

**CHARTER TOWNSHIP OF LYON
BOARD OF TRUSTEES, PLANNING COMMISSION AND DDA
JOINT WORKSHOP MEETING MINUTES
February 26, 2004**

Approved by the Board as submitted April 5, 2004.

DATE: February 26, 2004
TIME: 7:00 PM
PLACE: 58000 Grand River

Call to Order: Supervisor Shigley called the Board to order at 7:00 PM.
Chairman Hemker called the Planning Commission to order at 7:00 PM.
Chairman Wyett called the DDA to order at 7:00 PM.

Roll Call:

Joseph Shigley, Supervisor	Brent Hemker, Chairman	Todd Wyett, Chairman
Patricia Carcone, Treasurer	Mike Barber, Vice Chair	Tony Antone
Pamela Johnson, Clerk	Laura James, Secretary	Dick Brainer
Steven Adams, Trustee	Jim Hamilton	Jay Howie
Ray Bisio, Trustee	Ted Soper	John Ivers
Dan Cash, Trustee	Laura Williams	Mike Stanton
Lannie Young, Trustee		Denise Tait

Also Present: Matthew Quinn, Township Attorney
Darrell Fecho, Township Planner
Loren Crandell, Township Engineer
Chris Olson, Township Superintendent

Guests: 16

1. APPROVAL OF AGENDA

Mr. Shigley requested that Lyon Towne Center PD Agreement – Planning Commission and Board be moved up and discussed prior to the Proposed Amendments to the Downtown Development TIF Plan.

Ms. Carcone made a motion to approve the agenda as modified. Ms. Johnson supported the motion.

Voice Vote: Ayes: All
Nays: None

Motion approved unanimously.

2. Lyon Towne Center PD Agreement – Planning Commission and Board of Trustees

a. Planning Commission Public Hearing

Mr. Quinn stated that the purpose of the public hearing is to consider the amendment to the zoning ordinance concerning Lyon Towne Center. There is a proposal for a second amendment

to the Planned Development Agreement. He stated that the reason for the second amendment is that the original Towne Center agreement only allowed for an automobile use on Lot #8 within this development. Since that time a portion of the development became a condominium called The North Retail Condominium, which consists of 12 lots. He stated that the Planning Commission and the Township Board recently approved the expansion of the automobile dealership from Lot #8 onto Lot #12, therefore, the purpose of this amendment is to put this into ordinance form.

Mr. Quinn stated that after the public hearing the Planning Commission will make a recommendation to the Township Board as to whether to approve the zoning map amendment and then the Board will consider the final approval and the actual second amendment itself.

Mr. Quinn noted that the notices of the public hearing have been properly published as well as the Board's required publication of an ordinance, as was introduced in the Board's new policy.

Mr. Hemker opened the public hearing at 7:05 PM. There were no comments. He then closed the public hearing at 7:06 PM.

b. Planning Commission Recommendation to the Township Board

Mr. Barber made a motion to recommend approval of the expansion of the automobile dealership onto Lot #12 in the Lyon Towne Center. Mr. Soper supported the motion.

Voice Vote: Ayes: All
 Nays: None

Motion approved unanimously.

c. Township Board Action

Mr. Quinn stated that there should be two motions, one to approve the zoning map amendment and the other to approve the second amendment to the planned development agreement, if the Board wishes.

Mr. Cash made a motion to approve the zoning map amendment, #121-04. Ms. Carcone supported the motion.

Mr. Shigley asked if there were any comments regarding the motion from the Board. There were none. He then asked if there were any public comments. There were none.

Roll Call Vote: Ayes: Adams, Carcone, Shigley, Cash, Bisio, Johnson
 Nays: None
 Absent: Young

Motion approved.

Mr. Cash made a motion to approve the Lyon Towne Center second amendment to the planned development agreement. Mr. Adams supported the motion.

Mr. Shigley asked if there were any comments regarding the motion from the Board. There were none. He then asked if there were any public comments. There were none.

Roll Call Vote: Ayes: Shigley, Adams, Carcone, Johnson, Bisio, Cash
 Nays: None
 Absent: Young

Motion approved.

3. Proposed Amendments to the Downtown Development TIF Plan

Darrell Fecho, McKenna Associates, Inc., gave a power point presentation of the Development Plan, the Tax Increment Financing Plan and the Proposed Amendment for the Charter Township of Lyon Downtown Development Authority.

Mr. Olson discussed information from the County. He distributed and discussed Performance Standards, which are guidelines to assist the County in its review of a municipality's plan.

The DDA provided the following list of activities for discussion:

1. Continued Streetscape Improvements in New Hudson
2. Acquisition of Four Lots West and South of Putters Restaurant
3. Land Acquisition for Ring Road
4. Construction of Ring Road j(Remainder NE Leg)
 - a. Construction of Ring Road (SE Leg)
 - b. Construction of Ring Road (SW Leg)
5. Roundabout Study
6. Intersection Improvements
7. New Cemetery Entrance and Related Improvements
8. Drainage Improvements
9. Grand River Avenue Improvements
10. Paving South Hill Road
11. Trailhead
12. Milford Road Improvements
13. Establishment of Façade Improvement Revolving Fund
14. Retail Targeting and Redevelopment Studies

There was discussion on these fourteen proposed activities. The Board of Trustees and the Planning Commission expressed their comments and concerns.

The following items were left as is:

1. Continued Streetscape Improvements in New Hudson
3. Land Acquisition for Ring Road
4. Construction of Ring Road (Remainder NE Leg)
 - a. Construction of Ring Road (SE Leg)
 - b. Construction of Ring Road (SW Leg)
5. Roundabout Study
6. Intersection Improvements
7. New Cemetery Entrance and Related Improvements
8. Drainage Improvements
11. Trailhead
13. Establishment of Façade Improvements Revolving Fund
14. Retail Targeting and Redevelopment Studies

The following items were accepted but could possibly be modified:

2. Acquisition of Four Lots West and South of Putters Restaurant
9. Grand River Avenue Improvements

The following items were deleted from the list:

10. Paving South Hill Road

12. Milford Road Improvements

Ms. Carcone made a motion to allow the DDA to proceed and present this plan to Oakland County. Mr. Adams supported the motion.

Mr. Shigley asked if there were any comments regarding the motion from the Board. There were none. He then asked if there were any public comments. There were none.

Roll Call Vote: Ayes: Cash, Adams, Johnson, Carcone, Bisio, Shigley
 Nays: None
 Absent: Young

Motion approved.

4. ADJOURNMENT:

Ms. Carcone made a motion to adjourn the meeting. Ms. Johnson supported the motion.

Voice Vote: Ayes: All
 Nays: None

Motion approved. The meeting was adjourned at 9:34 PM.

Chairman Hemker adjourned the Planning Commission at 9:34 PM.

Chairman Wyett adjourned the DDA at 9:34 PM.

Respectfully Submitted,

Deby Cothery

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Recording Secretary