

**Charter Township Of Lyon  
Planning Commission  
Meeting Minutes  
October 9, 2006**

Approved as written November 13, 2006

Date: October 9, 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

Guests: 12

**Approval of Agenda**

Ms. Aniol asked to add AP-06-33 to the old business items. It deals with the side yard setbacks.

Mr. Soper moved "to approve the agenda for Monday, October 9, 2006 with the one item as noted." Mr. Hicks supported the motion.

Voice vote:  
Ayes: all  
Nays: none

Motion approved.

**Approval of Consent Agenda:**

Mr. Hamilton noted a correction on line 203.

Mr. Hamilton moved "to approve the consent agenda for September 11, 2006 as changed." Ms. James supported the motion.

Voice vote:  
Ayes: all  
Nays: none

Motion approved.

**Comments from public on Non-Agenda Items:** None

**Public Hearings: None**

**Old Business:**

- 1. AP-06-18, 926 Associates, Inc. (Ilene Drive), Private road review, located on the north side of Grand River Avenue, between Haas and Old Plank Roads (Recommend table for up to 90 days on July 24, 2006).**

Mr. Soper moved “to table AP-06-18 for up to 90 days.” Mr. Hicks supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

- 2. AP-06-13, Miles Christi, Site plan review for religious house and family center, located on the east side of Johns Road, north of Ten Mile Road (Recommend table for up to 90 days).**

Mr. Hicks moved “to table AP-06-13, Miles Christi for up to 90 days.” Mr. Soper supported the motion.

Voice vote:

Ayes: all

Nays: none

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.**

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

Mr. Barber said that this is such a small property and, because of the wetlands in the area, he would like to see a gravel parking lot.

Jerry Thompson 53065 Seven Mile – Mr. Thompson said that there will be a Bobcat and a Mack semi that will be stored inside on the site.

Mr. Soper asked why they wanted a gravel drive. Mr. Thompson said that at the past Planning Commission meeting, Ms. James suggested a gravel driveway, as far as for the drainage.

Mr. Hamilton asked if the trucks are going to be loaded when using the driveway. Mr. Thompson said no.

Ms. James asked if Mr. Thompson had any problems with any of the conditions in the McKenna letter. Mr. Thompson said no.

Mr. Soper moved “to approve AP-06-02, Thompson Hauling site plan with the conditions set forth in the McKenna letter dated September 25 and also they have to receive variances for the loading dock and for the parking lot paving by the Zoning Board of Appeals. The following conditions should be added to the site plan approval: that there should be no debris, junk, or collective materials on the site. All vehicles and equipment should be stored in the enclosed building.” Mr. Hamilton supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

**4. AP-06-33, side yard setbacks.**

Ms. Aniol reviewed the comments in the McKenna Associates letter dated October 9, 2006.

Mr. Soper asked if they were going to remove the description for the 2.5 acre lots. Mr. Doozan said it was something that could be removed because that is probably something that is not going to happen. Ms. Aniol said that it would be removed.

Ms. James moved “to recommend to the Township Board that they adopt the proposed amendments to the side yard setback option ordinance after the reference to 2.5 acre lots be removed.” Mr. Soper supported the motion.

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

**New Business:**

**5. AP-06-38, Devonshire Single Family Residential Development; Public hearing to consider an average lot size development proposed on the north side of Eight Mile Road, east of Chubb Road.**

Ms. Aniol reviewed the comments in the McKenna Associates letter dated September 14, 2006.

Andrew Milia, Northwestern Highway, Farmington Hills – Mr. Milia presented a Power Point presentation to the Planning Commission. He explained that it is a joint project, 130 units on a 102 acre parcel, has a density of 1.2 homes per acre, and explained that they are donating a portion of the property to an area that is going to a regional sanitary pump station for multiple developments. Mr. Milia showed the location of the property and said that they would preserve the wetlands. He also explained that he felt the averaging lot plan would lead to a better traffic plan and get more open space.

Joe Moore 3121 Grand River – Mr. Moore said that they are in the process of doing a flood plain analysis. The area is identified as a flood impact area in the Township Storm Water Master Plan. It is an 11/2 square mile area. It drains to the east and into the sub-drain. The Oakland County Drain Commission has not assigned a one hundred year flood elevation to the drain. Working with Jason from Giffels-Webster, they are assigning a one hundred year flood plan to that. He explained that they are trying to clean the existing storm sewer or, if necessary, they will construct a new storm sewer. Mr. Moore explained all of the different options they could take.

