

**Charter Township Of Lyon
Planning Commission
Meeting Minutes
September 25, 2006**

Approved as written on October 23, 2006

Date: September 25, 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)
Soper, Ted (Vice-Chair)
Conflitti, Michael

Absent:

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

Guests: 2

Approval of Agenda

Mr. Olson asked that the purpose of the road improvement contribution from the Lyon Ridge development be added as item 5.

Mr. Hicks asked that a brief discussion about drawing size be added as item 6.

Ms. Aniol also asked the item number 3 be changed to "a map amendment."

Mr. Hamilton moved "to approve the agenda for September 25, 2006 as amended." Mr. Soper supported the motion.

Voice vote:

Ayes: all
Nays: none

Motion approved.

Approval of Consent Agenda:

Mr. Hicks moved "to accept the minutes for the joint meeting as well as the Planning Commission meeting on August 28, 2006 as submitted." Mr. Soper supported the motion.

Voice vote:

Ayes: all
Nays: none

Motion approved.

Comments from public on Non-Agenda Items:

Public Hearings:

Old Business:

New Business:

1. Discussion and scheduling a public hearing to consider a zoning ordinance text amendment to footnote (f) of the schedule of Regulations regarding wetland setbacks for residential developments.

Ms. Aniol reviewed the comments in the McKenna Associates letter dated September 25, 2006.

Mr. Olson commented that there are references to inner and outer, but they are not defined. It should be clear as to what is an inner and what is an outer setback. It needs to be defined. Ms. Aniol suggested that they put in a graphic. Mr. Olson said that in the subdivision and condominium regulations, there couldn't be a platted lot in wetlands. Mr. Olson also said that he understood that this assumes that 25-foot rear yards are allowed. Decks and other things would be allowed to be in the 50-foot setback. People would be able to stick posts and build a deck on the wetlands. In the past, that was not allowed.

Mr. Hicks said that he understood that a homeowner could only build on the lot and not encroach the 50 feet. Mr. Hogan said that in the past, the lot could encroach on the inner 25-foot vegetative state. That would not be allowed anymore, but decks would be allowed in the first 25 feet of the house. No permanent structures would be allowed.

Ms. Aniol said that they are finding that some of the developments that are coming through with a large amount of wetlands are finding that the current ordinance is making most of the yards unusable.

Mr. Olson also explained that they are creating higher standards for commercial developments.

Ms. Aniol said that this only applies in residential areas.

Mr. Hamilton asked if the homeowner would be responsible for caring for the first 25 feet that is not on the lot. Ms. Aniol said they can maintain it as a lawn or let it go.

Mr. Soper moved "to schedule a public hearing for November 13, 2006 for the footnote (f) text amendment." Mr. Hicks supported the motion.

Voice vote:

Ayes: all

Nays: Laura James

Motion approved.

2, Discussion of an amendment to the Master Plan, regarding the Plan for New Hudson.

Mr. Doozan reviewed the comments in the McKenna Associates letter dated September 25, 2006.

Mr. Olson and Mr. Doozan discussed the most recent New Hudson maps and the density in the area. Mr. Doozan said that they were looking for a high-density development in the New Hudson area. Mr. Olsen said that he was looking for some transitioning from the Pendleton Apartments. He also pointed out that the single family around Dolsen Elementary would be isolated. Mr. Doozan said that Giffels-Webster suggested that the higher density would be appropriate.

Ms. James asked if it would be possible to have a transition in density across the road.

Mr. Hicks said that his impression of this whole thing is that it would be a half-mile radius, and the Township has to have density that will support the downtown. On the border, the Township may have to develop some transitions, but single family is not appropriate in the area. He also commented that this subject has been discussed multiple times.

Ms. Aniol explained that they will be bringing this back to the Planning Commission for action to send it to the Township Board, and then the Board will distribute it to each of the communities. Then there will be a 45 day comment period from the adjacent communities, and then a public hearing will be scheduled. No motion is necessary tonight.

