

**Charter Township of Lyon
Planning Commission
Meeting Minutes
April 9, 2007**

Approved May 14, 2007 as written

Date: April 9, 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)
Hamilton, Jim
Hicks, John (Board Liaison)
Towne, Carl
Conflitti, Michael

Absent: Sean O'Neil
Laura James

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

Guests: 12

Mr. Hamilton moved "to excuse Sean O'Neil from the meeting because he is out of town." Mr. Hicks supported the motion.

Approval of Agenda

Mr. Hamilton moved "to accept the agenda for Monday, April 9, 2007 as presented." Mr. Hicks supported the motion.

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

Approval of Consent Agenda:

Mr. Hicks moved "to accept the Planning Commission meeting minutes for March 12, 2007 as submitted." Mr. Towne supported the motion.

Voice vote:
Ayes: all
Nays: none
Abstained: Mr. Hamilton
Motion approved.

Comments from public on Non-Agenda Items:

John Bell Representing the Lyon Township Library – Mr. Bell wanted to share with the Planning Commission the latest information. They are petitioning to the community to support the library, or the library will close. They are asking that the community give the library a dedicated millage so the library will not have to work out of the general fund. It will cost less than \$53.00 a year. If the library closes, community members’ library cards will not work at any library.

Public Hearings:

None

Old Business:

1. AP-06-13, Miles Christi, Site Pan review for religious house and family center, located on the east side of Johns Road, north of Ten Mile Road; discussion and possible action.

Ms. Aniol reviewed the comments in the McKenna Associates site plan review dated March 30, 2007.

Father Patrick Wainwright – Father Wainwright commented that they intend to have a religious house for the priests and brothers and a family center. The building in the middle already exists, and it will be used. He also said that they plan to leave the wetlands and wooded areas. All that area would be used as grounds for people to walk. He also said that all the past issues have been resolved. Mr. Hamilton had questions in regards to the entrance. Father Wainwright said that they only have one entrance. They also discussed some changes to the parking. Mr. Hamilton also asked how large the trees going down the road where going to be.

Stephen Deak 27300 Hagerty Rd., Ste F5, Farmington Hills – Mr. Deak said that the trees will be a combination of 2 1/2 inch trees, some replacement trees that are 3 inches, and 8 foot Evergreen trees.

John Arjenta 26600 Telegraph, Southfield - Mr. Arjenta said that the building has a Romanesque look. It is very classical. The roof will be tile, and the building will be brick and stone. Mr. Arjenta showed the Planning Commission a diagram of the building. He also said that they are prepared to go to the Zoning Board of Appeals so that they can have a bell tower. He said a bell tower is something that most chapels and priest houses have. It is a design element that they are trying to keep.

Mr. Baber asked how often the bell would be rung. Father Wainwright said that it would not ring regularly.

Mr. Conflitti asked if there would be church services during the week and on Sundays. Father Wainwright said there would be on Sundays. Ms. Aniol asked for clarification on if they were going to have regular Sunday services. Mr. Wainwright said yes. It is open to the public, but it is not a parish. It is just a small church.

Mr. Towne clarified that the bell would ring on special occasions and after church on Sunday. Father Wainwright said yes. Mr. Towne also commented that he likes the brick on the building, but he is not crazy about the red roof. Father Wainwright said that the actual color is not as bright, and, from the road or ground where people will stand, they will not see the entire roof; people will only see a red line. He also said that over time, the color would fade.

Mr. Hamilton asked when they would start with the project. Father Caesar said they would like to start on phase 1 as soon as possible.

Mr. Hamilton moved “to approve AP-06-13 subject to the conditions in the McKenna letter of March 30, 2007.” Mr. Hicks supported the motion.

Voice vote:

Ayes: all

Nays: None

Motion approved.

**2. 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.
New Business:**

Ms. Aniol reviewed the comments in the McKenna Associates site plan review dated April 4, 2007.

Kim Gasior 53400 Grand River, New Hudson – Mr. Gasior stated that he felt everything has been completed. Everything in the letter has either been done or is in the process of being completed.

Mr. Hicks moved “to recommend approval to the Township Board of AP-06-18, Ilene Drive private road review, subject to the conditions in the McKenna letter dated April 4, 2007.” Mr. Towne supported the motion.

Voice Vote:

Ayes: all

Nays: none

Motion approved.

3. AP-06-38, Devonshire Single Family Residential Development; Consider and Average Lot Size Development proposed on the north side of Eight Mile Road, east of Chubb Road; Recommend additional table up to 90 Days.

Mr. Olson explained that Devonshire had a proposal in on average lot sizing and they are running into timetable issues on this. Another issue that they have is incomplete payments towards existing reviews. They have made a deposit toward what they have outstanding. Typically, we would not even act on these, but they have stated based on the housing market they are not able to pay for their entire outstanding amount. They do not have any plans to bring in anything in the near future. This additional tabling would be to your good graces.

Ms. Aniol commented that if they are not tabled this evening, then their site plan expires.

The Planning Commission discussed letting the site plan expire and granting the table.

Mr. Olson said that this is a decent plan and you run the risk of getting something less desirable if you let it expire.

Mr. Hamilton moved “to table AP-06-38 for an additional 90 days.” Mr. Towne supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

New Business

None

Mr. Barber adjourned the meeting at 8:05 P.M.

Respectfully Submitted,
Catherine Culver
Catherine Culver
Recording Secretary

