

**CHARTER TOWNSHIP OF LYON
PLANNING COMMISSION
MEETING MINUTES
August 30, 2004**

Approved as submitted September 23, 2004.

DATE: August 30, 2004
TIME: 6:00 PM
PLACE: 58000 Grand River

Call to Order: Chairman Hemker called the meeting to order at 6:03 pm.

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

Absent: Michael Barber, Vice Chair
Ted Soper (on vacation)

Also Present: Philip Seymour, Township Attorney
Chris Doozan, Township Planner
Alexis Marcarello, Township Planner
Chris Olson, Township Superintendent

Guests: 4

1. APPROVAL OF AGENDA

Mr. Doozan stated that Karen Stutzman is present. He noted that she attended the last meeting to request a special meeting of the Planning Commission. He stated that the Commissioners have received a letter from him dated August 26, 2004 regarding requests to amend the Zoning Ordinances.

Ms. Marcarello requested that the minutes from the August 24, 2004 meeting be added to the Consent Agenda.

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

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

Motion approved unanimously.

**2. APPROVAL OF CONSENT AGENDA:
- Meeting minutes of August 24, 2004**

Typographical errors were noted for the Recording Secretary to correct.

Ms. Williams made a motion to approve the Consent Agenda consisting of the meeting minutes from the August 24, 2004 meeting with the changes noted. Mr. Hamilton supported the motion.

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

Motion approved unanimously.

3. **PUBLIC COMMENTS ON NON-AGENDA ITEMS:** **NONE**

4. **PUBLIC HEARINGS:** **NONE**

5. **OLD BUSINESS:**

Karen Stutzman, Franklin Property Management, requested a special meeting of the Planning Commission. There was brief discussion regarding this request. It was noted that if all the information was submitted, there is a possibility that this could be on the September 13, 2004 agenda. If the information is not submitted in time, then the Commission determined that they would schedule a special meeting for Thursday, September 23, 2004 at 6:00 PM for this issue.

6. **NEW BUSINESS:**

Requests to Amend the Zoning Ordinance:

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

Outside Storage in the B-3 District – Mr. Doozan explained that the issue is that South Lyon Fence is storing a lot of their equipment behind their building. He stated that this is in conflict with the site plan, which clearly states that there is no outside storage. He stated that it is also in conflict with the B-3 district, which indicates that there is no outside storage. He stated that South Lyon Fence has found that because of their business operations, they require outdoor storage. He stated that the storage area is very well screened with a chain link fence with black fabric attached to it.

Mr. Doozan stated that the owner of South Lyon Fence would like some relief from the Zoning Ordinance. He stated that an option would be to amend the Zoning Ordinance to allow outside storage in the B-3 district in general, subject to certain conditions like in the I-2 district. He stated that another option would be to amend the ordinance simply to very narrowly allow outside storage in relation to the operation of the nature that South Lyon Fence is operating. He stated that this way it would not open it up to allow outside storage for all of the B-3 district.

Mr. Doozan noted that South Lyon Fence has received a letter from Larry Phillips regarding their outside storage. He noted that Rainbow Recreation and New Hudson Power have also received letters regarding outside storage. The letters indicated that the sites need to be cleaned up with regard to their outside storage in order to avoid further action by the Township.

The Commission discussed this issue and felt that they would not like to amend the Zoning Ordinance. Mr. Doozan indicated that he would contact John Dolan, South Lyon Fence, to discuss the possibility of constructing a three sided building for storing the equipment. He noted that he would report his findings to the Commission at the next meeting.

Number of Dogs Per Parcel – Mr. Doozan noted that a letter was received from Connie McKinnie

with regard to the number of dogs allowed per parcel. The Commission briefly discussed this and determined that the quickest relief to this ordinance would be to seek a variance from the Zoning Board of Appeals.

Mr. Hemker stated that if the Board directs the Planning Commission to go through the public hearings to change this, then they will do it. He stated that he does not feel that it should be up to the Planning Commission to initiate the change.

Mr. Doozan stated that he would contact Ms. McKinnie and suggest that she seek a variance from the ZBA.

Master Plan Discussions:

Mr. Doozan indicated that they are at the point where they are about to assemble things together. He stated that they hope to have the Master Plan assembled by the next meeting so that it can present it to the Planning Commission.

Plan for New Hudson – Mr. Doozan introduced the Plan for New Hudson, which is a chapter of the Master Plan. He reviewed the information and maps in the Plan. He asked that the Commissioners review this information thoroughly and provide comments or suggestions to him at the next meeting.

7. DISCUSSION AND COMMUNICATIONS:

8. ADJOURNMENT:

Mr. Hemker adjourned the meeting at 7:46 PM.

Respectfully Submitted,

Deby Cothery

Deby Cothery
Recording Secretary