

**Charter Township Of Lyon
Planning Commission
Meeting Minutes
November 13, 2006**

Approved as written on December 12, 2006

Date: November 13, 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
Chris Olson, Township Superintendent

Guests: 7

Approval of Agenda

Mr. Hamilton moved "to approve the agenda for November 13, 2006." Mr. Soper supported the motion.

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

Approval of Consent Agenda:

Mr. Hicks moved "to approve the minutes for October 9, 2006 as written." Mr. Soper supported the motion.

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

Comments from public on Non-Agenda Items: None

Public Hearings:

1. **AP-06-45, Text Amendment to Zoning Ordinance, public hearing to consider a text amendment to section 36.02 footnote (f) of the schedule of regulations regarding wetland setbacks for residential developments. Discussion and possible action on amendment following the public hearing.**

Ms. Aniol reviewed the comments in the McKenna Associates letter dated November 8, 2006. She also presented an overhead to the Planning Commission to clarify AP-06-45.

The Planning Commission and Ms. Aniol discussed the current proposal, the past proposal, and its differences.

Mr. Barber said that he thought it used to be that you had to stay 50 feet from the wetlands. Mr. Soper said that the property line could go to the wetlands, and not the building envelope, so that more houses could be put in a subdivision.

Mr. Soper asked what would keep people out of the wetlands. Ms. Aniol said that they propose that a sign be put up that marks where the wetlands are, and people will know they cannot build a deck or garden there. The developer will have to provide the sign, and a provision to that effect will go into the master deed.

Ms. James said that in the past, the 50-foot setback passed unanimously, and she felt that 25 feet was not enough. Mr. Barber said that he was concerned about the value of the home.

Mr. Soper asked if the 25-foot setback that the Township has is outside the property line. Ms. Aniol said no. The wetland can literally abut the property line.

Mr. Olson asked what the smallest rear yard setback was. He also commented that they pushed for the 50-foot setback in the past because of the Lyon Trail flooding issue from a few years ago. The problem now is the inability to put decks and play structures in the rear yard.

Mr. Barber asked if the wetlands could be inside the lot line. Ms. Aniol said the first 25 feet of the setback can be in the lot but the wetlands cannot.

The Planning Commission discussed how this would affect the Woodwind development.

Ms. James moved “to recommend denial of this proposed amendment to the wetland setback.”

Open Public Hearing 7:33

Close Public Hearing 7:33

Mr. Hicks moved “to recommend approval of AP-06-45 text amendment to footnote (f). As long as the 25 foot boundary is clearly identified prior to any grading, we will achieve the same goal.” Mr. Hamilton supported the motion.

Voice vote:

Ayes: Barber, Hamilton, Hicks, Soper, and Conflitti

Nays: James

Motion approved.

2. AP-06-46, Zoning Map Amendment, public hearing to consider an amendment the zoning map regarding the Town Center Overlay District; discussion and possible action on amendment following the public hearing.

Ms. Aniol reviewed the comments in the McKenna Associates letter dated November 10, 2006.

Open Public Hearing at 7:40

John Bell 23113 Currie Road – Mr. Bell suggested putting the ring road graphic on the map.

Ms. James said that there were no other known objections.

Close Public Hearing 7:41

Ms. James moved “to schedule a public hearing for December 11th to consider an amendment to the parcel 21-04-461-010.” Mr. Soper supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

Ms. James moved “to recommend approval for the proposed zoning map amendment for the parcels listed in the November 10, 2006 letter by McKenna Associates, INC.” Mr. Soper supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

Old Business:

None

New Business:

3. AP-06-50, Lyon Crossing, Proposed entrance sign amendments, West side of Milford Road in the Lyon Crossing Retail Development.

Ms. Aniol reviewed the comments in the McKenna Associates letter dated October 20, 2006.

Tony Antone 39400 Woodward Suite 250 Bloomfield Hills – Mr. Antone said that this is in response to the lack of visibility from the west and a lack of visibility from the main streets. This is an attempt to get some visibility on Grand River and Milford Road for what will be the three big anchors into the development.

Mr. Soper questioned what would keep the smaller retailers in the area from wanting more signage. Mr. Antone said that they are not trying to litter the site; they are trying to help the major stores be visible from Milford Road.

