

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

Approved as corrected June 28, 2004.

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

Call to Order: Chairman Hemker called the meeting to order at 7:00 pm.

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

Absent: Mike Barber, Vice Chair  
Laura James, Secretary

Also Present: Matthew Quinn, Township Attorney  
Chris Doozan, Township Planner  
Alexis Marcarello, Township Planner  
Chris Olson, Township Superintendent

Guests: 16

Mr. Hemker excused Mike Barber and Laura James from the meeting this evening.

**1. APPROVAL OF AGENDA**

Mr. Soper made a motion to approve the agenda for Wednesday, May 26, 2004 as written.  
Mr. Hamilton supported the motion.

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

Motion approved unanimously.

- 2. **APPROVAL OF CONSENT AGENDA:** NONE
- 3. **PUBLIC COMMENTS ON NON-AGENDA ITEMS:** NONE
- 4. **PUBLIC HEARINGS:** NONE
- 5. **OLD BUSINESS:**

**AP-03-38, Friedlaender (Saddle Creek) Planned Development,** Pontiac Trail between 11 Mile Road and Silver Lake Road, Final Plan Review (continued from May 10, 2004 meeting)

Mr. Doozan reviewed the comments indicated in the McKenna Associates, Inc. letter dated May 17, 2004.

Rick Genrich, Multi Building Company, 1330 Goldsmith, Plymouth, thanked the Commission for the conditional approval of their preliminary plan. He stated that they are here this evening seeking final PD approval. He stated that they feel that they have enhanced the plan by making all the lots a minimum of 90' wide. He noted that they have added a community pool and cabana for the residents of this community. He stated that they feel that the implementation of these changes further distinguishes Saddle Creek as a premier residential community.

Mr. Hemker questioned the status of the conservancy issue. Mr. Genrich responded that this is still up in the air. He stated that they have had one meeting with Oakland Land Conservancy and have had dialogue with the Township. He stated that what they are trying to do is schedule a meeting with all parties to discuss this and to make sure that everyone is comfortable with this. He stated that they did try to schedule the meeting prior to coming before the Commission, but it did not work out.

Mr. Genrich stated that one way or another this section will be conserved in perpetuity. He stated that they have committed to this and it will happen.

Mr. Hemker questioned if there has been any further discussion with regard to the sewer line and Trebor Court. Mr. Genrich responded that there has not been any further dialogue on this issue. He stated that they are handling this as a separate issue.

Mr. Hamilton questioned if the developer is going to work with the residents on Trebor with regard to the sewer lines. Mr. Genrich responded that they have been working with the residents and intend to continue to do so.

Mr. Genrich asked for clarification of condition #2 cited in the McKenna Associates, Inc. letter dated May 17, 2004. He questioned if this refers to the condominium documents. Mr. Doozan responded that it does. He stated that it would be the Master Deed, the By-Laws and the Exhibit B.

Mr. Soper made a motion to recommend approval of AP-03-38, Saddle Creek Planned Development to the Township Board, subject the to the conditions cited in the May 17, 2004 McKenna Associates, Inc. letter. Mr. Hamilton supported the motion.

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

Motion approved.

**6. NEW BUSINESS:**

**AP-04-16, Quadrants, Inc.,** Request for amendments to Quadrants Industrial Research Centre Condominium (continued from May 10, 2004 meeting).

Mr. Doozan reviewed the comments indicated in the McKenna Associates, Inc. letter dated May 10, 2004 regarding this issue.

William Clark, Quadrants, explained that part of the benefit of the condominium is that when they do these they are able to move lot lines around based on the current market conditions. He stated

that unit 7 became too narrow and deep to be marketable. He stated that to put a tenant on this lot, they came up with this configuration. He stated that he is prepared to pull unit 8 out of the condominium and have it as a stand alone piece. He noted that they are in the midst of a purchase agreement with Mrs. Gafka, who resides immediately east of this site, to purchase her property, therefore, making unit 8 larger.

There was brief discussion of how the traffic would be handled. Mr. Clark stated that the County, who oversees Grand River, would actually be in control of the access, ingress and egress lanes.

Mr. Hemker questioned if it would be a problem bringing traffic in through the development. Mr. Clark responded that unit 8 has Grand River frontage and that they would want the traffic to enter from Grand River rather than go around Lake View. He stated that they would prefer to leave this unit as part of the condominium, but are prepared to separate it, if necessary. He stated that they are prepared to incorporate the landscape requirements to this unit. He noted that the reason they are purchasing Mrs. Gafka's land is to give more visibility along Grand River.

Mr. Bisio questioned if Mr. Clark owned the land yet. Mr. Clark responded that they are in the middle of a due diligence purchase agreement and are scheduled to close near the end of July. He stated that he can't see any reason for this not to go through.

Mr. Clark discussed acceleration and deceleration lanes. He noted that the County may require them to extend these lanes, which they will do.

Mr. Bisio questioned if unit 8 were to become a stand alone piece, would it be developed. Mr. Clark responded that it would be developed under the normal site plan procedures. He stated that they would prefer to keep it as part of the condominium. From a marketable standpoint, Mr. Clark stated that it should have access from Grand River and that the front of the building should face Grand River.

Mr. Soper stated that he would prefer to have unit 8 remain as part of the condominium. He stated that his only concerns are with the acceleration and deceleration lanes.