Mr. Soper asked if they were proposing to pay for the entire construction or if it is something they are going to work out with the county. Mr. Moore said that it depends on the extent of the improvements. If there is the opportunity to improve the drainage for the entire area, they will discuss sharing the cost. Mr. Soper asked if they were looking at the effects of the drainage at areas further down. Mr. Moore answered yes.

Mr. Barber said that he had the same concerns as Mr. Soper.

The Planning Commission also discussed sanitary sewer with Mr. Moore.

Ms. James said that at this point there are no utilities going to the site. Other developments in the area, including some that they said they are relying on, are on hold because of sewer. Mr. Moore said that they understand that any approval of their plan would be contingent upon having a community wide system.

Open Public Hearing 8:08

Susan and Robert Simons 20805 Hunters Ridge – Their home is east of the development. Their main concern is property value and water. They have seen a lot of water coming through, and it seems to be getting worse. They would like to see the drain inspected to make sure it can handle the water before construction.

Mr. Barber responded that no water from the development can leave the building site. We will have to trust the engineers.

Mr. Simons asked about the possibility of a sub road off of Hunters Ridge. Ms. James commented that she did not think it would affect them.

Richard Miklarin, MD 51920 Eight Mile Road – Mr. Miklarin said that water is an issue; during the spring, water surrounds his house. Water is such an issue that they often shut down Eight Mile Road. Many people skid off the road, and there have been many accidents. He has personally called Oakland County multiple times. He also said that there needs to be a light and signs at Eight Mile and Napier Roads.

Close Public Hearing 8:17

Mr. Milia said that they agree with all of the issues that the residents have brought up. They are working to make it better and not worse. They feel the improvements will help the existing residents. They are proposing to do the traffic improvements that are specific to the site. They will also contribute to the Eight Mile and Napier Road improvements.

The Planning Commission also discussed uses of the open space. Mr. Milia said that it could be a combination of active recreational areas, landscaped park areas, and natural open space areas.

Ms. James asked if he agreed with it being tabled. He said yes, if it was to answer questions in regards to engineering. They are willing to work with the Township.

Mr. Conflitti said that phase 3 is heavily wooded. He asked if they were going to take down a large amount of trees. Mr. Milia said that there will be a lot of trees that will come down to make room for road right of ways. Trees are an important marketing feature and they are going to keep as many trees as possible.

Mr. Hicks asked about a cross access easement to the west. Mr. Milia said that it was not practical.

Mr. Hamilton asked if they were going to put in a 10 foot bicycle path along Eight Mile Road. Mr. Milia said yes.

Mr. Olson gave a few written comments in regards to AP-06-38.

1. The construction of homes in lots 36-59 (north end), which would necessitate the decimation of a sizeable heavily wooded area. It seems that this could be avoided through a better design, which has been discussed with the developer. While this would limit the ability to connect with the Windridge development (the street stubs match).
2. The gut of available lots in the 90-foot frontage, 15,000 SF lot range within Lyon Township. Are more such lots needed at this point in time? Are there other housing types which could provide variety within the market, and also provide the developers with an incentive to stay out of the north woods?
3. No stub street to the west. It is likely that such a stub would have to occur in the vicinity of lot 21, which would logically extend Suffolk Drive without an off-set intersection.
4. This is fairly minor, but it is my understanding that Hometowne Building Company may have increase its number of principals, or perhaps have a new legal name. The proper legal entity should be re-stated in the application and related materials.

Ms. James said that Shadow Wood is on hold, and she thought they should come back when they are closer to an agreement on sewer. She said that the site plan could be improved. The Lyon Ridge plan was really good, and she thought this was not as exciting. She also felt that cutting 700 trees could be avoided. Ms. James also said that she did not like the entrance. The Township has been trying to push a more rural entrance. She also commented that the wetland setback is still 50 feet.

The Planning Commission discussed the wetland setbacks and the possible new ordinance.

Mr. Soper said that he would like to see them keeping the houses from backing up to each other. He also thanked them for putting up less homes.

Forming a subcommittee was discussed. A subcommittee was formed with Ms. James, Mr. Barber, and Mr. Conflitti.

Mr. Moore agreed that he would continue to keep contact with the neighbors.

Mr. Soper moved “to table AP-06-38, Devonshire average lot size development for up to 90 days to work out engineering issues and to get a report back from the subcommittee.” Mr. Hicks supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

**6. Discussion and possible scheduling of a public hearing to consider a text amendment to the zoning ordinance regarding office and retail uses in the I-1 Light Industrial District.**

Ms. James moved “to schedule this matter for the second meeting in November.” Mr. Soper supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

Mr. Barber adjourned the meeting at 8:38 P.M.

Respectfully Submitted,

*Catherine Culver*

Catherine Culver

Recording Secretary