

**CHARTER TOWNSHIP OF LYON  
PLANNING COMMISSION  
MEETING MINUTES  
March 22, 2004**

Approved as submitted May 10, 2004.

DATE: March 22, 2004  
TIME: 6:00 PM  
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 6:07 pm.

Roll Call: Present: Brent Hemker, Chairman  
Michael Barber, Vice Chair  
Laura James, Secretary  
Jim Hamilton  
Ted Soper  
Laura Williams

Absent: Ray Bisio, Trustee (vacation)

Also Present: Matthew Quinn, Township Attorney  
Chris Doozan, Township Planner  
Michelle Aniol Township Planner  
Chris Olson, Township Superintendent

Guests: 10

**1. APPROVAL OF AGENDA**

Mr. Doozan stated that they received a letter from Robert Carson, Attorney for Bill Clark, requesting that the public hearing be tabled until May 10, 2004. He suggested that they go ahead with the public hearing since it has been advertised. Once they hear public comments, the public hearing can then be tabled until May 10, 2004.

Mr. Hemker questioned if the public hearing would be re-noticed at the applicant's expense. Mr. Doozan responded that it would.

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

Voice Vote: Ayes: All  
Nays: None  
Absent: Bisio

Motion approved unanimously.

**2. APPROVAL OF CONSENT AGENDA:  
- Meeting minutes of February 23, 2004**

Ms. Williams stated that she remembers that they added time for further review to the schedule before they had a public hearing. Mr. Doozan stated that he does not remember this, but will

check his notes. He indicated that he would notify the Recording Secretary, if any changes need to be made.

Mr. Barber made a motion to approve the Consent Agenda consisting of the meeting minutes from the February 23, 2004 meeting as written. Mr. Hamilton supported the motion.

Mr. Barber withdrew his motion. Mr. Hamilton withdrew his support of the motion.

Mr. Barber made a motion to table the Consent Agenda consisting of the meeting minutes from the February 23, 2004 meeting. Mr. Soper supported the motion.

Voice Vote:           Ayes: All  
                              Nays: None  
                              Absent: Bisio

Motion approved unanimously.

**3. PUBLIC COMMENTS ON NON-AGENDA ITEMS:  
- Summer Ellison to discuss a private restaurant and bar operation**

Summer Ellison discussed a restaurant/bar that her and her brother are interested in starting in the Lyon Towne Center. She stated that she is looking for feedback from the Planning Commission as to what their vision is. There was discussion about this opportunity. The consensus of the Planning Commission was that they did not have a problem with the proposal.

**4. NEW BUSINESS:**

**Master Plan Discussion**

Population Analysis:

Mr. Doozan pointed out some of the highlights of the Population Analysis compiled by McKenna Associates, Inc. and provided in the Commissioner's packets. There were several tables included in the analysis which Mr. Doozan reviewed and explained. He noted that there are several factors that affect the residential development and population growth in Lyon Township, some of these are regional growth patterns, quality of residential environment, housing value, economic opportunity and housing construction.

**5. PUBLIC HEARINGS:**

**AP-03-42, William Clark**, Public Hearing to consider rezoning request for parcel #21-03-352-006 from I-2, General Industrial, to RM-2, Multiple-family Residential, located on Helen Drive, south of Grand River.

Mr. Doozan reviewed the comments indicated in the McKenna Associates, Inc. letter dated January 30, 2004 regarding this issue.

Karen Safran, Attorney, stated that they submitted a letter on Friday requesting that the public hearing be tabled. She apologized for the late notice. She stated that they wanted to have the opportunity to bring in data and do a more detailed presentation, but they are not able to do this tonight. She stated that however, if the Planning Commission is inclined to recommend approval of the rezoning this evening, they would not object to moving forward with this project.

Ms. Safran noted that the property is currently zoned I-2, which is the heaviest industrial zoning in the Township. She stated that it would not be consistent to have heavy industrial in the area of the New Hudson Development District and in the area of the ring road.

Ms. Safran asked the Planning Commission to table this issue this evening so that they may bring more detailed information to the Commission.

Mr. Hemker stated that they will open the public hearing and take public comments tonight from any residents that are present. He stated that they will then table the public hearing to a future date. He noted that the applicant will pay for re-publishing and re-noticing of the affected residents.

Mr. Hemker opened the public hearing at 7:12 PM.

Ron Hausmann, Vice Chairman of Walbridge-Aldinger Company, stated that his company has over 500 acres of industrial property to the south of this site. He stated that at this time Walbridge-Aldinger is requesting that the Planning Commission deny the rezoning request for the following four reasons:

1. Future Ring Road – the final location of the ring road has not yet been determined or finalized.
2. Master Plan – the subject property does not support residential multi-family development.
3. Page 9 of the DDA Plan states planned uses, and does not support residential multi-family here.
4. We are not sure of what the negative impacts are on the 520 acres of adjacent land will be if this property is rezoned.

