

**CHARTER TOWNSHIP OF LYON
PLANNING COMMISSION
MEETING MINUTES
April 26, 2004**

Approved as corrected May 24, 2004.

DATE: April 26, 2004
TIME: 6:00 PM
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 6:08 pm.

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

Absent: Laura Williams

Also Present: Matthew Quinn, Township Attorney
Chris Doozan, Township Planner
Megan Masson-Minock, Township Planner
Chris Olson, Township Superintendent
Loren Crandell, Township Engineer

Guests: 11

1. APPROVAL OF AGENDA

Mr. Doozan suggested the following change to the agenda:
- move Master Plan discussion to the end of the agenda

Ms. Masson-Minock suggested the following change to the agenda:
- add and discuss letter from Lowe's for a special meeting with the request for a special meeting by Quadrants

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

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

Motion approved unanimously.

2. APPROVAL OF CONSENT AGENDA:
- Meeting minutes of February 23, 2004 (tabled on March 22, 2004)
- Meeting minutes of March 10, 2004

Mr. Barber made a motion to approve the Consent Agenda consisting of the meeting minutes from

the February 23, 2004 meeting and the minutes from the March 10, 2004 meeting as submitted. Mr. Hamilton supported the motion.

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

Motion approved unanimously.

- 3. **PUBLIC COMMENTS ON NON-AGENDA ITEMS:** **NONE**
- 4. **PUBLIC HEARINGS:** **NONE**
- 5. **OLD BUSINESS:** **NONE**
- 6. **NEW BUSINESS:**

AP-03-39, Kesto Gas Station, Eight Mile road and Pontiac Trail, Site Plan Review.

Ms. Masson-Minock reviewed the comments indicated in the McKenna Associates, Inc. letter dated April 16, 2004 regarding this issue.

Imad Potres, A&M Consultants, explained that they are proposing the construction of a 1,770 square building to be used as a car wash behind the existing Mobil Station located at Eight Mile and Pontiac Trail. He noted that they are proposing using the same building materials on the car wash that are on the gas station.

Mr. Hemker questioned the waste water disposal. Sal Kesto, Owner, responded that they will be using a recycle system. The only waste water runoff will be a little bit of water left on the car when it exits the car wash. He stated that they are not sure if they will have anybody manning the exit drying cars yet. He did indicate that most of the newer car washes have more dryers at the end of the line than the older ones do.

Mr. Hamilton questioned how the waste from the recycling process is handled. Mr. Kesto responded that there will not be any waste.

Ms. Masson-Minock stated that Mr. Kesto is trying to say is that there will be no waste water from this going into the septic system.

Mr. Barber stated that the Planning Commission approved a car wash on Pontiac Trail. He noted that the only reason that they approved this was because there was a water treatment system that guaranteed that there would not be any additional water in the parking lot or street. Mr. Kesto stated that he believed that this is the type of system that he will be installing.

Mr. Crandell asked if there will be anything hauled away. Mr. Kesto responded that there will not be. He stated that the recycle system cleans the water so that it is like new.

Ms. Masson-Minock stated that the Planning Commission can table this issue so that the applicant can come back with further detailed information regarding the recycle system. She note that if the Planning Commission were inclined to approve this, then the recycle system issue could be made a condition of approval.

Ms. James questioned if the applicant would be installing a 10' wide bicycle path along Eight Mile Road. Mr. Potres responded that they will be. Ms. James questioned if there is a 5' wide

sidewalk along Pontiac Trail. Mr. Potres responded yes, that it already exists. Ms. Masson-Minock stated that the sidewalk was required along Pontiac Trail in that area at the time of site plan approval for the gas station.

Mr. Hamilton questioned if the grading in front of the car wash will slope back into the car wash so that the excess water will run in that direction. Mr. Potres responded that they will make sure that this is done.

Mr. Bisio stated that there are a lot of conditions outstanding. He questioned if the applicant is in a hurry. Mr. Kesto responded that they would like to get this done as quickly as possible. Mr. Bisio stated that the Township Board does not like issues coming to them with this many outstanding conditions. He stated that they prefer to see the issues once all the conditions have been addressed.

