

**Charter Township Of Lyon
Planning Commission Meeting
Meeting Minutes
July 24, 2006**

Approved as written on August 28, 2006

Date: July 24, 2006
Time: 7:00 PM
Place: 58000 Grand River

Mr. Barber called the meeting to order at 7:00 P.M.

Roll Call

Present: Barber, Mike (Chair)
Hamilton, Jim
Hicks, John (Board Liaison)
James, Laura (Secretary)
Williams, Laura

Absent: Dome, Jim
Soper, Ted

Also present: Chris Doozan, Township Planner
Jane Drumm, Township Attorney
Michelle Aniol, Township Planner
Al Hogan, Building Official
Chris Olson, Twp. Superintendent

Guests: 5

Ms. Williams moved that “ we excuse Ted Soper and Jim Dome.” Ms. James supported the motion.

Voice vote:
Ayes: all
Nays: none
Absent: Mr. Dome and Mr. Soper

Approval of Agenda:

Ms. Aniol asked that item 8 be removed from the agenda. She also asked that an item be added to new business to schedule a meeting between the Planning Commission, DDA, and the Township Board.

Ms. James asked if Bob Saks will be back. Ms. Aniol answered that it was their sincerest hope that they do come back. Ms. James also commented that Bob Saks is asking for a special land use and as she recalls, it is the duty of the planners to investigate applicants and Ms. James feels that would be wise to do.

Ms. James moved to “approve the agenda as amended.” Mr. Hamilton supported the motion.

Voice vote:
Ayes: all
Nays: none
Absent: Mr. Dome and Mr. Soper

Motion approved.

Approval of Consent Agenda: June 26, 2006 meeting minutes

Mr. Hicks moved “to accept the minutes as presented for June 26, 2006.” Mr. Hamilton supported the motion.

Voice vote:

Ayes: all

Nays: none

Absent: Mr. Dome and Mr. Soper

Motion approved.

Comments from public on Non-Agenda Items:

None

Public Hearings:

None

Old Business:

- 1. AP-05-08, Windridge, Average lot size development located on the west side of Napier, north of Eight Mile Road; Recommend table up to additional 60 days.**

Mr. Hicks moved “to table AP-05-08 for up to 60 days.” Ms. James supported the motion.

Voice vote:

Ayes: all

Nays: none

Absent: Mr. Dome and Mr. Soper

Motion approved.

- 2. AP-05-47, Pulte Land Development, Public hearing to consider an amendment to Pinehurst Planned Development plan to allow the relocation of lots #1 and #2 in order to construct a pool, clubhouse, tot lot and parking area; discussion and action on the site plan following the public hearing, recommend table up to additional 60 days.**

Mr. Hamilton moved “to table AP-05-47 for up to 60 days.” Mr. Hicks supported the motion.

Voice vote:

Ayes: all

Nays: none

Absent: Mr. Dome and Mr. Soper

Motion approved.

- 3. AP-06-02, Thompson Hauling, Industrial site plan review for a construction clean-up operation located at Nine Mile and Griswold Roads, recommend table up to additional 60 days.**

Ms. James moved “to table for up to 60 days.” Ms. Williams supported the motion.

Voice vote:

Ayes: all

Nays: none

Absent: Mr. Dome and Mr. Soper

Motion approved.

New Business:

4. AP-06-25, Fiber Tower Wireless Co-location, 58100 Grand River Avenue, between Milford and Martindale Roads, Site Plan Review.

Mr. Doozan reviewed the comments in the McKenna Associates letter dated July 10, 2006.

Steve Frances 30150 Telegraph Rd. Suite 420 – Mr. Frances commented that Fiber Tower is requesting a collocation on the site near Lyon Township Hall. It is for the placement of a microwave dish at 100 feet. The dish is 30 inches. It will be placed in the existing compound; there will be no expansion. Ms. James asked how he planned to provide acceptable security. Mr. Frances said that the council would approve the security instrument. Given the fact that this is a small installation they have been posting security amounts in the neighborhood of \$2,000 - \$2,500. They are agreeable to providing a security instrument that is agreeable to the counsel.

Ms. James moved “that we approve this site plan collocation conditioned upon the provision of security acceptable to the Township Planners.” Mr. Hamilton supported the motion.

Voice vote:

Ayes: all

Nays: none

Absent: Mr. Dome and Mr. Soper

Motion approved.

5. AP-06-26, Fiber Tower Wireless Co-location, 52806 Eight Mile Road, Site Plan Review.

Mr. Doozan reviewed the comments in the McKenna Associates letter dated July 5, 2006.

Steve Frances 30150 Telegraph Rd. Suite 420 – Mr. Frances said that they are requesting site plan approval. He also said that Fiber Tower was agreeable to a security instrument that is approved by council, however they request that council considers the small size of the location.

Ms. James moved “that we approve the site plan on AP-06-26 subject to the provision of security approved by Township council.” Mr. Hicks supported the motion.

Mr. Barber asked if there was just a dish or if there was also equipment on the ground. Mr. Frances answered that there are going to be 2 dishes and a small equipment cabinet at the site. The lease area is 4 feet by 4 feet and the equipment is slightly smaller. The equipment will be inside the fenced area.

