

**CHARTER TOWNSHIP OF LYON  
PLANNING COMMISSION  
MEETING MINUTES  
June 27, 2005**

Approved as submitted July 25, 2005.

DATE: June 27, 2005  
TIME: 7:00 PM  
PLACE: 58800 Grand River

Call to Order: Chairman Barber called the meeting to order at 7:03 pm.

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

Absent: Jim Dome

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

Guests: 40

**1. APPROVAL OF AGENDA**

Mr. Doozan noted that the following should be removed from the agenda:  
- AP-05-23, Carriage Club, Phase III (New Business, Item 6)

Mr. Soper made a motion to approve the agenda for Monday, June 27, 2005, as modified.  
Ms. Williams supported the motion.

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

Motion approved unanimously.

**2. APPROVAL OF CONSENT AGENDA**  
- May 30, 2005 Meeting Minutes  
- June 13, 2005 Meeting Minutes

Mr. Hicks noted a typographical error on the June 13, 2005 minutes for the Recording Secretary to correct.

Mr. Hicks made a motion to table the June 13, 2005 meeting minute approval until they could clarify some language. Ms. Williams supported the motion.

Mr. Doozan noted that the June 13, 2005 minutes are expedited minutes which were paid for by the applicant. There was discussion with regard to the language. It was determined that Ms. Marcarello will check the language and notify the Recording Secretary of the appropriate language. Therefore, the motion was withdrawn.

Mr. Hicks made a motion to approve the minutes of June 13, 2005 with the addition of the definition of the type of vehicles that are involved, namely over-the-road campers, travel trailers. Mr. Soper supported the motion.

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

Motion approved unanimously.

Ms. Williams noted that there was no meeting held on May 30, 2005. She stated that they received a copy of the joint meeting minutes of May 12, 2005 in their packets.

Ms. Williams made a motion to approve the meeting minutes of May 12, 2005 as written. Mr. Hamilton supported the motion.

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

Motion approved unanimously.

**3. PUBLIC COMMENTS ON NON-AGENDA ITEMS:**

Phil Mitchell, 27541 T.F. Hicks Court, inquired as to the status of the ring road progress. Mr. Olson responded that he would update Mr. Mitchell later. He noted that it is a DDA/County issue.

**4. PUBLIC HEARINGS:**

**AP-05-19, Milford Road West Development, LLC**, Public hearing to consider an amendment to the Lyon Crossing Planned Development Agreement.

Mr. Doozan reviewed the comments indicated in the McKenna Associates, Inc. letter dated June 21, 2005 regarding this issue.

Tony Antone, Kojaian, stated that with him this evening is Fred Newman, Chrysler Realty, and Mike LaFontaine, Sr. and Mike LaFontaine, Jr., who are proposing to construct dealerships in the Lyon Crossing.

Mr. Antone gave a power point presentation of the proposed amendment. He gave a brief history from when they began this project. He stated that they are proposing putting three car dealerships in Lyon Crossing. He noted that they have many restrictions put on them from Wal-Mart as to what can be put in this development. He noted that a lot of businesses don't want to come to this site because of the proximity to the landfill.

Mr. Antone stated that Kojaian has made a significant investment in the Township. He stated that they have spent \$10,000,000 in developing the property (infrastructure, utilities, etc.). He stated that with a property of this size, there is a significant amount of carrying costs. He noted that it is

very rare for a developer to put in the infrastructure prior to having signed tenants.

Mr. Antone discussed the marketing that they have done on this site since the very beginning. He noted that the broker companies that they hired failed miserably. He stated that besides the broker companies, they have done extensive phone and mail marketing.

Mr. Antone continued with the power point presentation. He further discussed reasons why he felt that these car dealerships should be allowed at this site.

Fred Newman, Chrysler Realty, introduced himself to the Commission. He complimented Mr. Antone and Mr. Doozan on their presentations this evening. He stated that they have covered everything. He stated that they will be bringing in a high quality development which will cost \$10,000,000 that will help the Township's tax base.

Mike LaFontaine, Sr., stated that they have been in this area for 25 years. They have been at the same site in Highland for 25 years. He stated that they are proposing a \$15,000,000 project, which will be high quality. He stated that they are willing to work with the Township and meet their requirements.

