

**Charter Township of Lyon  
Planning Commission  
Meeting Minutes  
June 11, 2007**

Approved as written on July 23, 2007

Date: June 11, 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)  
O'Neil, Sean  
Hamilton, Jim  
Hicks, John (Board Liaison)  
James, Laura  
Towne, Carl  
Conflitti, Michael

Absent:

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

Guests: 1

**Approval of Agenda**

Mr. Hicks moved "to approve the agenda for June 11, 2007." Mr. Hamilton supported the motion.

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

**Approval of Consent Agenda:**

Mr. O'Neil moved "to approve the May 14, 2007 Planning Commission meeting minutes as corrected." Mr. Hicks supported the motion.

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

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

None

**Public Hearings:**

None

**Old Business:**

**1. AP-06-02, Thompson Hauling, Consider proposed modification to approved site plan regarding minimum bicycle path standards.**

Mr. Doozan reviewed the comments in the McKenna Associates letter dated June 1, 2007.

Mr. Barber said that this is a single owner, and he has to put a bike path on two roads. He also said that he was concerned about setting precedence.

Mr. Hamilton asked if he could contribute to a fund. Mr. Doozan said that was an option.

Mr. Towne said that there is a hardship, but maybe he could contribute a portion of the money. He suggested paying a portion of the amount for the Nine Mile bike path and thought he should continue through with the Griswold bike path. Mr. Hamilton asked how much it costs per lineal footage. Ms. James said that she thought it was 20 dollars. Mr. Doozan said the estimated cost is \$33,498. Ms. Aniol said that it would actually be more.

Ms. James said that this is a great example as to why the bike path is a problem. It is a big burden to ask someone to take on, especially for a small property owner. It is not even tax deductible. Only people who live on public roads have to pay for it, and the bike path is going to be available for all people to use. She said that the ordinance really needs to be revisited.

Mr. O'Neil said that he agreed that this is a difficult situation. Requiring him to construct it may be a bit burdensome. Mr. O'Neil said that he should contribute something. He also said that he was not comfortable making a decision without knowing how much this would cost.

Mr. Hamilton said that it is difficult because the applicant is not currently here to give his side of the story.

Mr. Barber said that he liked the idea of a bike path because it would make the community more beautiful and add a component of safety for bikers.

Mr. O'Neil moved "to table AP-06-02 until a further date." Mr. Hamilton supported the motion.

Voice Vote:

Ayes: all

Nays: none

Motion approved.

**2. AP-06-37, Metro PCS Monopole, 58000 Eight Mile Road, site plan review to consider a request to construct a wireless communications facility (monopole).**

Mr. Aniol reviewed the comments in the McKenna Associates letter dated June 5, 2007.

Mr. Barber asked what would happen if the landscaping and trees die within the first few years. Ms. Aniol said that they are responsible if it happens in the first few years, and there is an ordinance. She also said that item 9-A is a plan for long term maintenance

Ms. James said that all of their paperwork says that that they will use pine trees. It is a wet area, so she suggested that they use spruce. Mark Jones 12170 Merrimen Rd – Mr. Jones said he did not have a problem doing a white spruce. He also said that they would have to provide a performance bond that says for the life of the lease the trees must be maintained. If they were to be cited, they would have a certain amount of time to fix it. If they did not fix it, the bond would kick in.

Mr. O'Neil said the plan shows that there are 49 trees, but the letter shows 39 trees. Mr. Jones said that there would be 39 trees. He also said that the lease protects the Township. It says that if the Township reassesses the property, they will pay the difference to the landowner for his property taxes.

Mr. Conflitti asked what the life span of a tower is. Mr. Jones said about 50 years.

Mr. Towne asked for a better explanation in regards to G-2. Mr. Jones said that the architect for the tower is not the engineer that designs the foundation. Once they get approval, they will go to the site and drill down until they hit bedrock. For this area, it is normally 15 to 17 feet until you reach bedrock. They have not drilled prior to this because the site moved. He also said that they couldn't pull a building permit without a foundation design.

Mr. Hamilton asked why they have not been able to satisfy 9-D. Mr. Jones said that they gave that to McKenna, so they did satisfy that requirement.

Mr. Barber asked if leasing the land is going to make it difficult to co-locate. Mr. Jones said that the Township has ordinances that actually address that issue. Mr. Seymour suggested putting an option in the lease between the owner and Metro PCS to allow Metro PCS the option of getting more property.

Mr. Barber asked if they would be able to co-locate. Mr. Jones said yes.

Ms. James moved "that we approve this subject to the conditions in the McKenna Associated letter and the additional condition that 39 white spruce trees be added." Mr. Hicks supported the motion.

Voice vote:

Ayes: all

Nays: Mr. Barber

Motion approved.

**New Business**

None

Mr. Barber adjourned the meeting at 7:50 P.M.

Respectfully Submitted,  
*Catherine Culver*  
Catherine Culver  
Recording Secretary

