

**CHARTER TOWNSHIP OF LYON
PLANNING COMMISSION
MEETING MINUTES
October 27, 2003**

Approved as corrected November 24, 2003.

DATE: October 27, 2003
TIME: 7:00 PM
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 6:00 pm.

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

Absent: Richard Crook

Also Present: Dave Gillam, Assistant Township Attorney
Chris Doozan, Township Planner
Megan Masson-Minock, Township Planner
Chris Olson, Township Superintendent
Loren Crandell, Township Engineer

Guests: 1

1. APPROVAL OF AGENDA

Mr. Soper made a motion to approve the agenda as written. Ms. Williams 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:**

A. Joint Executive Session for Planning Commission and Township Board regarding New Hudson

Ring Road (from 6:00 to 7:00 pm)

B. Oakland Land Conservancy, Donna Folland, Executive Director

Ms. Folland gave a presentation. She briefly introduced the Land Conservancy and explained

the tools that they use to conserve open space in communities. She stated that the mission of

the Land Conservancy is to conserve and protect natural areas and open spaces in Oakland

County. This organization has been around for more than ten years and is funded by donations.

Ms. Folland indicated that there are three types of conservation easements that they are working

on now, most of these are with private land owners. She noted that there cannot be any building

or cutting of vegetation within an easement except for forestry management practices. She stated

that they have many volunteers who help maintain the conservation easements.

Mr. Doozan stated that one of the things that they have been experiencing with planned developments is that the developers have been proposing to donate pieces of land to the Township. He stated that one of the quandaries that they face is the value of the land in

knowing if it is something that is worth having or not worth having. Ms. Folland stated that this is something

that they would be happy to help the Township with.

Mr. Doozan questioned if the Conservancy would prefer to own the property or to have the

conservation easement. Ms. Folland responded that with a subdivision it would be preferable to

own the property so that they have complete control of it. There was discussion with regard to the

liability issues of this.

Ms. Masson-Minock asked the Commissioners if they are interested in working with an organization

like Oakland Land Conservancy. Ms. James asked Ms. Folland if she would be talking to the

Township Board. She noted that the Board would have the final say. Ms. Folland

responded that
she would be happy to talk with the Board.

C. Master Plan Discussion:

a. Parks and Recreation – land acquisition

Ms. Masson-Minock stated that one of their recommendations to the Planning Commission with regard to the build-out is to look at additional property acquisition within the Township for park land. She stated that they have identified some areas of the Township that would probably have more demand based on the National Recreation Standards for neighborhood parks. She briefly discussed the areas that they have identified. She questioned if the Commission wanted to plan for these park areas now or wait for five years.

Mr. Soper questioned the status of the Parks and Recreation Committee. Mr. Olson gave a brief summary of the status of the committee.

Mr. Soper stated that he wouldn't mind seeing a small park in the downtown New Hudson area. Ms. James felt that they are already rich with park areas, (i.e., state parks).

After further discussion the Ms. Masson-Minock stated that they will list the goals and perspectives. She stated that she will provide this information in the Commissioner's packets next month.

b. Future Land Use Map Amendments

Because of the time, the Commissioners decided to carry this issue over to the next Master Plan meeting.

c. Ten Mile Road Design Plan

Because of the time, the Commissioners decided to carry this issue over to the next Master Plan meeting.

d. Building Heights

Mr. Hemker noted that this issue was on last month's agenda but they never got to it because of time constraints.

Mr. Doozan stated that right now the building height allowed in the Township for commercial classification is 30' maximum. He stated that a situation has come up that someone has difficulty meeting this height. He stated that maybe the building height needs to be increased. He noted that his office looked into other community ordinances to see what the height that they allow. He stated that they found a mixed result, some were in line with what the Township allows and some were higher. He noted that some communities allow a building height of 35'.

John Hicks, 29393 Tonester Circle, stated that he believed that the height was determined based on what the Fire Department could handle.

Mr. Doozan stated that in the industrial districts they allow much taller buildings. He noted that the

Jervis Webb building is between 40' and 45'. Ms. Masson-Minock stated that in the I-2 district the maximum height is 45' and in the I-1 district it is 40'. In the business district, B-1 is 25', B-2 is 30' and B-3 is 30'.

Mr. Bisio felt that building height would be more of a discussion between the Planners and the Fire Department. He felt that they need to coordinate the height.

7. **DISCUSSION AND COMMUNICATIONS:** **NONE**

8. **ADJOURNMENT:**

Mr. Hemker adjourned the meeting at 9:00 PM.

Respectfully Submitted,

Deby Cothery

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Recording Secretary