the potential for industrial to be in here, then it is an option that they have. If the industrial is excluded entirely, then under no circumstances would a development that has industrial components be subject to approval by the Township.

There was further discussion with regard to including industrial in a planned development.

Ms. James made a motion to recommend approval of the proposed amendments to the Zoning Ordinance dealing with Planned Development regulations in Article 7.00 to the Township Board. Mr. Crook supported the motion.

Voice Vote:	Ayes:	All
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Nays: None

Motion approved.

5. OLD BUSINESS

**AP-97-19, Tanglewood Greenlefe Subdivision West**, Amendment to approved PD: Proposal to substitute single family housing units for duplex units, schedule Public Hearing.

Mr. Doozan explained that this is on the agenda to schedule a public hearing unless the Planning Commission wanted to discuss any of the issues. He noted that one of the issues that the Planning Commission will have to deal is whether the 80' lots are adequate to accommodate a side-entry garages. A second issue would be whether the proposal maintains a high-quality residential image from Currie Road.

Mr. Bisio noted that a couple other issues that he would like to have discussed are the sewer capability and the water pressure.

Mr. Barber made a motion to schedule a public hearing for AP-97-19, Tanglewood Grenelefe Subdivision West for October 13, 2003. Mr. Crook supported the motion.

Voice Vote: Ayes: All  
Nays: None

Motion approved.

**AP-02-23, Sunoco Gas Station and Convenience Store**, Lyon Towne Center, review of architecture per condition of site plan approval.

Kern Gilson, Architect, explained that they are proposing to use a gray roof in lieu of a red roof that was originally proposed. He noted that they would be using two different shades of gray, one for the roof of the building and a slightly darker shade for the canopy roof.

Mr. Gilson stated that they have a couple minor items for the Commission's consideration. He stated that they would like to include some frosted glass that will be back lit in the dormer areas. He noted that since they are losing the red roof and the fact that the building sits low, it

would  
give them a little more visibility.

Mr. Soper stated that the Sunoco sign on the side of the building will be visible. It will be pretty much at eye level. He questioned why the applicant is proposing two different shades of gray for the roof. Mr. Gilson responded that it would give it some contrast. Mr. Soper questioned how bright the proposed lights would be. Mr. Gilson responded that they will not be bright.

Mr. Crook made a motion with regard to AP-02-03, Sunoco Gas Station and Convenience Store, that the architectural re-submittal be approved as it relates to the roofing. Mr. Soper supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

Motion approved.

Mr. Gilson stated that there was also an issue with the ground sign. He stated that they would very much like to have a ground sign for pricing.

Mr. Hemker stated that the preliminary drawing that they saw had brick on it and a section for the prices that could be changed electronically. Kevin Bahnam, owner, stated that this is correct.

Mr. Soper questioned if the name "Sunoco" is going to be back lit and the numbers on the sign will be digitally controlled. Mr. Bahnam responded that this is what they are proposing.

There was discussion with regard to the height of the sign. The applicant is proposing that they be allowed to install a 6' high sign. Mr. Bahnam stated that the sign will be in the original location that was approved. It was determined that the height of the sign will not exceed the height of the existing Lyon Towne Center ground sign.

Ms. James made a motion to approve a ground sign to be 5' or equal to the height of the existing Lyon Towne Center sign, but not to exceed 6' relying upon the engineering specifications that were distributed tonight for AP-02-23, Sunoco Gas Station and Convenience Store. Mr. Barber

supported  
the motion.

Voice Vote:	Ayes:	All
	Nays:	None

Motion approved.

**AP-03-21, Malsia Private Road**, amended private road review, Napier Road and Nine Mile Road.

Ms. Masson-Minock reviewed the comments indicated in the September 8, 2003 McKenna Associates, Inc. letter regarding this issue.

There was brief discussion with regard to the location of the proposed cross-access easements and the length of the private road.

Tom Palushaj, 22557 Moorgate, Novi, indicated where the septic fields would be located and the areas that are low and wet. He felt that the new location of the cross-access easement is the best place for it.

Mr. Soper stated that the original cross-access easement ran along the back of the property and did not affect anybody else, the new one does.

Ms. James asked Mr. Palushaj if he would have a problem if they tabled this issue in order to send notice to the adjoining property owner. Mr. Palushaj responded that if they have to table it, then they have to table it. He stated that he would like to get this road in as soon as possible. He stated that he does not have a problem letting the neighbors know what is going on.

Ms. James made a motion to table AP-03-21, Malsia Private Road, until the October 13, 2003 meeting. Mr. Crook supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

Motion approved.

## 6. NEW BUSINESS

**AP-01-27, Hesland Paridocs Dr.**, Applicants: Mssrs. Grundheid and Heslip, east side of Currie Road, between Eight and Nine Mile Roads (Initial review June 25, 2001; Request extension for the construction of private road).

Mr. Doozan explained that this was approved in September, 2001. He noted that the applicant is now ready to begin construction but would need an extension of the original approval.

Mr. Barber made a motion to approve a one year extension for AP-01-27, Hesland Paridocs Drive.

Mr. Soper supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

Motion approved.

**AP-03-25, Erwin PD,** Pontiac Trail and Silver Lake Road and Kent Lake Road, Conceptual Review.

Mr. Hemker stated that this has been through the sub-committee and the Planning Commission already and there doesn't seem to be that many changes from then to now. He questioned if the applicant is just trying to force this through so that they can go to the Board. Mr. Doozan responded that he did not know, that he would have to refer to the developer for the answer to this question.

