

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

Approved as submitted August 26, 2004.

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

Call to Order: Chairman Hemker called the meeting to order at 6:00 pm.

Roll Call: Present: Brent Hemker, Chairman
Laura James, Secretary
Ray Bisio, Trustee (arrived @ 6:40 PM)
Jim Hamilton
Ted Soper

Absent: Michael Barber, Vice Chair
Laura Williams

Also Present: Chris Doozan, Township Planner
Alexis Marcarello, Township Planner

Guests: 0

Mr. Hemker stated that he did receive a note that Mike Barber called the Township today to say that he would not be here tonight.

1. APPROVAL OF AGENDA

Mr. Hamilton made a motion to approve the agenda as written. Mr. Soper supported the motion.

Voice Vote: Ayes: All
Nays: None
Absent: Barber, Bisio, Williams

Motion approved unanimously.

**2. APPROVAL OF CONSENT AGENDA:
- Meeting minutes of June 28, 2004**

Mr. Soper made a motion to approve the Consent Agenda consisting of the meeting minutes from the June 28, 2004 meeting as written. Ms. James supported the motion.

Voice Vote: Ayes: All
Nays: None
Absent: Barber, Bisio, Williams

Motion approved unanimously.

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

Master Plan Discussions:

Hutto Property:

Mr. Doozan stated that there was request at the last meeting to change the Future Land Use Map for the Hutto property located on the east side of Griswold Road at Eight Mile Road. He distributed copies of the Future Land Use Map Draft so that the Commissioners could see where this property is located in conjunction with other properties. He stated that Ms. Marcarello submitted a memorandum dated July 21, 2004 outlining the existing land use, zoning and Future Land Use Map designation. He briefly reviewed the information in Ms. Marcarello's memorandum.

Mr. Doozan stated that he felt that it is worth giving some consideration because of the designation of the surrounding parcels. He stated that this parcel is adjacent to the railroad, which does cause some constraints for single family residential.

Mr. Soper questioned how practical it would be to have industrial there because of the road access issue. Mr. Doozan responded that he did not feel that it is appropriate for light industrial given the surrounding land use. He noted that there is primarily residential on the west side of Griswold Road. He stated that it has been designated as industrial for many years and felt that the thinking was that being next to a railroad, it was the common thing to do. He stated that it stands to reason that they can't make every property that is next to a railroad industrial. He stated that the way that the area has developed, particularly south of Nine Mile Road, it really is not industrial by nature.

Ms. James stated that the railroad doesn't seem to be an impediment for the adjacent parcel. She stated that this parcel has significant environmental features and felt that they should be preserved.

Mr. Hemker confirmed that the Future Land Use Map shows this as Rural Residential. Mr. Doozan stated that this is correct. Mr. Hemker stated that they really can't look at this as rural residential versus multiple, they need to look at this as industrial versus multiple. Mr. Doozan stated that is one way of looking at it. Mr. Hemker stated that there is really no way that someone is going to develop this as R-1.0.

Mr. Hemker stated that in his mind it is really settling on what type of residential they want to see here, single family low density or moderate density. He stated that he would be more comfortable with these to provide a transition area.

Ms. James questioned if the only argument the developer has for changing this from rural residential to higher density is the railroad. Mr. Hemker noted that if the Hutto's were to bring in an industrial site plan today, the Planning Commission would have to approve it, because it is zoned industrial. He noted that the Hutto's are not industrial builders, they are residential builders.

Mr. Doozan stated that when the Hutto's develop this site and their other site, they are going to develop them as one parcel. He stated that he believed that the intent is for apartments.

Ms. James did not like the idea of apartments. Ms. Marcarello stated that when she met with the Hutto's they discussed apartments and condominiums. She noted that she could not remember the particulars, but she did remember that the Hutto's indicated that they would go with market conditions.

There was further discussion with regard to industrial versus multiple family. It was noted that industrial and multiple family land use is approximately equal in value and that there are no sewers in this area, which is why it hasn't been developed at all yet.

Mr. Soper questioned where they stand with regard to an SAD for the sewers. Mr. Doozan responded that Ray Cusineau is supposed to be collecting signatures for this. He stated that he does not know the status of this.

Ms. James was concerned with the amount of sewer taps that would be required for higher density multiple family. It was noted that multiple family could not be done without sewers.

After further discussion, the Commissioners felt that they would like to hear what the residents in this area have to say about this. Mr. Soper, Mr. Hemker and Mr. Hamilton indicated that they would not mind low density multiple family in this area. Ms. James indicated that she would prefer to leave it the way it is now. The Commission concluded that the Future Land Use Map designation for this site should be Low Density Multiple Family on the draft map. The Commission further wished that all property owners in the vicinity be individually notified of the public hearing for the Master Plan.

Community Facilities:

Ms. Marcarello briefly reviewed the changes that have been made to the Community Facilities chapter since the last time that the Commission has seen it. She noted that there is a new map regarding Community Facilities that will be added to this chapter. A copy of this map was distributed to the Commissioners this evening. The Commission identified some errors and omissions on the new Community Facilities map, including Rose Cemetery, Stancrest Road, and the location of the new bus garage. The Commission also directed the southern boundary of area 23 on the Urban Services Map to be Twelve Mile Road.

Urban Services Boundary:

There was discussion with regard to Map 11, Urban Services Boundaries, which was distributed to the Commissioners this evening.

Mr. Soper questioned Section 4, which is indicated to be a high potential for groundwater contamination. Mr. Doozan explained that this area will need sewers eventually. He noted that if the Township cannot get sewers there, it will probably go to the City of South Lyon.

Ms. James questioned if the Huron River Watershed is designated on this map. Mr. Doozan responded that it is not. Ms. James questioned how much of the Township's sewer capacity is represented in Sections 1 through 4 on the map and how much would be left over for development. Mr. Doozan responded that they would have to figure this out. He stated that there is no doubt about it that these sections will take a big chunk out of it.

With regard to the Fire Stations, there was discussion as to the coverage areas for each station. Mr. Soper stated that he believes that South Lyon and Lyon Township have an agreement with regard to responding to certain areas.

7. DISCUSSION AND COMMUNICATIONS:

8. ADJOURNMENT:

Mr. Hemker adjourned the meeting at 7:22 PM.

Respectfully Submitted,

Deby Cothery

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Recording Secretary