

**CHARTER TOWNSHIP OF LYON
PLANNING COMMISSION
MEETING MINUTES
April 25, 2005**

Approved as submitted May 23, 2005.

DATE: April 25, 2005
TIME: 7:00 PM
PLACE: 58800 Grand River

Call to Order: Chairman Barber called the meeting to order at 7:04 pm.

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

Absent: Jim Dome

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

Guests: 1

1. APPROVAL OF AGENDA

Mr. Hamilton made a motion to approve the agenda for Monday, April 25, 2005 as written.
Mr. Hicks supported the motion.

Voice Vote: Ayes: All
Nays: None
Absent: Dome

Motion approved unanimously.

2. APPROVAL OF CONSENT AGENDA: NONE

3. PUBLIC COMMENTS ON NON-AGENDA ITEMS:

Mr. Olson stated that there may possibly be a scheduling situation. He stated that the Board is going to be looking at some issues related to development on the Grand River corridor and want to hold a work study session. He noted that the Board will be discussing this at their next Board meeting. He felt that they might be doing this right before the Planning Commission's May 9, 2005 meeting, but this has yet to be determined. He stated that the study session will be related to industrial things on Grand River related to a SAD for taps and possible amendment of the Lyon Crossing Planned Development Agreement. He felt that this may become a joint session.

Mr. Soper stated that during a discussion with Lannie Young today, he requested that the Planning Commission provide or update their e-mail address.

- 4. **PUBLIC HEARINGS: NONE**
- 5. **OLD BUSINESS: NONE**
- 6. **NEW BUSINESS:**

1. Master Plan Update

a) Parkland designations from Elkow Farms and Meadowcreek Of Lyon Planned Developments

Mr. Doozan stated that with respect to the Master Plan, the goal is to do any fine tuning that needs to be done in order to get it in shape to present to the Township Board. He stated that he would appreciate any comments that the Commissioners have with regard to this. He noted that Ms. Williams did a real nice job of going through the Master Plan and making comments, most of which he does agree with. He felt that there are a couple items that need further discussion:

- Retail/Office Analysis
- Industrial Transitional Area

Mr. Doozan stated that with respect to the Retail/Office Analysis, projections were done out 30 years in terms of what the market demands will be for retail in the community. He stated that the major issue lies with how they should treat the issue that there is going to be a need for additional retail in the future. He stated that they don't want to open the door for developers with respect to additional retail, especially if it is not necessary at the present time.

Mr. Doozan stated that another issue that Ms. Williams raised was with respect to community, regional and neighborhood retail facilities. He briefly explained what these types of retail are and felt that there should be some sort of explanation in the Master Plan. An example of this would be that Wal-Mart is a neighborhood retail facility but draws from a regional market.

The Commissioners briefly discussed the issue of future retail in the Township. They agreed that they would not want to designate locations at this time. They agreed that this issue could be re-evaluated in five years when they review the Master Plan again. Mr. Doozan indicated that he did not feel that this would be a problem, just as long as they keep this issue in mind to review again at a later date.

Mr. Doozan stated that the next area where there was some concern is the Industrial Transitional Area. He stated that this would be the area south of the Walbridge-Aldinger property. There was discussion with regard to this as it relates to the Future Land Use Map. Mr. Doozan stated that the question with regard to this is whether or not this area should remain industrial. Mr. Soper questioned if they could label this area "special/office transitional" rather than using the word industrial.

Mr. Doozan questioned how they should deal with the Mill River Consent Judgment on the map. Mr. Soper stated that he feels that they don't need to list the density on the map for this parcel. Mr. Doozan indicated that the map currently reflects the land use. He stated that the other alternative would be to have a solid color there that would indicate "Mill River Consent Judgment". After brief discussion, the Commissioners concurred that this area would be labeled "CJ".

Mr. Doozan stated that with regard to the Ten Mile Road corridor plan they have the rural areas and the suburban areas. In the rural areas it identifies street lights at intersections only. He questioned if the same designation be applied in suburban areas or should there be opportunities

for more lighting in suburban areas. The Commissioners briefly discussed this issue and felt that less lighting is better. Mr. Olson suggested that they contact the Flagstaff area to see if they can get a copy of their ordinances with regard to not lighting up the sky. Ms. Williams noted that they did review and follow some of California's ordinance.

Mr. Doozan indicated that they would make the changes discussed and bring the Master Plan back to the Commission for their review.

Mr. Doozan stated that with regard to the parkland designations on the Future Land Use Map, they should change it to show the Elkow Farms parcel and the Meadowcreek of Lyon Planned Development parcel.

2. Rules of Procedure

Mr. Doozan stated that the purpose of putting this issue on the agenda was to have some time to discuss the Rules of Procedure for possible revisions. It was noted that the Commission did work on revisions for the Rules of Procedure at one time, but nothing was ever completed. Mr. Doozan indicated that he would look to see if he has an updated copy and bring this issue back to the Commission at a later date for discussion.

Mr. Olson noted that one of the concerns of the Commission was whether or not they should make a motion before or after discussion of an issue. There was brief discussion and the Commissioners concurred that they felt comfortable continuing to have discussion before a motion is made.

7. MISCELLANEOUS DISCUSSION NONE

8. ADJOURNMENT:

Mr. Barber adjourned the meeting at 8:49 PM.

Respectfully Submitted,

Deby Cothery

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Recording Secretary