Mr. Soper stated that he would like to find out more information with regard to the recycle system. Mr. Kesto stated that they are not going to do anything that is unsafe to the environment. He stated that whatever way it is supposed to be done, that is how they will do it. He stated that if there is some waste that needs to be hauled away, they will make sure that it is done properly.

Ms. James stated that she would be willing to approve this conditionally, if Mr. Crandell will be willing to take a look at this. Mr. Crandell stated that he would be happy to do this. He stated that they will approve this during the engineering review only if no water is going into the ground.

Mr. Barber questioned how this would compare to the Pellarito proposal at Lyon Crossing with regard to space available. Mr. Doozan responded this site does not compare to that site. He stated that he felt that this site is big enough for the proposed car wash to be added.

Ms. James made a motion to approve AP-03-39, Kesto Gas Station, car wash site plan review subject to the following conditions:

1. The Township Engineer must approve the water recycling system in the engineering review with the understanding that there be no ground water discharge.
2. The plans should meet the recommendations set forth in the McKenna Associates, Inc. letter dated April 16, 2004. The conditions are listed on page three. The conditions included are number 2 through number 10.

Mr. Soper supported the motion.

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

Motion approved.

Mr. Bisio questioned how many of these conditions will disappear before this issue gets to the Board for their approval. Mr. Hemker responded that this will not go to the Board, the Planning Commission is the approving body for site plans.

Request by Quadrants, Inc. for Special Meeting

There was discussion with regard to the two requests for special meetings, one from Quadrants and one from Lowe's. It was determined that Quadrants would be put on the May 10, 2004 agenda and that a special meeting would be scheduled for Lowe's for the week of May 24th contingent upon the plans being in good shape.

Mr. Soper made a motion to schedule a special meeting for Lowe's on May 26, 2004 at 7:00 PM

in regard to the Atwell Hicks/Lowe's project conditioned upon a clear review by McKenna Associates, Inc. Ms. James supported the motion.

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

Motion approved.

Mr. Doozan distributed a letter dated March 23, 2004 with regard to a Quadrants issue dealing with amendment to site condominiums. He explained why he feels that the ordinance needs some updating with respect to this particular issue. He recommended that Section 5.02, sub-section A, and Section 5.04, sub-section G be revised. He explained the recommended revisions.

After brief discussion, the consensus of the Commission, with regard to lot splits, was that they would prefer to have anything above 15% of the original number come back before the Commission. Mr. Doozan noted that he would revise this and bring it back to the Commission.

Veterinary Clinics in the I-1 Zoning District, Call for Public Hearing

Mr. Soper made a motion to schedule a public hearing for the amendments to the ordinance to allow small veterinary clinics in the I-1 district for June 14, 2004 at 7:00 PM. Ms. James supported the motion.

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

Motion approved.

Master Plan Discussions:

a. New Hudson Plan Design

Jim Ludwig and Jui-Pin Chang, McKenna Associates, Inc., gave a brief presentation with regard to the New Hudson Plan Design. He distributed copies of the boards that he will be displaying and discussing. The boards displayed and discussed showed the following:

1. Opportunities and Constraints
2. Goals, Objectives and Strategies
3. Conceptual Master Plan
4. Birds Eye View of New Hudson Town Center Conceptual Master Plan

Some of the concerns expressed by the Commissioners were:

1. Didn't like the idea of the possibility of higher density
2. Amount of sewer taps needed
3. Felt that the ring road should be completed before round-about started

Ms. Masson-Minock stated that what she is hearing is that the Commissioners like the vision but are hesitant that the vision will work with the situation on the ground. Mr. Hemker stated that it is a nice vision, but questioned how they get from point A to point B. He requested that implementation steps be part of the plan.

It was noted that the Planner would bring the following information back to the Commission:

1. REU analysis

2. Parking Analysis
3. Traffic Analysis

b. Community Facilities

The Commission decided to discuss this matter at their May 24, 2004 meeting.

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

8. **ADJOURNMENT:**

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

Respectfully Submitted,

Deby Cothery

Deby Cothery
Recording Secretary