

**CHARTER TOWNSHIP OF LYON
PLANNING COMMISSION
MEETING MINUTES
November 29, 2004**

Approved as submitted January 10, 2005.

DATE: November 29, 2004
TIME: 6:00 PM
PLACE: 58800 Grand River

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

Roll Call: Present: Michael Barber, Vice Chair
Laura James, Secretary
Jim Hamilton
Ted Soper
Laura Williams

Also Present: Philip Seymour, Township Attorney
Chris Doozan, Township Planner
Michelle Aniol, Township Planner
Chris Olson, Township Superintendent
Les Cash, Fire Chief

Guests: 1

1. APPROVAL OF AGENDA

Ms. Williams made a motion to approve the agenda for Monday, November 29, 2004 as written.
Mr. Soper supported the motion.

Voice Vote: Ayes: All
Nays: None

Motion approved unanimously.

2. APPROVAL OF CONSENT AGENDA NONE

3. PUBLIC COMMENTS ON NON-AGENDA ITEMS: NONE

4. PUBLIC HEARINGS: NONE

5. OLD BUSINESS: NONE

6. NEW BUSINESS:

AP-04-41, Fire Station Monopole, 58800 Grand River (Fire Station #1), Schedule a public hearing to consider Special Land Use and Site Plan Review.

Mr. Doozan stated that this is a proposal to put an antenna on a monopole at this site, just like the one that is already there now. He stated that this will assist with public service emergencies, the

Sheriff's department and the Fire Department. Chief Cash noted that all Oakland County is operating with systems like this.

Ms. Williams made a motion to schedule a public hearing to consider the Special Land Use application for AP-04-41, Fire Station Monopole, on January 10, 2005. Mr. Soper supported the motion.

Voice Vote: Ayes: All
 Nays: None

Motion approved.

Master Plan Discussion:

Mr. Doozan presented the completed draft of the new Master Plan to the Commissioners. He stated that everything that has been discussed over the past several months is incorporated into this draft.

Mr. Doozan stated that there are two chapters that are new tonight, one is the Recreation Plan and Implementation. He briefly reviewed each of these chapters.

The Recreation Plan included different types of parks throughout the community. Mr. Quinn stated that the Elkow PD is almost ready to be recorded. He questioned what would be the cut-off for this book to include the park land that is being donated by the Elkow's. Mr. Olson noted that there is also the piece of property that is being donated by the Aspen Group. Mr. Quinn stated

that

this is quite a ways out. He noted that the Elkow parcel has been approved and is waiting to be recorded. Mr. Doozan stated that this parcel is noted in the last section as open space. He noted that this section indicates all the open space that has been preserved that are currently on record or planned. He stated that they probably should mention this in the Recreation chapter.

Mr. Doozan continued to review the Recreation Plan chapter discussing and explaining the different types of parks. He discussed the goals and objectives that are indicated in the Recreation Plan.

Mr. Olson suggested that the Peters' farm historic area be added to this chapter.

Mr. Doozan noted that the next chapter is the Future Land Use Chapter. He called the Commissioner's attention to Map 19 which the changes discussed at the last meeting have been made.

There was discussion as to what the next steps are in this process. Mr. Doozan stated that if the Planning Commission is comfortable with this then it can be sent to the Township Board, who has to authorize distribution to the surrounding communities and Oakland County. He noted that Oakland County has to have 90 days to review this. He stated that once comments are received a public hearing can be scheduled for the adoption of the Master Plan.

There was discussion with regard to possibly having a joint meeting with the Township Board to present the Master Plan. Mr. Doozan indicated that he would look into this.

Mr. Doozan reviewed the Implementation chapter. Mr. Olson briefly discussed the sewer capacity as it relates to the development within the Township.

After reviewing these chapters, Mr. Doozan asked the Commissioners to review the Master Plan

draft and provide any comments or suggestions that they may have to him.

Ms. James discussed the issue of transfer of development rights. She questioned the status of this. Mr. Soper stated that he felt that this is a great idea and would like to see this happen. Ms. James questioned if the Master Plan would be the appropriate place to set some criteria for the transfer of development rights. Mr. Doozan responded that this would be something that could be put into the Implementation chapter. He noted that he would research his notes to see where they left off with this issue.

7. MISCELLANEOUS DISCUSSION NONE

8. ADJOURNMENT:

Mr. Barber adjourned the meeting at 8:04 PM.

Respectfully Submitted,

Deby Cothery

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Recording Secretary