

**CHARTER TOWNSHIP OF LYON  
PLANNING COMMISSION  
MEETING MINUTES  
October 25, 2004**

Approved as corrected November 15, 2004.

DATE: October 25, 2004  
TIME: 6:00 PM  
PLACE: 58800 Grand River

Call to Order: Chairman Hemker called the meeting to order at 6:02 pm.

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

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

Guests: 2

**1. APPROVAL OF AGENDA**

Mr. Soper made a motion to approve the agenda for Monday, October 25, 2004 as submitted. Ms. Williams supported the motion.

Voice Vote: Ayes: All  
Nays: None

Motion approved unanimously.

**2. APPROVAL OF CONSENT AGENDA  
- September 27, 2004 Meeting Minutes**

Mr. Soper made a motion to table the Consent Agenda until the next meeting to allow him time to check his notes in order to fill in the blanks. Ms. Williams supported the motion.

Voice Vote: Ayes: All  
Nays: None

Motion approved unanimously.

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

**4. PUBLIC HEARINGS: NONE**

5. **OLD BUSINESS:**           **NONE**

6. **NEW BUSINESS:**

**Master Plan Discussion:**

Mr. Doozan opened by explaining the status of the master plan. Five chapters were provided for discussion tonight. Only two chapters left to revise, Recreation Plan and Implementation, which should be relatively easy to complete in the next few weeks. Mr. Doozan recommended reading each chapter carefully, especially the Future Land Use chapter, to make sure this is what we really want the Township to look like in the future.

Introduction Chapter – Goals and policies for the Township begin on page 5. This chapter was read carefully.

Existing Land Use Chapter – Includes the build out analysis, starting on page 4. Maps are currently unnumbered. Chris pointed out trends, such as increasing residential land use and decreasing agricultural, vacant, extractive land uses. Recreation land use includes Township Park, Lyon Oaks County park and Kensington Metro Park. Mr. Hemker questioned why the golf course land use decreased. Mr. Doozan responded that it was most likely due to all of the Tanglewood previously considered golf course and none residential, and more accurate classification enabled by GIS software and mapping.

- Mr. Olson suggested adding an annexation category to explain lost of total township acreage.
- Ms. James noted that the trailer park on Eight Mile Road is twice as big as it should be. She also noted that the east side should be agricultural.
- Mr. Hemker noted changes which should be made to Woodwind's site.
- Mr. Olson suggested moving vacant land to top of the table, to emphasize that it is implicit that vacant land will be residential in the future.

Mr. Olson explained the current status of the sewer plant site and the negotiations with Bob Harris regarding this issue.

John Hicks, 29393 Tonester Circle, questioned if oil and gas wells should be shown on the ELU map. Everyone pointed out where they thought an oil or gas well was located.

Some other changes noted:

- New Consumers Power facility on Nine Mile road should be shown "industrial".
- The airport does not extend all the way down to Travis Road.
- Green Valley RV park is shown "recreation" for the driveway but "commercial recreation" for the rest of the park. Same with Haas Lake. Both should be revised.
- Mulligan's driving range on Ten Mile Road should be commercial recreation.
- Add a new category, "vacant building", and include little vacant building north of the Friedlander site.
- Include the Oakland County Natural Features Inventory Map in this chapter.
- Include Floodplain Map in this chapter.

Future Land Use Chapter – Mr. Doozan recommended addressing a few parcels in particular relative to their future land use designation: the "RBS" parcel, the "AIS" parcel and the "Hutto" triangle parcel.

Changes noted:

- Map needs a label for the brown-with-black diagonal stripe pattern (in New Hudson area and on Mill River site).
- Commission would like a list of the changed/proposed for change destinations.
- Everyone in vicinity of proposed changed designation should be direct notified for master plan public hearing.
- Hutto triangle property, after discussion, decided to remain Rural Residential designation.

Mr. Olson explained the status of the southwest sewer district.

After discussion some changes noted:

- RBS parcel (also HCMA parcel decided to change to yellow, Single Family designation.
- AIS parcel decided to keep existing designation and add text to chapter explaining this site was appropriate for transitional commercial zoning, such as B2.
- Old Sprint Building on Ten Mile Road decided to change to blue, Office/Research designation.

There was discussion regarding the airport, Travis Road bowling alley lots, and the Trail as transition line for industrial designation.

- "Cut out" New Hudson area and indicate refer to Plan for New Hudson chapter for future land use designations.

Industrial Analysis – Mr. Doozan noted that trends regarding industry started on page 64, with signs of pointing to industry not being a vibrant sector of the economy. He explained that Lyon Township industrial is mostly the result of spillover from Wixom and Novi, and industrial has come to a stand still in those communities.

Changes noted:

- Map 2, move boundary line north 1/2 mile of Twelve Mile Road, to section line, to get Coyote Golf Course out of Industrial corridor.
- Change tables correspondingly.

Transportation Analysis – Mr. Doozan highlighted this chapter. It was noted to check a possible duplicate label on Ten Mile Road and Nine Mile Road, both west of Pontiac Trail. (Both were labeled 11,560.)

There was discussion regarding when new traffic counts are done, accident rate information and deficiencies.

Changes noted:

- Differentiate by color the Oakland County vs. other functional classes on urban aid map.
- Look at standards to require traffic studies with re-zonings or site plans. Mention support for this in master plan, but really a zoning ordinance amendment.

7. **MISCELLANEOUS DISCUSSION**                      **NONE**

8. **ADJOURNMENT:**

Mr. Hemker adjourned the meeting at 8:45 PM.

Respectfully Submitted,

*Deby Cothery*

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Recording Secretary