Mr. Clark stated that if they don't close on the Gaska property and put the two parcels together, they will not ask for the 120' access to Grand River. He stated that their reasons for acquiring the Gaska parcel is so that they will have a wider area to enter and exit from onto Grand River.

Mr. Hamilton questioned how much Grand River frontage will there be once they close on the Gaska property. Mr. Clark responded that there will be close to 300'.

Mr. Clark noted that they will modify the By-laws based on the outcome of tonight's meeting. He stated that he is in agreement with doing this and it will be done post-haste.

Mr. Soper made a motion to recommend approval of AP-04-16, Quadrants, Inc., amendments to the Quadrants Industrial Research Centre Condominium to the Township Board subject to the two conditions cited in the McKenna Associates, Inc. letter dated May 10, 2004. Mr. Bisio supported the motion.

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

Motion approved.

**AP-04-12, Express Group**, 28320 Lake View Drive, Quadrants Industrial Research Centre, Site Plan

Review (continued from May 10, 2004 meeting).

Mr. Doozan reviewed the comments indicated in the McKenna Associates, Inc. letter dated May 26, 2004 regarding this issue.

Andy Kivari, Quadrants, displayed an distributed a copy of an artist's rendering of the building. He stated that with regard to the parking, in this particular case they cannot reduce the amount of parking spaces needed. He indicated that he would not be surprised if The Express Group came before the Planning Commission requesting more parking. He briefly discussed the future expansion of this company and the amount of parking spaces they have banked.

William Clark, Quadrants, stated that originally all of unit 7's storm water was going to run through the park's drain system. He stated that the way it is proposed now is that half of lot 7 will go through the park and the half that they are now calling unit 8 will be discharged up to the front conservation area.

There was discussion with regard to the amount of impervious surface in this development. Mr. Clark noted that they are probably in the 30% range. He stated that he can assure the Planning Commission that they have plenty of storm water capability.

Ms. Williams made a motion to approve AP-04-12, The Express Group, industrial site plan subject to conditions 1 and 4 outlined in the McKenna Associates, Inc. letter dated April 26, 2004. Mr. Soper supported the motion.

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

Motion approved.

**AP-04-10, Lowe's**, East of Milford Road, south of I-96, Lyon Towne Center, Site Plan Review.

Ms. Marcarello reviewed the comments indicated in the McKenna Associates, Inc. letter dated May 20, 2004 regarding this issue.

Rick Ratner, representing Lowe's, stated that with him tonight is David Yost, Site Development Director for Lowe's and John Lapointe of Atwell-Hicks. He noted that they are available to answer any questions the Commission may have. He stated that the McKenna Associates, Inc. letter covers everything.

Mr. Soper discussed the amount of parking spaces indicated. Mr. Ratner stated that they are working with Wal-Mart to determine the proper amount of parking spaces for everyone. He stated that their study that they provided indicates that the 589 spaces that they are providing is 100 more than required by the planned development. He noted that this is a sufficient amount to handle all the activity.

Mr. Soper questioned if Lowe's would consider land banking some of the parking spaces. Mr. Yost responded that they would prefer not to land bank spaces then they would be below what they would typically allow for this type of building. He stated that this is their 1000th store and that they have actually revised their parking requirements to what they have shown for this store because this is the amount that they have determined works.

Mr. Ratner stated that they are trying to work out how this store will be located on the lot because some of it overlaps with the Wal-Mart lot. Mr. Hemker questioned how this will affect Wal-Mart's expansion. Mr. Ratner responded that Wal-Mart still has plenty of room for their expansion.

Mr. Lapointe explained how they designed this building. He stated that the way that they did this there is no possible way that they would infringe on Wal-Mart's buildable area as well as future buildable area.

Mr. Hemker questioned the color of the bricks. Mr. Ratner indicated that the bricks will match the Wal-Mart store.

Mr. Quinn questioned if the legal description as contained in the site plan includes exactly what is being negotiated with Wal-Mart with regard to the purchase from them. Mr. Ratner responded that this legal description may change slightly.

Mr. Quinn asked Mr. Doozan if the legal description changes would it be considered a site plan amendment and would have to come back before the Planning Commission or is there some way that this could be handled administratively. Mr. Doozan responded that it would depend on whether the changes affect the integrity of the site plan and the amount of parking provided on one side or the other whether it would have to come back before the Planning Commission or be treated as a minor amendment.

Mr. Antone stated that he is sure that the change will be considered insignificant. Mr. Ratner stated that this will not affect the plan that they are presenting.

Mr. Olson questioned the signage. He noted that there wasn't any comments regarding the information provided in the Planner's letter with regard to signage. Mr. Doozan responded that this issue was reviewed in some of their earlier letters.

Mr. Soper questioned when they expect to break ground. It was indicated that they would like to begin as soon as possible, probably the beginning of August, once they receive all their approvals.

Ms. Williams made a motion to approve AP-04-10, Lowe's, site plan subject to the conditions cited in the May 20, 2004 McKenna Associates, Inc. letter. Mr. Soper supported the motion.

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

Motion approved.

**7. MISCELLANEOUS DISCUSSION                      NONE**

**8. ADJOURNMENT:**

Mr. Hemker adjourned the meeting at 8:07 PM.

Respectfully Submitted,

*Deby Cothery*

Deby Cothery  
Recording Secretary