

**CHARTER TOWNSHIP OF LYON  
PLANNING COMMISSION  
MEETING MINUTES  
May 24, 2004**

Approved as corrected June 28, 2004.

DATE: May 24, 2004  
TIME: 6:00 PM  
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 6:04 pm.

Roll Call: Present: Brent Hemker, Chairman  
Laura James, Secretary  
Ray Bisio, Trustee  
Jim Hamilton  
Ted Soper  
Laura Williams

Absent: Michael Barber, Vice Chair

Also Present: Philip Seymour, Township Attorney  
Chris Doozan, Township Planner  
Chris Olson, Township Superintendent  
Loren Crandell, Township Engineer

Guests: 17

**1. APPROVAL OF AGENDA**

Mr. Soper suggested the following change to the agenda:  
- Discussion about possibly setting a time schedule for presentations

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

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

Motion approved unanimously.

**2. APPROVAL OF CONSENT AGENDA:  
- Meeting minutes of April 26, 2004**

Ms. James noted a typographical error for the Recording Secretary to fix.

Ms. James made a motion to approve the Consent Agenda consisting of the meeting minutes from the April 26, 2004 meeting as corrected. Mr. Soper supported the motion.

Voice Vote: Ayes: All  
Nays: None

Absent: Barber

Motion approved unanimously.

**3. PUBLIC COMMENTS ON NON-AGENDA ITEMS:**

Jeff Potter, Oakland County Commissioner, offered his support for the Planning Commission's ongoing efforts. He stated that he has had ongoing conversations with Chris Doozan and Chris Olson with regard to the plan and he pledged his support for whatever product is sent to the County for their review.

**4. PUBLIC HEARINGS: NONE**

**5. OLD BUSINESS: NONE**

**6. NEW BUSINESS:**

**Master Plan Discussions:**

Mr. Doozan stated that there are two items they will be discussing the following:

- Update on the New Hudson Plan
- Community Facilities Chapter

Update on the New Hudson Plan:

Mr. Doozan reviewed the building use schedule and parking calculation for the New Hudson Town Center Conceptual Master Plan. He distributed a map of New Hudson which he has broken down into ten zones. He briefly explained the map and how it relates to the table. The schedule shows the following for each zone: acreage, residential units, commercial and office square footage, residential equivalent units and parking.

Mr. Crandell reviewed the issue of capacity of the treatment plant. It was noted that there were questions at the last meeting as to whether or not the treatment plant can handle the sewage generated. Mr. Olson indicated that the plant can handle it.

Mr. Olson stated that the question before the Commission is that before they go ahead and do the 23 pages of text that support the graphics documents, they need to know if this is the vision of the downtown area that the Commission wants.

There was discussion regarding the ring road. Ms. James was concerned with the main intersection in New Hudson handling the large amounts of traffic in a reasonable amount of time. Mr. Olson noted that it will handle the amount of traffic in a reasonable amount of time. Mr. Doozan stated that there is still more traffic modeling that needs to be done in order to make sure that the ring road/roundabout combination is going to work. He stated that he felt that this amount of traffic could be handled by this combination.

Mr. Hemker stated that he is still concerned about the completion of the ring road. He stated that this is why he had a problem with the rezoning that was before the Commission. He stated that if the ring road does not get completed, then development will create traffic that will never be able to get through the intersection.

Ms. James questioned if they are going to take public comments tonight. It was noted that they don't usually take public comments during Master Plan discussion. Ms. James stated that this meeting was noticed in the paper and that they did ask for public comment on non-agenda

items at the beginning of the meeting, therefore, she felt that they should allow the public to speak.

The consensus of the Commission was that they would like to hear what comments the public, that is present, has.

Agnes Crandall, 59351 Bishop Road, stated that she is concerned with sanitation and transportation. She stated that she is happy that the Commission is addressing some of these issues. She stated that she would like to see Grand River expanded to a four lane road. She stated that she has heard a lot of wonderful ideas, but felt that the Township does not have the road system to support these ideas. She discussed the idea of roundabouts. She noted that she moved here nine years ago from Morristown, New Jersey where she lived for 33 years. There are a lot of roundabouts in New Jersey. She stated that these are very dangerous and would not advocate a roundabout.

Carol Hoskins, 57103 Grand River, stated that she lives in the area of the last block just before the light on Grand River and does not want to live next to a roundabout. She stated that they have heard that the roundabout is going to take a portion of the home next to them, which really concerns her. She questioned if the Township proposes to just take their land. Mr. Olson responded that there is a process that has to be gone through, if this is the chosen project. Mr. Doozan stated that he is not sure that the roundabout would affect either of the two properties owned by Ms. Hoskins.

Ms. Hoskins stated that she read that there is a possibility that Pontiac Trail would be blocked off and made into a cul-de-sac. She stated that it is not going to take people long to realize that they can access Milford Road by going down Cherry Lane or Homedale and the residents who live on these streets are not going to be happy.

Mr. Ludwig stated that the intent in working with a ring road/roundabout combination is to create a downtown area that is walkable.

The consensus of the Planning Commission was to direct the Planners to move forward with the plan.

#### Community Facilities Chapter:

Mr. Doozan reviewed the Communities Facilities chapter which addresses major public service and facility needs except for parks and recreation.

#### **Discussion about possibly setting a time schedule for presentations:**

Mr. Soper stated that he wanted to bring this up so that they could possibly start thinking about how this could be handled. He stated that at the last meeting there were two people and it took three hours. He stated that he would like to possibly put together some kind of outline that indicates a certain amount of time for the presentation.

Mr. Hemker stated that he has always had a problem with limiting people on what they have to say. He stated that a developer can come back and say that they were not able to tell the Planning Commission everything they wanted to tell them.

Mr. Bisio and Mr. Hemker felt that they needed to get a legal opinion on this. Mr. Seymour stated that he will discuss this with Mr. Quinn and get back to the Commission.

## **7. DISCUSSION AND COMMUNICATIONS:**

Ms. James made a motion to excuse Mr. Barber from the meeting this evening. Mr. Hamilton supported the motion.

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

Motion approved unanimously.

Ms. Williams noted that she would like to see the density bonus criteria on a future meeting agenda for discussion and possible approval.

**8. ADJOURNMENT:**

Mr. Hemker adjourned the meeting at 8:42 PM.

Respectfully Submitted,

*Deby Cothery*

Deby Cothery  
Recording Secretary