

**Charter Township Of Lyon  
Planning Commission  
Meeting Minutes  
March 12, 2007**

Approved as written on April 9, 2007

Date: March 12, 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)  
Hicks, John (Board Liaison)  
James, Laura (Secretary)  
Towne, Carl  
Conflitti, Michael  
O'Neil, Sean

Absent:  
Hamilton, Jim

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

Guests: 3

**Approval of Agenda**

Ms. James moved "to approve the agenda for the March 12<sup>th</sup> 2007 meeting." Mr. O'Neil supported the motion.

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

**Approval of Consent Agenda: January 29, 2007 and February 12, 2007 Minutes**

Mr. Hicks moved "to approve the minutes for January 29, 2007 and February 12, 2007 as amended." Mr. O'Neil supported the motion.

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

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

None

**Public Hearings:**

None

**Old Business:**

None

**New Business:**

**1. AP-06-63, Lyon Towne Center Sign amendment to Lyon Towne Center Planned Development; discussion and possible action.**

Mr. Doozan reviewed the comments in the McKenna Associates site plan review dated February 28th, 2007.

Jay Feldman, Liberty Chevrolet – Mr. Feldman showed a color copy of the sign and said that they originally had presented a plan with more signage. However, Lyon Towne Center is proposing the same sign as Mr. Antone from Lyon Crossings. That way the signs are uniform. He also said that the sign was meant for the stores not on the freeway. He also commented that the sign was on the expensive side, so some stores may not want to participate.

Mr. Olson said that the sign was an improvement.

Mr. Seymour commented that the applicant is supposed to be from the Lyon Towne Center Association.

Mr. Feldman said that he is the president of the Lyon Towne Center Association and they had a meeting and voted and approved on this issue.

Mr. Seymour said that a resolution would be needed.

Mr. Hicks moved “to approve the proposed entrance sign for Lyon Towne Center subject to the submission of the resolution from the Lyon Towne Center Association.” Mr. Towne supported the motion.

Voice vote:

Ayes: all

Nays: None

Motion approved.

**2. AP-06-17, Estates at Crystal Creek (formerly Crystal Creek South), Phase III of Elkow Farms Planned Development, located on the south side of Eleven Mile Road, west of Milford Road, Site Plan and Condominium Document Reviews.**

Mr. Doozan reviewed the comments in the McKenna Associates site plan review dated March 1, 2007.

Ray Cousineau – Mr. Cousineau said that he has no issue with any of the recommendations. He did ask for clarification in regards to the tot lot. He would like to provide flexibility to the homeowners association so that if they would like to, they could relocate the tot lot or modify the equipment.

Ms. James asked how they managed to escape half of the requirements under the tree replacement. Mr. Olson also commented that he did not understand the math on that either. Mr. Olson had questions about the 348 trees and the additional 178.

Mr. Cousineau said that they provided enhanced landscaping throughout the entire site and they were allowed to use the enhanced landscaping toward the tree replacement.

Ms. James asked when this happened. She asked if that was on the plan when the Planning Commission approved it. Mr. Cousineau said that it was modified. Ms. James said that the Planning Commission gave a 25 percent density bonus for this development because of the superior landscaping and that is double dipping.

Mr. Cousineau said that they are not reducing landscaping but increasing it.

Ms. James pointed out that they were planning on replacing protected trees with Norway Maple and she asked that they do not because they are invasive.

Mr. Hicks said he did not see any reason as to why the planners cannot see to it that the plan is adhered to.

Mr. Hicks suggested putting language in the deed to keep water softeners from going into the sewer systems.

Mr. Towne moved "to table for 30 days with a revised plan and tree plan." Ms. James supported the motion.

Voice vote:

Ayes: O'Neil, Hicks, James, Towne, Conflitti

Nays: Barber

Motion approved.

Mr. Barber adjourned the meeting at 7:40 P.M.

Respectfully Submitted,

*Catherine Culver*

Catherine Culver

Recording Secretary