Mr. Barber opened the public hearing at 8:00 PM.

Mr. Hicks noted that they received a letter from Derek Hassan, 30000 Homedale, voicing his objection to an amendment allowing more car dealerships.

Katie Noggle, 30560 Rainbow Drive, asked the Commission to consider the residents that this property backs up to. She felt that car dealerships are not community friendly. She questioned the following:

- What type of buffering would be provided for the residents?
- What will the glare issue be addressed?
- What type of lighting will be used?
- Will there be walls or will there be trees between the dealership and the residents?

Ms. James noted that the Township has been following the most strict requirements that the State of California uses.

Mr. Doozan stated that if the amendment goes through, it would mean auto dealerships could locate on this land in addition to retail.

Rich Miller, 27437 Pond Drive, questioned if anyone has considered the buffer for his neighborhood, which is two miles away. He stated that they are already lit up from this area. He stated that if they put in three car dealerships, his neighborhood is going to be glowing. He briefly discussed the closure of a portion of the ring road for 1-1/2 weeks. He stated that in regard to the comment that was made, "unsightly vacant land", it doesn't look unsightly to him. He suggested that they leave it the way it is. With regard to the concern with the cemetery, he questioned if they would be putting up a sign, get a new or used car when you get a cemetery plot. He stated that they do want a walking community, like Northville or Brighton.

Tracy Nieto, Cider Mill, Orchards of Lyon, stated that if this amendment does pass, she is very concerned about the test driving of the new vehicles. She noted that her neighborhood is very close to this area. She stated that she would ask that there be restrictions placed on test drives, so that they stay on Grand River or Milford Road and do not go through the subdivision. She stated that she is very concerned about the lighting.

Ms. Nieto stated that Kojaian created the gorilla by letting Wal-Mart in and now other retailers won't come here because they can't compete with Wal-Mart. She noted that there has been an increase in crime ever since Wal-Mart came here. She felt that bringing in car dealerships would increase the crime with car thefts and that this is something that the residents don't want.

Phil Mitchell, 27451 T.F. Hicks Court, stated that he defers to Mr. Doozan who does a good job reviewing things and giving guidance. He stated that he doesn't really have an argument with car dealerships. He stated that Kojaian has been around a long time and that they have a lot of experience and resources. He stated that his biggest concern is with the lighting being increased in the Township. He stated that this area is the gateway to the community and the first thing that people will see is car dealerships.

Melissa Lambrecht, 57860 Twelve Mile Road, stated that as a resident of Lyon Township, she would really like to see a walkable downtown. She stated that this community has so much potential. She stated that, so far, she is not impressed with what has been developed. She stated that she has heard that they will have a unique and walkable downtown area, but hasn't seen this come yet. She asked the Commissioners to make wise choices for the whole community.

Ed Campbell, 27418 Pond Drive, stated that he was present at the joint meeting held a couple of weeks ago. He stated that he tried to make a point then, that the Township has been very short sighted on a lot of things and that the Township can be penny wise and pound foolish. He stated that when looking at the immediate concerns, Michigan has a lot of economic concerns right now in general, and unfortunately this particular situation falls in line with this. He stated that there is a big plot of land that is very sellable but there is an environment that is not very sellable right now. He felt that the Township needs to be a little more far sighted and they need to think about some other alternatives. He suggested that maybe a movie theatre, fitness center, furniture store, or a number of locations that don't need highway visibility. He stated that he does not feel that all the alternatives have been exhausted.

Stacy Adams, 27419 Pond Drive, concurred with the comments already made. She feels that there is no reason why they can't have a walkable community.

Cathy Mitzner, 30930 Bramley Circle, stated that when the trees were cut down they were told that they would be getting a walkable community. She stated that they will not be getting a walkable community if this amendment is passed.

Cheryl Cox, 27416 Pond Drive, concurred with the previous comments. She stated that when she moved to Lyon Township, she moved to get away from the City and developments like this. She stated that she knew she would have to drive to the grocery store or to the drug store, but that is why she moved here, for the small rural community feeling. She stated that she brings her kids to the landfill play area to play.

Ed Wheeler, 27242 Pond Drive, stated that he feels that this could be a walkable community. He stated that as they move forward he would ask that they look back at the mistakes that were made in the past, i.e., Mill River and other things that have caused potential law suits, and not make the same mistakes.

