

**Charter Township Of Lyon  
Planning Commission  
Meeting Minutes  
November 27, 2006**

Approved as written on January 15, 2007

Date: November 27, 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)  
Conflitti, Michael

Absent:

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

Guests: 15

**Approval of Agenda**

Ms. James moved "to approve the agenda for November 27, 2006." Mr. Hicks supported the motion.

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

**Approval of Consent Agenda:**

Mr. Hicks moved "to approve the minutes for October 23, 2006 as written." Ms. James supported the motion.

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

**Comments from public on Non-Agenda Items:**

John Bell 23113 Currie Road – Mr. Bell announced that the library is still trying to save the library and trying to get a petition signed.

**Public Hearings:**

- 1. AP-06-36, Dimoski Rezoning; continue public hearing to consider rezoning request from R-1.0 Residential-Agriculture District to R-0.5, Single Family Residential District, 60475 Nine Mile Road, located on the south side of Nine Mile, east of Pontiac Trail; discussion and possible action on the request following the public hearing.**

Mr. Doozan reviewed the comments in the McKenna Associates letter dated November 21, 2006.

Reopen Public Hearing 7:10

Brent Lavanway – Mr. Lavanway said that they are requesting a recommendation for rezoning. He also mentioned that they have submitted a revised plan; it now has a sketch of the property.

Doug Callier 60233 Nine Mile – Mr. Callier said that he has not heard about the 150 feet that is needed on the other side of the road. He does not see how there can be 150 feet between Donna’s Drive. Mr. Lavanway said that there is 150 feet.

Mike Coming 22195 Donna’s Drive – Mr. Coming said that he was confused about the easement at Donna’s Drive.

Ms. James said that it looks like they do not have a valid easement. Under the current plan, they are not able to comply with the Township’s road ordinance. Mr. Lavanway said that after the last Planning Commission meeting, they met with Mr. Olson and the planning consultants. They discovered that when Mr. Callier’s road extension went through, he was required to extend the easement to the west property line. Mr. Lavanway said that this is a legal issue that will come out at the site plan. He also said that the road length is a site plan issue and they can discuss it at the appropriate time.

Mr. Seymour said that Mr. Callier may have an estoppel, but if the other gentleman does not join in this, it will be difficult to force the other gentleman to give up his property. He also agrees with Mr. Doozan, they are looking to rezone and that may not be a reason to deny them. The property may be rezoned, but they may not be able to do anything with it.

Ms. James said that even though they have concerns, if this is approved, it does not commit the Township to anything.

Mr. Seymour said that the Master Plan recommends the property be R-0.5. The owner has to be aware that just because the property is R-0.5 does not mean that he can develop it the way he wants to due to the road ordinance.

Mr. Conflitti asked about Russell Drive. Mr. Lavanway said that it appeared that the Board of Trustees approved the vacation of Russell Drive. Ms. Aniol said that the Planning Commission recommended denial, and the Township Board approved it, but the applicant did not record the documentation.

Mr. Barber said that he would like to see Nine Mile Road widened because there will be extra traffic.

Mr. James said that she feels the zoning questions can be sent up to the Township Board as long as the public understands that they are not off the hook in regards to the road requirements.

Ms. James moved “ to recommend to the Township Board that they rezone this property for the reasons stated in the November 21, 2006 letter from McKenna Associates with the understanding that the favorable review of this rezoning request should not be taken that the Planning Commission will exempt the developer from other Township requirements and ordinances as well as Township ordinances regulating roads and all other ordinances that will apply to this development.” Mr. Hamilton supported the motion.

Voice vote:

Ayes: all

Nays: Mr. Barber  
Motion approved.

Public hearing closed 7:29

**2. AP-06-53, Text Amendment to the Zoning Ordinance, public hearing to consider a text amendment to the zoning ordinance regarding office and retail uses in the I-1 light industrial district; discussion and possible action on amendment following the public hearing.**

Ms. Aniol reviewed the comments in the McKenna Associates letter dated November 21, 2006.

Mr. Hicks had a question about item 2 on page 2, regarding accessory retail sales of products produced on the premises. There was a discussion of possible businesses this would affect.

Mr. James said that the Township is in fact rezoning I-1 districts to allow offices. She asked if a special land use would be better. That would give the Township more control.

Mr. Barber said that he agreed.

Open public hearing 7:35

Close public hearing 7:36

Ms. James asked if the Mr. Doozan could rewrite this to allow a special land use. Mr. Doozan said yes.

Mr. Hicks moved “to continue the public hearing for AP-06-53 to January 29, 2007.” Ms. James supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

**Old Business:**

**None**

**New Business:**

**3. AP-06-65, Progressive Properties (Marshall Blau), commercial site plan review for former Township Hall site location at 57100 Pontiac Trail.**

Ms. Aniol reviewed the comments in the McKenna Associates letter dated November 21, 2006.

Marshall Blau – Mr. Blau said that the concerns mentioned are not a big deal and can be changed. He also mentioned that they have already started the process. They do not have any problems adding the items mentioned.

Ms. James asked what a model homes sale center and remodeling contractor’s showroom are. Mr. Blau said that the tenant has two projects in the Township and because of the sign ordinance in the Township, he is having a hard time getting traffic to his developments.

Jeff Appel Traderfind.com 57100 Pontiac Trail – Mr. Appel said that this is a proactive attempt to sell houses and condos.

Mr. Hicks said that he is disappointed at how this has started. Mr. Appel said that he approached the planners and building official.

Ms. Aniol asked about the hours of operation. Mr. Appel said that the hours are weekdays 12-6 and weekends (Saturday and Sunday) 9-6.

Mr. Hamilton clarified that they will be working with new models, remodeling, and real estate. Mr. Appel said yes.

Mr. Olson asked if the impervious system was calculated. Ms. Aniol said that no impervious systems were added, so it was not calculated. She said that it looks like it is in compliance.

Mr. Blau said that there will be not parking in the front.

Mr. Hamilton had concerns about the ingress and egress. Mr. Blau said that they will have arrows and signs.

Mr. Barber suggested having the signs say, "Do Not Enter."

Mr. Blau said that their long-term goal is to tear the building down and build a nice building.

Ms. James moved "to approve this site plan subject to the 6 conditions in the McKenna letter dated November 21, 2006 and that the hours of operation will be provided." Mr. Hicks supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

Mr. Seymour suggested that the Planning Commission get a new vice chair next meeting.

Mr. Barber moved "to nominate Ms. James for Vice President." Mr. Conflitti supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

Mr. Barber adjourned the meeting at 8:00 P.M.

Respectfully Submitted,

*Catherine Culver*

Catherine Culver

Recording Secretary