

**CHARTER TOWNSHIP OF LYON
PLANNING COMMISSION
MEETING MINUTES
September 29, 2003**

Approved as submitted November 10, 2003.

DATE: September 29, 2003
TIME: 6:00 PM
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 6:12 pm.

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

Absent: Richard Crook
Laura Williams

Also Present: Dave Gillam, Assistant Township Attorney
Chris Doozan, Township Planner
Michelle Aniol, Township Planner
Chris Olson, Township Superintendent

Guests: 2

1. APPROVAL OF AGENDA

Mr. Doozan stated that if there is time, he would like to discuss building height.

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

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

Motion approved unanimously.

**2. APPROVAL OF CONSENT AGENDA:
- August 25, 2003
- September 2, 2003**

Ms. James made a motion to approve the minutes from the August 25, 2003 Planning

Commission

meeting and requested that the Recording Secretary review the tape of the September 2, 2003 meeting to verify the motion made by Mr. Barber. Mr. Soper supported the motion.

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

Motion approved unanimously.

3. PUBLIC COMMENTS ON NON-AGENDA ITEMS: NONE

4. PUBLIC HEARINGS: NONE

5. OLD BUSINESS: NONE

6. NEW BUSINESS:

Master Plan Discussion:

a. Parks and Recreation

Mr. Doozan stated that one of the things that he would like to have some discussion on this evening is with regard to additional park land. He stated that they need to discuss what the Master Plan should indicate with regard to additional park land. He noted that at build-out of the Township there will not be land available. He stated that now is the time to think about acquiring additional park land before the Township is built-out. Using a displayed map, Mr. Doozan indicated the areas where the Township could probably use a park. He briefly reviewed the criteria they should consider when acquiring park land.

The Planning Commission added a few criteria, including public sentiment, transfer of development rights with credit for usable land area, and the availability of any private facilities that are going to meet the needs of the community. The Commission also questioned if there was an opportunity to form cooperative arrangements with surrounding communities regarding park maintenance. There also was a question about Township insurance costs.

Mr. Olson questioned the possibility of Lyon Sand and Gravel donating some property to the Township for use as a park. He stated that some of the property is probably un-buildable due to mining so close to the property lines. Mr. Doozan stated that with the reclamation that Lyon Sand and Gravel has done they do have some beautiful pieces of property.

There was discussion with regard to how they could get the Township Board to put the issue of acquiring property to a vote of the residents. Mr. Hemker noted that land is cheaper now than it will be in ten years from now. There is also more land available now than what will be available in ten years from now. Mr. Doozan discussed the possibility of applying for Grant money to help with the purchase of the property.

Mr. Doozan reviewed the Long Range Goals and Parks and Recreation Objectives that were indicated in the August 21, 2003 memorandum from Megan Masson-Minock.

The Planning Commission agreed to add a Long Range Goal dealing with preservation of environmentally sensitive areas, and to acquire more parkland to satisfy the build-out population. The Commission also agreed that development of horse facilities should be re-written to encourage private sector participation.

b. Future Land Use of south side of Grand River, south of Township Hall

Future Land Use Map. The Planning Commission discussed the land on the south side of Grand River Avenue, across from the Township Hall, and on the north side of Grand River Avenue, west of the Township Hall. Mr. Hemker and Mr. Barber indicated that they thought the area was suitable for office. Ms. James suggested that the property owners be contacted. Mr. Soper also thought office use would be appropriate on the north side of Grand River.

The Planning Commission agreed to the changes on the Future Land Use Map to be consistent with the approved use at Lyon Towne Center and Lyon Crossing, as well as Kent Lake Elementary School.

On the north side of Pontiac Trail, west of South Hill Road, there are two parcels east of Hines Park Ford that are designated Single Family Residential. The Commission discussed possible Multiple Family Residential for these parcels, but didn't reach a conclusion, although Mr. Hemker and Mr. Soper expressed some support for multiple family.

7. DISCUSSION AND COMMUNICATIONS: NONE

8. ADJOURNMENT:

Mr. Hemker adjourned the meeting at 8:53 PM.

Respectfully Submitted,

Deby Cothery

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Recording Secretary