Charter Township Of Lyon
Board of Trustees
Planning Commission Meeting
Downtown Development Authority
Special Meeting Minutes on Ring Road Intersection Location
August 28, 2006

Approved as written on September 25, 2006

Date: August 28, 2006
Time: 7:30 PM
Place: 58000 Grand River

Mr. Young called the Board of Trustees to order at 7:30 P.M.
Mr. Howie called the Downtown Authority Development to order at 7:30 P.M.
Mr. Barber called the Planning Commission to order at 7:30 P.M.

1.) Roll Call
Present: Carcone, Patricia
Cash, Daniel
Hemker, Brent
Hicks, John
Johnson, Pamela
Schilling, Troy
Young, Lannie
Barber, Mike
Hamilton, Jim
Hicks, John
James, Laura
Conflitti, Michael
Howie, Jay
Stranton, Mike
Dolan, John
Miner, Tim
Olson, Chris

Also present:
Matthew Quinn, Township Attorney
Chris Doozan, Township Planner
Michelle Aniol, Township Planner
Les Cash, Fire Chief
Al Hogan, Building Official
Loren Crandell, Township Engineer
Leslie Zawada, Township Engineer
Jim Sharpe, Township Engineer

Guests: 20
2.) Pledge of Allegiance

3.) Approval of Agenda:

Ms. Carcone moved "to approve the agenda as submitted". Mr. Hemker supported the motion.
Voice vote:
Ayes: all
Nays: none

Motion approved.

Mr. Young explained that the purpose of the meeting was to bring the three bodies together to discuss the intersection where the ring road will potentially intersect on Milford Road. This is important because the Board has certain jurisdictions in terms of easements and special assessment districts. The DDA has the project. This will impact the Planning Commission because there may be Master Plan issues. The hope is to discuss and listen to Mr. Olson's presentation. DLZ has a traffic study and based on that, everyone should have an idea of where the ring road is going to be. Mr. Young also commented that he would like to provide a time for the public to speak as well.

4.) Reports on ring road construction options.

Mr. Olson introduced Steve Mitzker and Jim Sharpe from DLZ. Mr. Olson said that the Township is getting into an exciting time as far as the ring road project. There has been a concept on the Master Plan for a ring road since about 1996. The point now is to get into some serious design and get to the point where the Township can get engineered plans started. The decision has different impacts. There are two dead end roads that are in the area of crossing over Milford Road to link up with the ring road by the apartment complex at Pontiac Trail. This section will go through a single-family residential area of the Township. In so doing, it is going to change the nature of the area. That does have some impacts on the Master Plan. Mr. Olson explained that the roads now are getting approximately a few hundred cars a day. If changed to a ring road there will be approximately 10,000 cars a day. That obviously changes the nature of the neighborhood. In terms of land use consideration in the area, Cash Street will change the area more quickly with the land and Bonne Terre will preserve single family longer. Mr. Olson explained that this will change the nature of the area, which requires a consensus from all bodies. The decision of where this should go to line up with the rest of the ring road is a big part of the ring road.

Jim Sharpe - Mr. Sharpe explained that the Township has looked at several options for the ring road. They have looked at running it parallel to the bike trail, running it through the industrial park, and several other options. After studies and cost estimates, the committee feels that the concept presented is the most feasible and economical one. There are two concepts that are still being discussed 1.) The intersection on Milford Road 2.) The intersection on Grand River. Mr. Sharpe explained that the intersection on Milford Road is probably a little more critical in the way that it gets set up. There are two private streets, Cash and Bonne Terre. Both streets are going to cost the same amount of money. Bonne Terre may cost a little more due to the way the way the New Hudson drain would have to be crossed. If the Township decides to take Bonne Terre, nine houses will have to be displaced. Seven houses will have to be displaced if Cash Street is used. Another significant portion of the ring road is the right-of-way acquisition. The roadway itself with the utilities is around a 7 million dollar project. With the right-of-way acquisition, it significantly bumps up the cost. Over all, the entire project will be about 20 million dollars. Mr. Sharpe also explained that it was not just a road project. Along with the road there will be a 3 lane road, intersections, along the frontage of the road there will be a water main, sanitary sewer, storm sewer, a bike path, and sidewalks. The ring road is going to change the idea of the downtown. Mr. Sharpe also explained that once a resident is displaced, there is going to be access property. Hopefully the township will be able to resell the land to help cover some of the costs.

