

**Charter Township Of Lyon
Planning Commission
Meeting Minutes
January 15, 2007**

Approved as written on January 29, 2007

Date: January 15, 2007
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)
Towne, Carl
Hamilton, Jim
Hicks, John (Board Liaison)
James, Laura (Secretary)
Conflitti, Michael
O'Neil, Sean

Absent:

Also present: Philip Seymour, Township Attorney
Chris Doozan, Township Planner
Michelle Aniol, Township Planner
Chris Olson, Township Superintendent
Lannie Young, Township Supervisor

Guests: 11

Approval of Agenda

Mr. Hamilton suggested that an item be added to the agenda to have an election of officers.

Mr. Hamilton moved "to approve the agenda for January 15, 2007 with the additions noted." Mr. Hicks supported the motion.

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

Approval of Consent Agenda:

Mr. Hamilton moved "to approve the minutes for November 27, 2006 as submitted." Mr. Hicks supported the motion.

Voice vote:
Ayes: all
Nays: none
Abstained: Mr. O'Neil
Motion approved.

Comments from public on Non-Agenda Items:

None

Public Hearings:

- 1. AP-06-58, Text Amendment to the Zoning Ordinance; public hearing to consider an amendment to article 9 to comply with PA 110 of 2006, the Michigan Zoning Enabling Act; discussion and possible action following the public hearing.**

Mr. Doozan reviewed the comments in the McKenna Associates letter dated December 15, 2006.

Open public hearing 7:05

Close public hearing 7:06

Mr. Hicks moved “to recommend approval to the board the amendment to article 9 by changing the reference from Public Act 184 of 1943 to Public Act 110 of 2006.” Mr. Hamilton supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

- 2. AP-06-59, Bob Saks Buick, public hearing to consider a special use request for a temporary automobile dealership operation with outdoor display; located at 54000 Grand River Avenue; discussion and possible action to follow the public hearing.**

Mr. Doozan reviewed the comments in the McKenna Associates Special land use letter dated January 10, 2007 and the site plan review dated January 10, 2007.

Scott Riddle 4160 Valley Forge Road, Bloomfield Hills – Mr. Riddle said that there are two items before the Planning Commission. The first item is the display pads, and they are in compliance. The second item is the site plan review process. They will be eliminating the parking in the gravel area, and they have just made arrangements with an empty lot at the Jervis Webb site in which they are going to locate their inventory. In a matter of two weeks, all of the parking that they were looking at for the site plan approval request will be eliminated.

Mr. Doozan asked about the landscaping. Mr. Riddle replied that parking was the primary issue with the site plan approval. He said that he understood that they would have to pave and do additional things to get site plan approval with the additional parking at the location. Due to the fact that this is a temporary facility, they eliminated the parking that was the driver behind the site plan approval process.

Mr. Hamilton asked what they would be doing at the Hitch House. Mr. Riddle said that they have about 25 to 30 vehicles that they have to locate behind the Hitch House (their current temporary facility). A portion of that is on a cleared gravel area, and they are taking the inventory and relocating all of that. Mr. Hamilton asked what was going to be going on at that particular site. Mr. Riddle said that it would be a Buick retail and service facility. There will be four vehicles up front that are already there. He also said that no more trucks will be unloading on Grand River.

Mr. Conflitti asked what was going to happen to the temporary building after 12 months. Mr. Riddle said that they would vacate it. They are paying month to month. Mr. Towne asked if 12 months would be long enough. Mr. Riddle said that they have an agreement with GM that if they are not occupying and operating in the new building by December 31, they could lose the franchise.

Public hearing open 7:26

Public hearing closed 7:27

Mr. Olson said that the parking on the west side of the Jervis Webb building is zoned I-2, so external storage is allowed there. Mr. Riddle said that the Jervis site is for storage, there will not be customers going through the

inventory at the Jervis building. There will be vehicles ported over to the temporary location for the customer to view.

Mr. Hicks asked if they could put a time limit on the special land use. Mr. Seymour said that a special land use can have reasonable conditions and they are requesting 12 months. Mr. Hicks also said that he did not want to see a brick wall.

Mr. Barber said that he would like to see a plan or drawing on the lighting.

Ms. James moved “to recommend to the Township Board to grant special land use approval for this dealership with the condition that it a. be limited to 12 months, b. subject to final approval of the site plan to be submitted, and c. use of the storage not be at the rear of the building.” Mr. Hicks supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

Ms. James moved “to table to a date to be determined the site plan approval for the dealership.” Mr. Towne supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

3. AP-06-62, Text Amendment to the Zoning Ordinance, Public Hearing to consider a text amendment to the zoning ordinance to establish an administrative site plan review and approval process; discussion and possible action to follow the public hearing.

Mr. Doozan reviewed the comments in the McKenna Associates letter dated January 15, 2007.

Open public hearing 7:43

Mr. Olson said that in the Planning Commission approval, it needs to be explicit that any new means of ingress or egress onto a road way should be something that the Planning Commission should address.

Mr. Hamilton said that there should be four people who can administratively review the plans the superintendent, the supervisor, the building inspector, and the planner. He also said that at least two people should be able to sign off.

Ms. James also said that the creation of an easement should also be brought before the Planning Commission.