The Planning Commission and Mr. Antone discussed the possible stores that would go in the development.

Mr. Hamilton asked if they would be identifying the same retailers on both sides of Grand River. Mr. Antone said most likely, but they do not know for sure. He said that if they do six five-acre deals instead of three ten-acre deals, he is unsure of how the signage would divide up. They feel that Milford Road is more important. He said that his intent was to have three ten-acre deals with one sign on each. Mr. Antone said that they are having trouble on the west side as far as signage goes; the east side is just fine.

Ms. James asked if he agreed to the conditions in the McKenna letter. Mr. Antone said yes.

Ms. James moved “to approve the additional signage request subject to the conditions outlined in the October 20th letter by McKenna.” Mr. Soper supported the motion.

Mr. Olson asked if there would be any signage on the Lyon Towne Center side. Mr. Antone said no.

Ms. James stated on the record to clarify that her motion “is for one metal structured sign for each of the four brick posts in pre-existing structures. There is one middle sign per brick location.

Voice vote:

Ayes: all

Nays: none

Motion approved.

4. AP-06-52, Wal-Mart, request for additional signage, located on the east side of Milford Road in the Lyon Crossing Retail Development.

Mr. Doozan reviewed the comments in the McKenna Associates letter dated October 23, 2006.

Ms. James asked if Wal-Mart paid all of their planning fees in association with the recommendation. Ms. James asked if all of the signs face the freeway.

John Labertoski – Mr. Labertoski explained the new signage plan. It is Wal-Mart’s practice during all expansion projects to take down old signage and put up new. They are proposing an additional 45 net square feet to place a Wal-Mart sign with the super center underneath and identify the two vestibules as a food center and a retail center. He also explained that one of the conditions of the approval was to have permission from the owners of the development, and they received a fax approving the new signage.

Ms. James asked about the proposed pharmacy drive thru, and Mr. Labertoski said that they got rid of it.

Mr. Soper said that he did not have a problem with it considering the size of the building.

Mr. Olson asked what the current approved signage was. Mr. Labertoski said it’s 250 square feet.

Mr. Soper moved “to recommend approval of AP-06-52, the amendment to the Wal-Mart sign package as shown tonight with the items outlined in the McKenna letter of October 23, 2006.” Mr. Hicks approved the motion.

Voice vote:

Ayes: all

Nays: none

Mr. Soper moved “to approve AP-06-52, the amendment to the Wal-Mart sign package as shown tonight with the items outlined in the McKenna letter of October 23, 2006.

Voice vote:

Ayes: all

Nays: none

Motion approved.

5. AP-06-59, Bob Saks Buick, Schedule a public hearing to consider a special use request for a temporary automobile dealership operation with outdoor display; located at 54000 Grand River Avenue.

Ms. James moved “to schedule a public hearing for the first meeting in January.” Mr. Soper supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

Mr. Scott Riddle, a representative of Bob Saks introduced himself to the Planning Commission.

6. AP-06-58, Text amendment to the zoning ordinance; schedule a public hearing to consider an amendment to article 9 to comply with PA 110 of 2006, the Michigan Zoning Enabling Act.

Ms. James moved “to schedule AP-06-58 for the first meeting in January.” Mr. Hamilton supported the motion.

Voice vote:

Ayes: all
Nays: none
Motion approved.

7. AP-06-62, Text Amendment to the Zoning Ordinance, discussion and possible scheduling of a public hearing to consider a text amendment to the zoning ordinance to establish an administrative site plan review and approval process.

Ms. James moved “ to schedule a public hearing for AP- 06-62 for the first meeting in January.” Mr. Hamilton supported the motion.

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

Mr. Doozan reviewed the comments in the McKenna Associates letter dated November 13, 2006.

Mr. Hamilton asked if the supervisor should be added.

Mr. Soper suggested that they take out item number 6. Ms. James said that she agreed.

Mr. Olson also mentioned some adjustments to item number 13.

Mr. Barber adjourned the meeting at 8:45 P.M.

Respectfully Submitted,
Catherine Culver
Catherine Culver
Recording Secretary