5.) Draft Report from DLZ, intersection types along ring road.

Steve Mitzker – Mr. Mitzker explained that DLZ has been performing the traffic analysis for the ring road. They started working on this in May. The first thing that they did was update all the traffic counts. They then looked at the 20 year projected volume for the area to make sure what they build would hold up in the future. Taking all of the projections and working with the traffic engineers at Oakland County, they agreed on what the increases in traffic were going to be. Based on the traffic numbers, the Township is going to see between 10,000 and 15,000 cars on the ring road. They are now in the process of redirecting traffic to the ring road to determine what traffic that now comes from Milford Road and Grand River will take the ring road. Right now the Township is seeing a good diversion already from the west. He also explained that they need to study delays at the intersections. If a driver has to go through three intersections and it takes 2 minutes to go through each intersection, he or she is not likely to divert if there is a quicker route. Both

intersections at Grand River and the ring road are clearly going to be roundabouts. This is because there is going to be a lot of left turns.

Mr. Olson explained that the past DLZ study with no ring road had a 235 foot diameter roundabout that was 3 lanes and built to accommodate truck traffic, which conflicts with the vision of having a downtown that is pedestrian orientated.

Mr. Mitzker said that a couple of the intersections are still up in the air, but they have a good idea on what it is going to be. He explained that Milford Road to the south is likely to stay a signal. This is because 1) people will continue going to I-96, and 2) the bike path will be able to have signal. He also said that the intersection at Pontiac Trail will most likely continue to have a signal. However, that could change if they find that there are a lot of people turning left and a lot of back ups. The thing that concerns them is the proximity of the driveway of the apartment complex. He also explained that the northern Milford Road intersection is a challenge because of the buildings already there. Mr. Mitzker said that best option would be to fit a roundabout in by moving it to the west. This would only work if there were no traffic backups at the signals at the I-96 ramps. He is hoping that the data will be rerun and then they can study the delays at the intersection. Then they can move to a more specific design.

Mr. Barber asked if Lyon Township residents would be able to use the roundabout. Mr. Mitzker said that right now all of the road ways run into a major road and that access would be maintained.

Mr. Hicks commented that they made reference to the five point intersection, but it will be a four point intersection. Mr. Mitzker said yes.

Mike Lamb 29780 Rondue Lane - Mr. Lamb wanted to know the proposed width of the road. Mr. Mitzker said 86 feet total.

Phil Strong 59705 Sunridge Drive - Mr. Strong asked if 20 years down the road they were going to cut off Pontiac Trail from the west to the 6 corner intersection. Mr. Olson answered yes. Mr. Strong said then if anyone wanted to go anywhere, they would have to use the ring road. Mr. Mitzker said yes, but only from Pontiac Trail.

Mr. Young said that there is another possibility that the Township is looking at.

6.) Discussion regarding issues of intersection and road location

Mr. Olson said that the real issue is deciding what the DDA, Planning Commission, and Township Board's vision for this area is. Do you want to see it maintain a single family nature for as long as possible or are you willing to redevelop? There are two dead end roads that serve a single-family neighborhood. If Bonne Terre were chosen, the single family neighborhood would be preserved for a longer time. If the Cash Street choice is made, there is some acreage that would be subject to some form of development. Mr. Olson said that there is a county drain that runs south of Bonne Terre. Mr. Olson said that there would be wasted land just north of the drain. Those lots will not be buildable. The other aspect of the area is that it provides an easier pathway and more gentle curves. The airport is favorable to this. In regards to the Cash Street route, Mr. Olson said that there is a significant amount of acreage both north and south of the development. That acreage could be subject to redevelopment.

Mr. Hamilton commented that the Bonne Terre route has less of a turn.