Mr. O’Neil said that it does not state if there has to be an approved site plan on file. Mr. Doozan said that they could add that item.

Mr. Towne said that he would like to have more time to look at this.

Close public hearing 7:50

Mr. Towne moved “to table this change until our next meeting.” Ms. James supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

Old Business:

1. AP-06-48, First Commercial, amendment to Copperwood Planned Development, regarding design and layout of commercial development, southeast corner of Johns and 10 Mile Roads, tabled from December 11, 2006; discussion and possible action.

Ms. Aniol reviewed the comments in the McKenna Associates letter dated January 12, 2007.

Bill Watch 27600 Northwestern Highway, Suite 200, Southfield – Mr. Watch said that they reviewed the changes, and they eliminated any reference of expansion to buildings or parking, reduced the paved surface, added a landscape island down the main part of the parking lot, eliminated 11 parking spaces from Rite Aid and turned it into green belt, enhanced landscaping, added curb cuts, and have the same elevations. They also worked with Rite Aid so it will have a shingled roof, brick, and window detail. He also explained the bank. He said that they could eliminate 7 parking spaces and go to 35 parking spaces.

Jim Eppink 5285 Glenwood Creek, Clarkston – Mr. Eppink explained that their landscape plan has irregular berms, a combination of shrubs, trees, and perennials, natural groups, bike safety path, has a horse fence, and filter areas for views of the building. They are all direct stipulations from the ordinance. The original PD proposed 288 trees and this plan has 281. He said that they are short 7 trees and they are willing to add those 7. There are 1155 plants.

Mr. Conflitti asked what is in the back of the property. Mr. Eppink said that they doubled that buffer.

Mr. Towne said that it is two linear, to square and there is too much parking.

Ms. James said that the biggest problem is the significant expansion of commercial and if the DEQ is going to allow them to build a bank on a wetland.

Mr. Watch said that they are not significantly increasing the commercial. He also said that they have talked with DEQ.

Mr. Olson said that in the Master Plan landscape area should be a minimum of 50 feet and with this PD it was approved at 75 feet.

Mr. Watch said that the road is below the height of the parking and there is a 3-foot berm. Mr. Hamilton asked if he thought the parking lot would be visible from the road. Mr. Eppink said that he did not think so.

Mr. Barber said that if the Township wants Hillers, they will have to bend. Mr. Hamilton said that he felt the 25 feet should be increased to 50 feet. Mr. Watch said that there is an additional 25 feet from the right-of-way line to the edge of the street. Mr. Hicks said that the landscaping and architecture is important. He also said that Rite Aid needs to have 2 fronts.

Mr. Olson said that the public benefit is being significantly reduced.

Mr. O'Neil asked what was happening to the west side. Mr. Watch said they will use the same theme and materials for the west side.

Mr. Conflitti said that he likes the changes made to the drive through and restaurant.

Mr. O'Neil asked if there were going to be any plants on the west side of Hillers or between the parking lot and Tamarack Road. Mr. Watch said that the shading notes original planting. Mr. Eppink said that there may be room to add the 7 trees on the gas easement.

Mr. Towne asked about lighting, and Mr. Olson said that lighting will be a major consideration because this is in a residential area. Mr. Towne said that he likes the changes made.

Mr. O'Neil said that he would like to see more year round flowers and scale back on perennials.

Mr. Towne moved "to recommend approval of AP-06-48 including the improvements made eliminating 7 parking spaces at the bank and subject to the conditions in the McKenna letter dated January 12, 2007." Mr. O'Neil supported the motion subject to all agency and staff approvals that are necessary and including all amendments that were discussed.

Mr. Watch asked for clarification on the last two points of approval. Mr. Doozan said that the planned development agreement is the written document.

Voice vote:

Ayes: Barber, Towne, Hicks, O'Neil, and Conflitti

Nays: Hamilton and James

- 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 (Tabled for up to 90 days on October 9, 2006 and requesting tabling for up to 90 days).**

Ms. James moved "to table AP-06-13 for up to 90 days." Mr. Hamilton supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

- 3. AP-06-18, 926 Associates, Inc. (Ilene Drive), Private road review, located on the north side of Grand River Avenue, between Hass and Old Plank Roads (Tabled for up to 90 days on October 9, 2006 and requesting tabling for up to 90 days).**

Ms. James moved "to table AP-06-18 for up to 90 days." Mr. Hamilton supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

- 4. AP-06-38, Devonshire Single Family Residential Development; consider an average lot size development proposed on the north side of Eight Mile Rod, east of Chubb Road (Tabled up to 90 days on October 9, 2006 and requesting tabling for up to 90 days).**

Ms. James moved "to table AP-06-38 for up to 90 days." Mr. Hamilton supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

New Business:

5. Election of officers.

Ms. James moved "to nominate the current chairman, Mr. Barber for the chair position." Mr. Hamilton supported the motion.

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

Mr. O'Neil moved "to nominate Ms. James to continue her duties as vice chair." Mr. Towne supported the motion.

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

Mr. O'Neil moved "to nominate Mr. Conflitti as the secretary." Mr. Hamilton supported the motion.

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

Mr. Barber adjourned the meeting at 8:46 P.M.

Respectfully Submitted,
Catherine Culver
Catherine Culver
Recording Secretary