Mark Szerlag, Thomas Duke Company, stated that this is not a case of a developer simply changing his mind. He stated that these obstacles have come forth within the past five years. He stated that he has been in the commercial real estate business for seventeen years and does not know of any other developer who would have put in the infrastructure first on this property without having tenants. He stated that they have gotten together and looked at dozens of other alternatives.

Mr. Szerlag stated that they live in the fattest State and the fattest Country in the world. He stated

that they don't walk. A walking downtown community is a great idea, and that they do work in Brighton, Northville and Birmingham, because they were created that way when the road went through the center of town. He stated that communities who have since tried to create a walking community, i.e. Novi who has tried twice and failed miserably.

Mr. Szerlag stated that by amending the planned development to allow car dealerships on the internal portion of the developer will not, in any way, take away from the walking community along Grand River. He stated that the proper place for a walking community would be along Grand River and not on the interior road.

Mr. Szerlag noted again that this is not a case of a developer simply changing his mind, it has been a five year struggle. He stated that they have had conversations with a lot of retailers who would like to come to Lyon Township, but not at this location.

Mr. Barber closed the public hearing at 8:23 PM.

Mr. Soper stated that so far with what has been done, Kojaian has been pretty good to work with. He stated that there is a piece of property on the other side of the Ford dealership that is zoned for this type of use. He stated that there is also the AIS site that a dealership is trying to go into. He stated that if they were to allow three dealerships at Lyon Crossing and then the other two go in along Pontiac Trail, then the Township will have seven dealerships in the immediate vicinity, which he indicated that he has a real problem with. He stated that when this was first brought to them, he considered one as an anchor, but no more. He felt that these dealerships would be using up the Township's retail space which would force retail into areas that they do not want it.

Mr. Soper stated that he doesn't feel that this area was ever intended for a walking community. He stated that the southern portion of New Hudson, according to the DDA plan, is really what was intended for the walking community.

Mr. Antone stated that his cards are on the table, they have come with the best approach that they could with what they could give to the Township.

Mr. Hicks stated that he has wrestled with this a lot. He stated that they have been working on a New Hudson plan for ten years now and feels that it is premature to totally abandon it now. He stated that he would like to see what happens when the ring road is completed. He felt that the with the ring road developed and the Arby's site completed, it may stimulate something. He stated that there was once a landfill at Eight Mile and Haggerty Roads. He stated that he is not ready to abandon the Township's plan.

Mr. Hamilton stated that he could support one dealership, but not more than that. He stated that he would like to see it on the north side of Lyon Center Drive and not on the south side.

Ms. Williams discussed the look of the buildings across the street in Lyon Towne Center. She stated that her biggest concerns are not over the lighting or the road or even the dealership itself. She stated that she doesn't see them as looking any worse than a Kohl's, a Target, a Meijers, a grocery store, etc. She noted that she finds the less traffic appealing. She stated that she concurs with the comment with regard to potentially using up all of the Township's retail for auto. She stated that she could see one dealership, but not three.

Mr. Barber stated that he is a little disgusted. He felt that they have been misled by Mr. Antone. He noted that this area has become a high crime area. He stated that he felt that everything in the ring road would be the downtown area. He stated that he is not impressed with the offerings of car dealerships. He stated that he is not happy with the proposal to amend the planned

development for three car dealerships.

Ms. James stated that everyone wants to have a walkable downtown, but that they really need to face reality. She stated that Wal-Mart is like a Black Walnut Tree of the retail world. She stated that the only twist here is that downtown New Hudson got killed before it really even existed. She stated that this is certainly not the first downtown to die under Wal-Mart. She stated that this puts them in a tough spot because now it is done. She stated that she does not think that it is fair to them to punish the developer for putting the Wal-Mart there. She stated that they really need to face reality that they are not going to get the walkable downtown that they have been working and hoping for.

Ms. James stated that Kojaian provided the Commission with a list of 311 retailers that they have marketed that have turned them down. She stated that the bottom line is that the 311 retailers have said "No" not because of the economy or houses, but because of the location. She stated that nobody wants to own land next to a landfill and face the possibility of having to do an extensive, expensive clean-up.