Voice vote:

Ayes: all

Nays: none

Absent: Mr. Dome and Mr. Soper

Motion approved.

6. AP-06-18, 926 Associates, Inc. (Ilene Drive), Private road review, located on the north side of Grand River, between Haas and Old Plank Roads.

Ms. Aniol reviewed the comments in the McKenna Associates letter dated June 26, 2006.

Kim Gaisor 53400 Grand River – Mr. Gaisor commented that it was his understanding that the presentation was going to be postponed until a further date.

Ms. James asked if they were planning on removing any trees. Mr. Gaisor answered no.

Ms. James moved “to postpone for up to 90 days.” Mr. Hamilton supported the motion.

Voice vote:

Ayes: all

Nays: none

Absent: Mr. Dome and Mr. Soper

Motion approved.

7. AP-06-31, Tanglewood Grenelefe West, revised preliminary plat review, Tanglewood Golf Community, south side of Ten Mile Road, east of Currie Road.

Mr. Doozan reviewed the comments in the McKenna Associates letter dated July 17, 2006.

Mr. Olson added that as far as the plan goes. The Township would like to do some work at the corner of Currie Road and Ten Mile. He does not know if the full 60 foot from the center of the right-of-way has been recorded, but that is going to be necessary to do some work at Ten Mile and Currie Road. The Township is going to add an asphalt apron for safety. He requested that be a condition of approval if it has not already been done. Mr. Olson said that if the road has not been dedicated, it needs to be done so safety improvements can be made at the intersection. Mr. Olson also said that the bike path is shown as 8 feet wide and not 10 feet wide, which is the requirement of the Township ordinance. There also is no bike path shown on Currie Road. Mr. Olson suggested that the Township look at the elevation of the berms.

Jack Healy 3696 Sleeth Road – Mr. Healy explained that they were not making the building envelopes bigger; they are just shifting the buildings to get a better side entrance driveway. He explained that the way it was planed was to allow 22 feet and that is not enough for a driveway. The distance between the houses are still going to be at the 30 foot minimum. Mr. Healy said that he believed that on the preliminary plan there was only a sidewalk and bike path on Ten Mile, not on Currie Road,

Mr. Doozan said that it is required under our current ordinance, but did not know if it was in the Planned Development.

Mr. Healy also said that he has recorded the final plat. When that was recorded the 60 foot easement would have been given up on both sides. Mr. Olson said that the Township engineers did not find that for either Ten Mile or Currie Road.

Ms. James asked Mr. Olson when they were planning on paving. Mr. Olson answered that there were some storm drain issues at the corner, but ideally they hoped to start paving soon for safety. Mr. Olson said that it has to go through design and go through the road commission first. The dedication of the right-of-ways should not take more then 60 days. Mr. Barber said that there was not going to be much paving going on. Mr. Olson said the Township will only pave two to three car links and then the golf course and Tanglewood will have the option to chip in as well.

Mr. Barber commented that in the past Mr. Freund has been more then willing to participate in paving.

Mr. Olson also commented that the county is aware of the Township concern of the safety issue of having soft gravel right up to the edge of Ten Mile and Eight Mile.

The Planning Commission continued to discuss the paving of roads and road safety at Ten Mile Road and Currie Road.

Ms. James moved “to approve the revised plat for Grenelefe West subject to

1. That the applicant record the revised plat with the county within 30 days.
2. The applicant will record the documents necessary to dedicate the full 60 foot road right-of-way along Ten Mile and Currie Road with in 30 days of this evening.
3. The applicant will either a) make a contribution to the Township bike path fund representing the developers obligation to install a path along Currie Road, b) provide a 10 foot bike path along the Currie

Road frontage with the specific location of the path approved before hand by Mr. Doozan's office or C) Prove to the council that the development is except from the bike path requirement.”

4. The applicant abide by prior agreements with the Township to participate in the funding of the improvements of that intersection.” Mr. Hicks supported the motion.

Ms. James asked if Mr. Healy had any objections of the motion. Mr. Healy said he did not have any objections.

Voice vote:

Ayes: all

Nays: none

Absent: Mr. Dome and Mr. Soper

Motion approved.

8. Schedule a Planning Commission, DDA, and Township Board meeting.

Ms. Williams moved “to schedule a meeting for August 28, 2006 at 7:30.” Mr. Hicks supported the motion.

Voice vote:

Ayes: all

Nays: none

Absent: Mr. Dome and Mr. Soper

Motion approved.

Mr. Barber adjourned the meeting at 7:50 p.m.

Mr. Hamilton moved “to reopen the meeting for July 24, 2006.” Ms. Williams supported the motion.

Voice vote:

Ayes: all

Nays: none

Absent: Mr. Dome and Mr. Soper

Motion approved.

9. Request by Stephen M. Guerriero, Bob Saks, Inc., to schedule a public hearing regarding special land use approval for a new and used automobile dealership with an outdoor sales area.

Ms. James moved “ that we schedule a Public Hearing for September 11, 2006.” Mr. Hicks supported the motion.

Voice vote:

Ayes: all

Nays: none

Absent: Mr. Dome and Mr. Soper

Motion approved.

Mr. Barber adjourned the meeting at 7:53 p.m.

Respectfully Submitted,

Catherine Culver

Catherine Culver
Recording Secretary