He stated that he believes that the rezoning of this property would be pre-mature.

Mr. Hemker closed the public hearing at 7:16 PM.

**6. OLD BUSINESS:**

**AP-03-42, William Clark**, Rezoning request for parcel #21-03-352-006, from I-2, General Industrial, to RM-2, Multiple-Family Residential, located on Helen Drive, south of Grand River.

Ms. James made a motion to table and adjourn the public hearing for AP-03-42, William Clark, until May 10, 2004 at 7:00 PM. The re-publication costs will be borne by the applicant. Mr. Hamilton supported the motion.

Voice Vote:                      Ayes: Hamilton, Hemker, James, Williams  
   Nays: Barber, Soper  
   Absent: Bisio

Motion approved.

**7. NEW BUSINESS:**

**Master Plan Discussions**

New Hudson Plan:

Jim Ludwig, McKenna Associates, gave a presentation of the preliminary analysis and objectives of the New Hudson Plan. Some of the Goals and Objectives that were indicated in a handout are:

1. Promote a pedestrian friendly town center area.
2. Reorganize traffic hierarchy to promote safety and to accommodate proposed ring road, roundabout and surrounding uses.

3. Enrich neighborhood commercial and office uses to support and enhance local necessities.
4. Connect history of the village with the site to create uniqueness of area.
5. Incorporate natural resources to support the uses and character of the village.

#### Industrial Analysis:

Michelle Aniol, McKenna Associates, reviewed the updated Industrial Analysis compiled by McKenna Associates, Inc. The Township's prime industrial district is along Grand River Avenue. The analysis listed several recent industrial developments that have taken place in the Township from 1996 to 2004.

Ms. Aniol briefly reviewed her March 22, 2004 memorandum to the Planning Commission regarding the Planned Land Use Adjacent to Lyon Township.

There was brief discussion with regard to the existing Land Use Map. Some corrections were noted for the Planners to make.

#### **Impervious Surface Limits**

Mr. Doozan reviewed the comments indicated in the McKenna Associates, Inc. letter dated February 16, 2004. He also reviewed the comments indicated in a follow-up letter dated March 1, 2004.

Mr. Doozan stated that their recommendations are really two-fold. One was to look at inserting in the Zoning Ordinance a regulation that regulates the total amount of impervious surface. He stated that he is primarily talking about commercial and industrial sites and not residential. He stated that their recommendation would be to put a 60% impervious surface limitation in the ordinance. He stated that they are also recommending that there be a 10' minimum setback for off street parking be adopted.

Mr. Doozan stated that he felt that the data supports his recommendation of placing a 60% impervious surface limitation.

Mr. Hemker questioned what legal ramifications would there be if the Planning Commission denied something that has been tabled several times and then are told that they are restricted on what they can do. Mr. Quinn responded that he has never seen a pure impervious ordinance. He stated that he believed that this type of situation is normally handled through landscaping and requiring that there be more green space. He felt that this is a way to control the amount of impervious surfaces.

#### **Tree Protection Ordinance Amendments**

Mr. Doozan reviewed the comments indicated in the McKenna Associates, Inc. letter dated March 4, 2004 regarding this issue. On page 3 of the letter there are some recommended revisions to Section 18-282, Relocation or replacement.

There was discussion with regard to the proposed revisions. Ms. James questioned if there is any possibility that they could increase the fine to anyone who knowingly cuts down trees and violates the ordinance. There was discussion with regard to what the current value is for tree replacement. Mr. Quinn noted that if it is left open, the current market value would have to be determined each time. He stated that in Novi the current market value is either \$300 or \$350 per 2-1/2 d.b.h. tree. He stated that this would be for the tree, planting and a one year guarantee. Ms. Williams felt that

they should define tree replacement more clearly in item #8.

Mr. Doozan noted that he would work on the revisions and bring this back to the Commission at a later date.

**Small Animal Veterinary Clinics in the I-1 District**

Mr. Doozan reviewed the proposed revisions to the Zoning Ordinance to permit veterinary clinics in light industrial districts. He noted that veterinary clinics would be a special land use in the I-1 district. It was suggested that under Item #6, Maintenance, landowners should be included at the end of the first sentence.

Mr. Soper stated that he doesn't disagree with what they are doing and feels that this is a good idea. He does disagree if they are doing this for one business owner. He feels that this will set a very bad precedence. Several other Commissioners concurred.

During the discussions, the Commissioners concurred that there should be no boarding.

Mr. Doozan stated that he would make the revisions discussed and bring this back at a future meeting.

**Joint PC Legislation**

Due to time constraints, there was not enough time to discuss this issue.

8. **DISCUSSION AND COMMUNICATIONS:** **NONE**

9. **ADJOURNMENT:**

Mr. Hemker adjourned the meeting at 9:08 PM.

Respectfully Submitted,

*Deby Cothery*

Deby Cothery  
Recording Secretary