Ms. James stated that she tried to find holes in the presentation and to find flaws in Mr. Antone's argument, but couldn't. She stated that she would be agreeable to letting the two dealerships that are lined up go into Lyon Crossing.

Ms. James made a motion in regard to AP-05-19, Milford Road West Development, LLC, because the developer has demonstrated that he has diligently attempted for five years and failed to attract B-1 and B-2 uses to this parcel and because his failure seems to be from conditions that are not likely to change, including the between location and the drastic chilling effect on retail development that was caused by Wal-Mart, the Planning Commission recommends to the Township Board that they approve the amendment to the Lyon Crossing PD subject to the conditions listed in the McKenna Associates, Inc. letter dated June 21, 2005 and the following additional:

1. Only two dealerships will be allowed.
2. Dealerships will be screened from the adjacent residential to the satisfaction of the Planning Commission and the majority of the adjacent residents.
3. The dealerships will comply with the strict requirements of the State of California's outdoor lighting plan.
4. Strike #8 from the list of conditions cited in the McKenna Associates, Inc. letter.

Ms. Williams supported the motion.

Mr. Olson stated that downtown recruitment is hard. He stated that he had one of the first Wal-Mart stores in the State of Michigan back in the early nineties. He stated that what they don't have is any sort of a fiscal impact with respect to the 60 to 90 jobs that come with the dealerships. He stated that he felt that the Commission has worked hard on the Master Plan updates and referred to a section on page 214 which talks about village character.

Mr. Olson stated that with regard to the landfill issue, if there is a problem with a leak, BFI or their successor, Allied, would be responsible for this. They would have to deal with it, not necessarily the surrounding owners.

Mr. Olson stated that with the idea of a town center, if they don't have comparative and competitive retail, it will gut the idea of having a downtown. He stated that it will be a problem because there is only a certain amount of land available. He further discussed the project and the goals.

Mr. Hamilton suggested that the motion be amended for only one dealership to be placed on the north side of Lyon Center Drive. Ms. James stated that she is not willing to amend her motion.

Mr. Hamilton stated that anyone can make an amendment.

Mr. Hamilton made an amendment to the motion that they allow one dealership on the north side of Lyon Center Drive. There was no support for the amendment.

Mr. Antone stated that they have put all their cards on the table and in order for them to make the investment with the Milford Road-Grand River intersection, they have to have the possibility to go after all three locations for car dealerships. He stated that he totally respects the Commission's opinions and if this is not the way that they want to go, that is fine. He stated that it is all or nothing. He stated that the money being available for the intersection depends on all three dealerships.

Ms. James stated that a dealership is not just a place to buy a car, but you can also get a car worked on there. She noted that they are adding 60,000 residents to the Township through the various developments and that right now they would have to drive to Brighton or Novi to have any warranty work done on their car.

Voice Vote:           Ayes: James  
                              Nays: Barber, Hamilton, Hicks, Soper, Williams  
                              Absent: Dome

Motion failed.

Ms. James made a motion that they don't discuss any new business after 10:00 PM. Mr. Soper supported the motion.

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

Motion approved.

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

6.     **NEW BUSINESS:**

**Footnote "f", Text Amendment**, Schedule a public hearing to consider a text amendment to footnote "f" of the Schedule of Regulations, Section 36, to clarify the building and construction setback for regulated wetlands and watercourses.

Mr. Hicks made motion to schedule a public hearing for consideration of a text amendment to footnote "f" of the Schedule of Regulations, Section 36 on July 25, 2005. Mr. Soper supported the motion.

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

Motion approved unanimously.

**AP-05-22, Speedway Gas Station and Convenience Store**, 22380 Pontiac Trail, southeast corner of Pontiac Trail and Nine Mile Road, Schedule a public hearing to consider a request for Special Use approval for re-development and expansion of an existing gas station and convenience store.

Ms. James made a motion to schedule a public hearing for AP-05-22, Speedway Gas Station and

Convenience Store, for July 25, 2005. Mr. Hicks supported the motion.

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

Motion approved unanimously.

**AP-05-31.b, Leduc Rezoning**, East side of Milford Road and north side of Twelve Mile Road (Coyote Golf Club); Schedule a public hearing to consider a request to rezone 201.59 acres from R-1.0, Residential-Agricultural District to R-0.5, Single Family Residential District.