Mr. Miner asked if it was possible to move the road over. One diagram showed that the road was very close to Mr. Lamb's swimming pool. He suggested moving the road to the west and having a buffer. Then it would not interrupt Mr. Lamb's property.

Mr. Young summarized that there are currently two choices. The routing after the road crosses the intersection and works into Grand River is not locked in. The concern is that if the Township goes the

Bonne Terre route there is going to be a single sided road for a ways because of the drain. Farther north there is more useful land on both sides of the road, which makes the land more valuable.

7.) Decision on location of ring road intersection

Mr. Stranton said that if the Township goes through Cash Street, it looks like the road will go completely through Mr. Lamb's property. Mr. Young explained that they have talked with Mr. Lamb and there are something's that can be worked out. It would split their land, but Mr. Lamb would like to keep their house. They would like to be buffered some way. Mr. Lamb said that it makes more sense to go down Cash Street because there is more property to develop. Mr. Lamb's concern is that the drawings show the road going through his house and swimming pool. Mr. Young reminded Mr. Lamb that the drawings are conceptual. Mr. Lamb said that he would like to live in his house.

Mr. Olson asked Mr. Lamb how he felt about an increase in cars going past his house. Mr. Lamb said that they would have to work something out so that they could build a berm.

Ms. James asked which route would cause the least amount of negative impact on the neighbors in the area (in terms of property value and aesthetics). Mr. Young answered that one of the concerns is when the ring road goes through, land owners are going to want to sell their house. The problem is that a perspective buyer is not going to want to buy the land either. Mr. Young would like to propose that the Township pick a route and through the Planning Commission's Master Plan, come up with a comprehensive rezoning plan that is suitable for that area and have the Township rezone it. This allows the property owners to sell the land for multiple family use and the property owner will benefit financially.

Mr. Howie said that the Township should give them some benefit, even if it is a higher value of their property. This way, if they want to move they can.

Mr. Miner commented that as a small business owner he would like to see the least possible development. He says that it seems like things are going to get out of control and this area is going to change faster then the Township wants it to change. He understands that there has to be change and traffic needs to be alleviated, but he would like to see the least amount of development as possible.

Mr. Les Cash said that he was looking to get an understanding of which route the Township was going to take so that those affected could start planning for the future.

Ms. James asked if they were anticipating any hold ups and if everyone was being cooperative and jumping on board.

Mr. Olson said that it comes down to how do you envision that corner of the New Hudson area within the Master Plan. Installing the ring road changes the nature of the area. Bonne Terre will preserve the area as single family longer. If the road goes onto Cash Street, the nature of the area will significantly change. The question is will the Township look at that and provide the residents with an affordable way to sell the property? That is a decision the bodies need to make. Overall the Township would rather deal with willing sellers.

Mr. Barber asked if they were going to widen Milford Road. Mr. Mitzker commented that it would depend on the type of development the Township was going to allow in the area. He did think it would be necessary.

Heidi Oprisiu 57060 Bonne Terre – Ms. Oprisiu asked what the setback is going to be with an 86 foot wide road. She wanted to know how close her front door is going to be to the road. Mr. Young said that they did not have those numbers yet.

Mr. Howie asked which route would have the least impact to the residents in entire area.

Mr. Olson said that the Bonne Terre route would require 6 property takes and 9 properties takes if the route goes down Cash Street.

Gary Day – Mr. Day said he would like to see it rezoned. Mr. Day said that as long as it was done right, it would not bother him if it went down Cash Street.

Mr. Cash said that if was a two house difference, whether the road is in front of or behind a house, it is still going to affect the land owners. Mr. Cash said that if it is in front or back of his house, he is not going to want to stay.

The panel continued to discuss the fact that even if a house does not have to move, the house owner may not want to stay there.

Mr. Schilling said that if the Township goes down Bonne Terre, Bonne Terre is directly impacted. If the Township goes down Cash Street only the people to north are affected. Mr. Schilling continued to say that he felt there was less impact on Bonne Terre.