Larry Wilkinson, Beztak Company, gave a brief introduction of the proposed development. He stated that they felt that they were cut short on the previous presentation and did not have adequate time to go through the changes that they have made. He noted that they have made substantial changes to the development.

Ms. James stated that the sub-committee spent a lot of time on this issue. She noted that they never cut the developer short on time. Mr. Wilkinson acknowledged that they spent a lot of time with the sub-committee but were limited on time with the whole Planning Commission at one of their Master Plan meetings.

Bob Leighton, Robert Leighton Associates, went through a Power Point presentation of the overall plan of the proposed development.

Kamran Qadeer, Beztak Company, reviewed some of the benefits that they are proposing. He briefly discussed the costs for this development.

Greg Tykowski, Architect, displayed and reviewed drawings of the retail portion that they are proposing for this development. Mr. Crook questioned if a Kroger or a Farmer Jack will be the anchor for the commercial. Mr. Wilkinson responded that they don't have a tenant yet, but approximately 50,000 to 60,000 square feet would be for a grocery store. Mr. Crook stated that he would personally support this, because it will help with the traffic issue throughout areas of the Township.

Joan Primo, Strategic Edge Market Consultants, reviewed the market study they did for the commercial portion of the development.

Mr. Wilkinson thanked the Commissioners for their time and indicated that their Traffic Consultant and other Consultants were present and available for questions.

The Commissioners commented on the proposed development. Their main concerns were with the amount of density and the amount of commercial that is being proposed. The Commissioners concurred that the road improvements are good and something that they would like to see but did not feel that it justifies that large of a density bonus. Ms. James noted that there is strong resident opposition to the commercial at this location. Mr. Wilkinson stated that he had sensed that there was more resident opposition to the amount of density than there was to the commercial center.

Mr. Bisio questioned the amount of acreage that the developer is going to donate to the Township.

Mr. Wilkinson responded that it will be a little over 21 acres. Mr. Soper that questioned if most of this land is wetlands. Mr. Leighton responded that 7.21 are upland and 13.97 acres are wetland.

Ms. James questioned if the developer has been before the Township Board yet. Mr. Wilkinson responded that they have not. Ms. James questioned if they are planning on going to the Board next. Mr. Wilkinson responded that they are.

This was a conceptual review, therefore, was no formal action taken by the Commissioners at this

time.

**AP-03-29, Rose Lane Extension**, Private Road Review, Dixboro and Twelve Mile Roads.

Ms. Masson-Minock reviewed the comments indicated in the September 9, 2003 McKenna Associates, Inc. letter regarding this issue.

Don Rose stated that he does not understand why he has to provide an easement to the next property to the south. Mr. Crook explained that it is for future road connections. Mr. Hemker stated that if the neighboring property decides to split off his lot, the connection will help in facilitating the traffic.

Mr. Rose stated that his property is only for two families, his and his daughter's. He noted that this road is getting way too costly. Mr. Hemker stated that all that has to be done is that an easement needs to be put there and recorded. He stated that a road does not have to be built.

Neal Tonnemacher, Surveyor, questioned the easement to the Friedlander property. Mr. Hemker stated that this easement would be for emergency purposes. There was further discussion with regard to the reason for the easement and how it will be used for emergency purposes only.

Ms. James questioned the location of the other easement. Ms. Masson-Minock responded that by Ordinance, another easement is required to the rear of the property. She stated that they are recommending that the Planning Commission waive this requirement because it would abut the City.

Mr. Soper questioned what the overall length of the road is. Ms. Masson-Minock responded that it is 635'. This includes a 390' extension on an existing road.

Mr. Crook made a motion to recommend approval to the Township Board of the private road for AP-03-29, Rose Lane Extension, provided the recommendations in the McKenna Associates, Inc. letter dated September 9, 2003 are met. Mr. Soper supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None



Inc. letter regarding this issue.

Paul McLean, Lyon Sand and Gravel, stated that they took into consideration Mr. Doozan's letter and Giffels-Webster's letter and made modifications to the plan.

Mr. Hemker questioned if this is going to be a modular building. Mr. McLean responded that it will be.

Mr. McLean briefly discussed what they are planning to do along Twelve Mile Road. He stated that they are going through their reclamation obligations for this year and everything is on track. He noted that they are trying to keep all the industrial use existing operations to the west of the existing driveway that is going into the site now. He stated that a 600 foot buffer corridor of undeveloped land will be maintained on Twelve Mile Road.

Mr. Barber made a motion to approve AP-03-30, Lyon Sand and Gravel, subject to the conditions cited in the September 8, 2003 McKenna Associates, Inc. letter and final Township Engineer approval. Mr. Crook supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

Motion approved.

**Call for Public Hearing on AP-03-31, Office Rezoning Proposal**, BMB Ventures, Part of 58560 Grand River, west of Milford Road.

There was brief discussion as to the location of the proposed rezoning parcel. Mr. Doozan pointed out the location on a map. He noted that they will be doing a lot split for the 1.4 acres.

Mr. Soper made a motion to schedule a public hearing for AP-03-31, Office Rezoning Proposal, for November 10, 2003. Mr. Barber supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

Motion approved.

Mr. Hemker reminded the Commissioners that there is a mandatory meeting for everybody at 7:00 PM on September 30, 2003 at the Township Hall. He noted that the meeting will be

dealing with  
the Township's insurance coverage.

**7. ADJOURNMENT:**

Mr. Hemker adjourned the meeting at 9:38 PM.

Respectfully Submitted,

**Deby Cothery**

Deby Cothery  
Recording Secretary