Ms. Williams made a motion to schedule a public hearing for AP-05-31.b, Leduc Rezoning, for August 15, 2005. Mr. Soper supported the motion.

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

Motion approved unanimously.

**AP-05-21, ADCO Group (Walnut Creek Golf Club)**, north side of Ten Mile Road, west of Johns Road, Conceptual Planned Development review.

Ms. Marcarello reviewed the comments indicated in the McKenna Associates, Inc. letter dated June 14, 2005 regarding this issue.

Mr. Soper noted that there is a lot that is missing from this. He stated that they have a list of criteria that should be met before anyone is placed on the agenda.

Joe Galvin, representing ADCO, stated that they have no desire to have the Planning Commission shoot them down, nip this in the bud or bust them in the chops. He stated that what they would like to do is ask that if the Planning Commission would prefer them to assemble the materials set forth in the McKenna Associates, Inc. letter and present them at another time. He stated that he is saying this because he wants to get a receptive audience for what he has to say. He stated that they are ready to talk tonight in what they were told would be an informal session, but will offer to come back at another time when they have all the formal requirements taken care of.

Mr. Hicks stated that the big concern was with the density. He stated that he did not get a rendering in his packet. He stated that what he reads and what he just heard is confusing.

Ms. James briefly discussed the transfer of development rights that is being proposed here.

Mr. Galvin stated that in considering this request, the Commission must look at the 340 acres. He noted that ADCO is not the only applicant before the Commission tonight. Walnut Creek Country Club is also before the Commission tonight. He stated that this proposal provides the opportunity to obtain a number of material benefits. He stated that they need to look at it in the long term as to how the Township would like to see this 340 acres developed.

Mr. Galvin stated that there are really three pieces to this puzzle: 1. The existing golf course and the improvement of the golf course and the maintenance of the golf course as a golf course in medium and long term. The funds that are obtained by the golf course from the sale of the land will be immediately put into a fund to maintain and improve the golf course and the club house.

He stated that for tonight's meeting the significance of that is does the Township want to avoid the situation where it has a golf course, which is there today and will be for awhile or it may go away.

Ms. James stated that they don't want all the golf courses in the Township to be developed.

Mr. Soper stated that it is his understanding that the density from the golf course will be transferred to this piece. Mr. Galvin responded to the 90 acres. He stated that it is a portion of the 340. He stated that if they start to think about this as 90 acres, they will be in a mental trap, but if they think about it as 340 acres and what is going to happen to that, then they can develop a very sophisticated, high-end development with a golf course. He stated that they could put a restriction on the property which precludes its development for single family use. He stated that they could have a high-quality development on the 90 acres and also have the remaining acreage, which for some period of time will remain a golf course and may remain a golf course forever, but is not encumbered forever. He stated that they would then have made both a short range, near term plan for this property together with a long range plan which has workability as a piece of it. He stated that this is the place he would like to start in having the Commission think about this. He stated that with the density, the Township can't lose.

Mr. Galvin stated that they will provide all the required materials to the Commission, but would like to have them begin thinking about this. He stated that he would like the Commission to face this with an open mind when they come back with all the required materials.

Ms. James stated that it would be helpful when they developer comes back if they could point out where the existing homes are and if there are any surrounding parcels. Mr. Galvin responded that they will provide a map indicating these things.

Mr. Soper questioned if they are talking about providing a deed restriction for the balance of the golf course so that it can never be developed. Mr. Galvin responded that they are and that they are working on it to Mr. Seymour's satisfaction.

Mr. Galvin stated that they have the developers and that they have the golf course and for some reason they want to go in the same direction as the Township. He stated that this is a very unique situation.

Mr. Olson felt that there needs to be something that is iron clad as it relates to the golf course. He stated that there is going to be an issue of public versus private, which will be a difficult set of hurdles. He stated that even with the calculations on the density, the parallel plan, on the fiscal impact and the traffic, there is going to need to be further guarantees here.

Mr. Galvin clarified a comment he made. He stated that the portion of the golf course which is encumbered for density purposes, will be forever encumbered. He stated that they need to think of this in thirds, 1/3 is the golf course that gets preserved in perpetuity, 1/3 is the 90 acres that gets developed and whatever the remaining land is that is not part of the 90 acres or part of the golf course that gets encumbered, will remain un-encumbered.