3. Discussion and scheduling of a public hearing to consider a map amendment to the Town Center Overlay District.

Mr. Doozan explained that this deals with the zoning ordinance and deals with the fact that now that the Township knows the location of the ring road, it is important that we approve all developed properties that are touched by the ring road in the Town Center Overlay District. There is a large property on the south side, three properties on the west side, and Detroit Edison requested to be included. He explained that a recommendation to schedule a public hearing to include the properties was needed.

Ms. James moved “to schedule a map amendment to the Town Center Overlay District for November 13th.” Mr. Soper supported the motion.

Voice vote:

Ayes: all

Nays: Laura James

Motion approved.

4. Discussion and scheduling of a public hearing to consider a zoning ordinance amendment regarding flag signs.

Mr. Doozan said that this has been brought to the Township’s attention by Mr. Hogan and deals with temporary signs. The first one deals with Model Open signs. The second types of sign are construction and real-estate signs. Mr. Hogan has indicated that he would like some standards on which to govern the signs with.

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

Ms. James commented on the permitted duration of the signs. She said that the trailer park across the street from her has had their Models Open temporary signs up for 11 years.

Mr. Olson also commented that Kensington has three flagpoles up and a banner stapled to two four by fours.

Mr. Hicks asked if this was going to include the rezoning signs. Ms. Aniol said that the ordinance reads, “Rezoning signs must be removed within seven days of final action on a petition by the Township Board, or within seven days of a withdrawal by the applicant.”

Mr. Soper moved “to schedule a public hearing for revisions to the sign regulations for October 23rd.” Ms. James supported to motion.

Voice vote:

Ayes: all

Nays: Laura James

Motion approved.

5. Discussion on the proposed road improvements for Lyon Ridge.

Mr. Olson explained that he received a letter from the school district concerning the issue of a traffic signal at the corner of the student entrance west of Johns Road, directly across from the Lyon Ridge entrance. The school district was obligated to put in a three-legged signal as part of the overall Woodwind PD approval. With Lyon Ridge, rather than having them pave Chubb Road, they decided to commit \$150,000 to the Township Road Fund. The signal was not talked about in any documentation that he has found. The general improvement was to improve roads anywhere in the Township, at the Township's discretion. Mr. Soper said that he thought the school was supposed to take care of it. Mr. Olson said that the school is saying that a four-legged intersection is now required due to the development that is across the street, which did come until later. It is about a \$150,000 signal, and the school is asking for \$20,000 to put on the fourth leg. Mr. Olson said that he thought this was appropriate; the question is what was the Planning Commission's mental picture of what the money was going to be used for? Mr. Soper said that he thought this was justifiable, but he thought the dollar amount was high. Mr. Soper said that there was a discussion that the Township would contribute part of the money to the signal and a quarter mile for the development. Mr. Olson said that was Copperwood. Mr. Soper said that there was no discussion about a signal; there was just a discussion about dollar amounts.

The Planning Commission continued to discuss the issue of the light.

Mr. Barber said that he remembered that during Woodwind, Mr. Pierson said that if a traffic light were needed, they would put one in.

Mr. Soper said that it was the school causing the traffic in the area, not Lyon Ridge.

6. Discussion about drawing size.

Mr. Hicks said that he has talked with Katherine Nelson and Cathy Sims, and they would like to know if it would be ok to give the Planning Commission drawings on 11 by 17 inch paper. Bigger drawings would be available. Mr. Soper said that he would prefer it. Ms. James said that she did not have a problem with it. Mr. Conflitti asked if they would lose anything in the drawing. Mr. Hicks said that the letters would be smaller. Mr. Hamilton said that he did not have a problem with it.

The Planning Commission also discussed getting a projector so that the public could see the plans better.

Mr. Barber adjourned the meeting at 8:08 P.M.

Respectfully Submitted,
Catherine Culver
Catherine Culver
Recording Secretary