Mr. Dolan asked if the airport was opposed to having the road go down the side of the airport. Mr. Olson said no. They would like to maximize the usability of their property. Mr. Dolan suggested putting the road closer to the airport.

Mr. Barber wanted to know where the higher density they have been discussing is going to go.

Mr. Hicks mentioned that this ring road is part of an overall plan, which includes the Town Center Overlay District, which gives people options on developing their property. The focus is not on single family residential in that area. Mr. Hicks also commented that he felt it was going to enhance the property involved.

Ms. Oprisiu said that noise is a concern of hers. She also commented that she was concerned about the distance from the road to her house and her house value. Ms. Oprisiu said that she does not care which road it goes down as long as her house is not devalued more.

Mr. Lamb said that it was ok to give the property owner the option of selling to a developer or staying as long as the taxes did not change. Ms. Carcone said that the tax base would not change with a zoning change.

Mr. Howie asked if the DDA spends money to buy property to put roads through, which route gives the Township the most left over land?

Mr. Olson answered that on Cash Street most of the land is redevelopable. There would be very little wasted land. For the Bonne Terre route there is some unbuildable land. Mr. Olson said that there is not a lot of resale either way depending on the route. There will be some areas where the Township would only purchase the 86 feet and leave it up to the property owner to get its largest gain.

Mr. Schilling said that the property that was undevelopable could be used as a park or open space.

Ms. Carcone said parks do not generate money for the township or the residents. Ms. Carcone reminded the bodies that the Township was displacing the residents. She suggested putting in cobblestone brown houses on Cash Street going south. That way the residents can sell their property to a developer. The Township has to see that the residents get their money out of their property. Ms. Carcone said that she would like to see it go down Cash Street.

Mr. Les Cash said that his neighbor's property is 185 feet wide and behind his neighbors are two houses with same depth, and a field.

Dave Grimm – Mr. Grimm said that it was all a factor of money to everyone that lives on the street.

Mr. Lamb suggested that they start soon on the rezoning because the property behind him is currently for sale.

Ms. Oprisiu said that she wanted the greatest monetary benefit and she would like to see the zoning be taken care of with the decision of where the ring road is going to be. That way the property owners do not wait for 20 years to get the property rezoned.

Ms. Carcone said she agreed.

Mr. Young said that he would like to understand what the consensus is between the bodies. The DDA's consensus was all present would like to see the road go down Cash Street. The Planning Commissions consensus was that all present would like to see the road go down Cash Street. The Township Board's consensus was that Ms. Carcone, Mr. Cash, Mr. Hemker, Mr. Hicks, and Ms. Johnson would like to see the road go down Cash Street. Mr. Schilling would like to see it go down Bonne Terre.

Mr. Young said that it sounds like the consensus is Cash Street.

Mr. Olson suggested that the next step is to have the Planning Commission look at the Master Plan for the area and then it would go to both bodies for a possible rezoning. Mr. Doozan said that the Town Center Overlay District is going to the Board already this month. If the Master Plan gets changed, the zoning is already taken care of.

Mr. Schilling asked if they looked at splitting it between the two so that both sides could be developed. He suggested taking the bottom half of the Cash Street. If the property was bought on both sides, the property could be developed on both sides, but the residential single family would still stay on the North side of Cash Street. Mr. Mitzker said that they did not look at that. Mr. Schilling said that the Township would take both sides of Bonne Terre and the south side of Cash and buy all the property so the road could be put down and the land could be developed and the other residential is not effected.

Mr. Young said that his concern is 1) the cost to get the road initiated is a cost to the SAD, special assessment district and the DDA fund and 2) when the ring road is developed, developers can look at the current zoning and invest in it. This way the Township does invest the money, the developer does. Private money can be used.

8.) Adjournment

Ms. Carcone moved to adjourn the meeting. Ms. Johnson supported the motion

Voice vote:
Ayes: all
Nays: none
Motion approved.

Mr. Young adjourned the meeting at 8:50 p.m.

Respectfully Submitted,
Catherine Culver
Catherine Culver
Recording Secretary