Mr. Olson stated that the application will need to be amended because it clearly states 90 acres.

Mr. Soper stated that if they are talking about the whole golf course, then he is very interested. He stated that if they are talking about half, then it is not an even trade because somebody is making money off the golf course.

Mr. Galvin stated that he feels that there is more to do than what the ordinary applications calls for. He stated that he hopes that the Commission does not lose site of fact that the golf course plan, if not five or ten years from now as the Township develops, will be under more and more

pressure. He stated that as the Township would like to see this golf course remain as it is, then they assure this with the restriction plus the investment of dollars to club and the course. Mr. Soper stated that the investment would make the owner more money. Mr. Galvin stated that it would make the golf course more desirable to be maintained for a longer period of time.

Mr. Soper stated that he would like to table this until everything is put together with better drawings. Mr. Galvin stated that they will provide more detail.

This was a conceptual review – there was no formal action taken by the Planning Commission.

**AP-05-31.a, Leduc Planned Development Proposal for Coyote Golf Course**, East side of Milford Road, south of Twelve Mile Road, Conceptual Planned Development review.

Mr. Doozan reviewed the comments indicated in the McKenna Associates, Inc. letter dated June 23, 2005 regarding this issue.

Bill Brownfield, Professional Community Planner, indicated that Raymond Leduc, applicant and Frank Petrillo, Engineer are present this evening. He stated that it is their intention to present a concept of the 201 acres should be developed. He stated that they believe that they have mitigating statements that will shed different light on some of the comments made by the Township Planner, Chris Doozan.

Mr. Brownfield stated that the property is bordered on the north by industrial land, is bordered on the east by single family and a little further to east is a future industrial area. The property to the west is property that is a portion of the consent judgment, which is zoned business and has a very high and moderate density. To the south of this property there is R-1.0 and R-0.3 and a portion is multiple family.

Mr. Brownfield stated that they believe that the Master Plan should be re-evaluated in light of the anomaly of the consent judgment. He stated that the consent judgment may be considered an anomaly, but it does render a new land use. He stated that it is his understanding that it is a major rendering of new land use in that area. He stated that usually when there is that large of a change, it requires a community to re-evaluate their Master Plan. He stated that conditions have changed greatly in that area and the present Master Plan does not take this into consideration.

Mr. Brownfield stated that they believe that the change of this land to a higher density, being 377 single family dwelling units and 34 multi dwelling units, is a transition from the industrial to the north, the potential industrial to the east, the consent judgment property to the west, to the lower density property to the south. He stated that they believe that the Township is also in need of some additional infrastructure and under alternate #1 they will pave the area of Twelve Mile along the entire frontage of the property in question. He stated that additionally they are offering the parcel of land with the club house and the two out buildings to the Township. He stated that the developer will also add a 5,000 square foot addition to the club house up to a cost of \$1,000,000. He stated that this property could be used as a Library site for the Township.

Mr. Brownfield stated that the alternate #2, if alternate #1 is not to the Township's liking, would be to pave three miles of Twelve Mile Road with two lanes of pavement and storm water drainage along the sides, providing that the Township will provide Mr. Leduc with the necessary easements to place the drainage. He stated that this will allow for all the trees and shrubs to be maintained and some additional ones added without having to get additional lands.

Mr. Brownfield briefly discussed the cul-de-sac issue that was brought up in the McKenna Associates, Inc. letter. He suggested some different ways that the situation could be remedied.

Mr. Brownfield stated that they have walkways within the site as well as open space. He stated that they believe with some massaging and additional information they can meet the requirements. He further discussed some of the requirements needed.

Mr. Soper stated that although Oakland County is responsible for the roads, they are very curious to know what kind of impact this has on the roads.

Ms. James stated that the biggest issue is the density. She stated that they have approved over 4,000 homes in the past two years and nobody has received a double bonus. Mr. Brownfield stated that it seems that the Township did with the consent judgment. Mr. Soper stated that the Township did not, it was the judge. Mr. Brownfield stated that a consent judgment means that the Township has to agree to it.

Mr. Soper stated that with regard to the comment about the Master Plan being re-evaluated, he takes exception because the Commission just spent an entire year re-evaluating the Master Plan.

Ms. James stated that she believes that there is a lot of public outcry. She indicated how passionate the public was with the suggestion of three dealerships. She stated that when the public finds out that the Planning Commission is considering a 100% density bonus, they will come out in full force. She stated that even if the developer did have a chance with this plan, it would not go through as a straight rezoning, it would have to be a planned development.

Mr. Soper stated that with regard to the donation of the buildings to the Township, he has talked with several Library Board members who have indicated that they have selected the location of the new Library already. He stated that the Township does not have a recreation department and would be getting these buildings and not having anything to do with them. He stated that he feels that this would be a benefit to the developer because he will not have to bulldoze this property and reclaim it.

Mr. Leduc stated that this is one reason that they did offer to pave three miles of Twelve Mile Road. if the Township had no use for the property. Mr. Soper stated that he would prefer to leave Twelve Mile Road as a dirt road and have half the homes on this property. He stated that the Township's sanitary sewer is already exceeding the amount of sewer taps that they currently have. Mr. Leduc stated that he has discussed this issue with Bob Harris, who has assured him of enough capacity.

Mr. Soper stated that Bob Harris does not work for the Township. He stated that the Township Engineers and Planners have laid out a plan of the available REU's for the entire Township. He stated that by the amount of open space and what is readily available, they are already going to exceed this.

Mr. Leduc stated that they believe that Coyote Golf Course was overlooked in the Master Plan and that it should have a higher density than R-1.0. He briefly discussed the zoning on the surrounding properties.

Mr. Olson stated that the zoning on the adjacent parcel (the Mill River site) did not change, it remained the same. He stated that the other part, as it relates to the sewer plant and capacity, the Township has a discharge capacity for it's beds of 3,000,000 gallons per day. He stated that this is how the State has certified them. He stated that the sewer plant was recently rated by the MDEQ and what Mr. Harris is obligated to turn over to the Township, through the ongoing negotiations, is a 1,000,000 gallon a day plant. However, the State has indicated that it is only a 750,000 gallon a day plant. He stated that Mr. Harris is not the best source of information in regard to this plant. He stated that Mr. Harris does not operate sewer plants, the Township does.

Mr. Hamilton felt that density is a big issue and that this should be a planned development proposal.

Ms. James suggested forming a sub-committee to get together with the developer to work on the density issue. Laura James, Ted Soper and John Hicks volunteered to be part of the sub-committee.

This was a conceptual review – there was no formal action taken by the Planning Commission.

**AP-05-29, American Masters Products**, 53400 Grand River Avenue, West of Old Plank Road, Industrial Site Plan Review.

Ms. James requested that they waive the reading of the June 20, 2005 review letter.

Kim Gasior, lot owner, stated that additional information was requested with regard to the hand rail and the wall construction of the truck well.

Ms. James made a motion to approve AP-05-29, American Masters Products, additional truck well on the Jerry Baker store. Mr. Hicks supported the motion.

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

Motion approved unanimously.

**AP-05-24, Salzeider, Inc.**, 55460 Lyon Industrial Drive, East of South Hill Road, Industrial Site Plan Review.

Ms. Marcarello reviewed the comments indicated in the McKenna Associates, Inc. letter dated June 13, 2005 regarding this issue.

Scott Salzeider stated that the building is currently being marketed for a tenant. He stated that this proposal is for a spec building.

There was brief discussion with regard to an Activity Statement that needs to be provided.

Mr. Salzeider noted that they did similar units 12 and 13a in the industrial park as well.

Mr. Olson questioned the impervious surface calculation on this site. Mr. Doozan responded that it was okay. Mr. Olson briefly discussed the drainage on the site.

Ms. James made a motion to approve AP-05-24, Salzeider, Inc., site plan subject to:

1. providing Fire Lane signs,
2. review and approval by the Township Engineer,
3. review and approval of the Activity Statement by the Township Planner.

Mr. Hamilton supported the motion.

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

Motion approved unanimously.

7. MISCELLANEOUS DISCUSSION NONE

8. ADJOURNMENT:

Mr. Barber adjourned the meeting at 10:11 PM.

Respectfully Submitted,

*Deby Cothery*

Deby Cothery  
Recording Secretary