

**Charter Township of Lyon
Planning Commission
Meeting Minutes
June 25, 2007**

Approved as written on July 23, 2007

Date: June 25, 2007
Time: 7:00 PM
Place: 58000 Grand River

Mr. Barber called the meeting to order at 7:01 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: 5

Approval of Agenda

Mr. Hamilton moved "to approve the agenda for June 25, 2007." Mr. O'Neil supported the motion.

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

Approval of Consent Agenda:

Mr. Hicks moved "to approve the May 29, 2007 Planning Commission meeting minutes as written." Mr. Hamilton supported the motion.

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

Comments from public on Non-Agenda Items:

None

Public Hearings:

- 1. AP-07-11. Public hearing to consider a text amendment to the Zoning Ordinance regarding the maximum lot coverage in the I-1, Industrial District; discussion and possible action to follow public hearing.**

Mr. Doozan reviewed the comments in the McKenna Associates letter date June 22, 2007.

Public hearing opened 7:07

Public hearing closed 7:08

Mr. Towne said that he agreed with Chris Doozan and said it was a problem. He thought it was reasonable to go to 75 percent. Mr. Hamilton said that he did not think it was a typographical error, but he agreed with the 75 percent change. Mr. James said that she agreed with Mr. Hamilton.

Mr. Hamilton moved “to recommend approval of the 75 percent maximum lot coverage for the I-1 light industrial district.” Mr. O’Neil supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

Old Business:

- 2. AP-07-13, Shops at Copperwood, consider site plan approval for Chase Bank and Rite-Aid Pharmacy, located at the southeast corner of Ten Mile and Johns Road.**

Ms. Aniol reviewed the comments in the McKenna Associates letter dated June 22, 2007.

Bill Watch 27600 Northwestern Highway Southfield – Mr. Watch said that the property was split into 3 and the original plan was to split off the bank outlot, the middle outlot, and the grocery part. Due to the fact that they lost the grocery lot, they would like to split the bank property, split the Rite Aid property and leave the other property as one for now.

Mr. Watch discussed the storm drainage with the Planning Commission.

Ms. James asked about the lighting and said that she has a lot of concern regarding lighting. She was concerned about drivers on Ten Mile. Mr. Watch said that their plans show no light litigation off site.

Mr. Hamilton said that there are a lot of revisions required, and he does not think it should be approved tonight.

Mr. Watch said that they have the recommended parking changes. They also discussed snow removal and sidewalks. Mr. Hamilton asked about the bumper blocks along the sidewalk. He said that he was concerned about the pedestrians and thought that at least 5 feet should be maintained. Mr. Watch said that bumper blocks would be ok with him. Mr. O’Neil said that he would prefer to see a wider sidewalk instead of the bumper blocks. Mr. Watch said that they would really like to keep the 25-foot drive isle. Mr. Watch said that they will go from 5 to 6 feet on the sidewalk, and they will put bumper blocks along the side.

Ms. James asked if they disagreed with any of the other recommendations. Mr. Watch said that he does not disagree with any of the other recommendation other than signage. Mr. Towne said that the ordinance says 48 square feet, and they are asking for two 84.3 square foot signs. Mr. Watch said that he would like to get approved tonight with the conditions and 48 feet of signage, and then they will come back at a later time for increased signage. Mr. Watch said that the bank is also permitted to have 48 feet of signage, and the bank is 1/3 of the size.

Mr. Seymour asked if the canopy signs count toward the 48 feet. Ms. Aniol said yes. Mr. Seymour responded that the signs would have to be smaller if they wanted it to be canopy. Mr. O'Neil said that he did not think anyone was going to miss the building; everything was focused on that corner. He also asked about the dumpsters, because they tend to be an eyesore. He suggested using better material than wood on the dumpsters; Mr. O'Neil suggested Trex. Mr. Watch said that they just put in their first dumpster using that material. Mr. O'Neil said that this might be successful. He also suggested pulling the dumpster away from the corner about 5 or 6 and screening it in with some landscaping. Mr. O'Neil suggested using some type of Evergreen material that is going to be able to screen the enclosure year round. Mr. Watch said that they can try and screen the dumpster more. He also said that they would use the Trex on the doors.

Mr. Watch also showed the Planning Commission the color selections.

Mr. Towne moved to "accept the site plan review for the Shops at Copperwood, Rite Aid Pharmacy, AP-07-13(A), with all conditions in the June 22, 2007 letter and with the additional condition of Trex/composite wood doors, bumper blocks, a 7 foot sidewalk and 6 foot sidewalk on the north." Mr. Hamilton supported the motion.

Voice Vote:

Ayes: all

Nays: none

Motion approved.

Chase Bank:

Ms. James asked if they would agree to any of the conditions in the McKenna letter.

Tom _____ - Project manager – Tom said that they can agree to most of them. He said for signage they will agree to the 48 feet. They will put two signs up, and they are 36.87 square feet each. He said that they would be happy to fix the light fixtures and reduce the foot-candles. Mr. _____ said that he was concerned about safety at the ATM. He agreed to put lighting less than 20 feet by the ATM; everywhere else is 10 feet or less. Ms. Aniol commented that the lighting needs to point straight down. Mr. _____ also commented that they would be happy to fix the sidewalk as well.

The Planning Commission discussed the drive through, and Mr. _____ said that they have used this before. They do not think it is going to be a problem, and cars will not stack up. He also agreed to the landscaping changes. They also discussed having an extra lane to prevent stacking up into traffic.

The Planning Commission and Mr. Hogan discussed other possible materials to use besides composite wood, if the composite wood does not work. The Planning Commission decided to leave that responsibility up to Chase Bank and the building department. Mr. _____ said that if it looks bad, they will replace it.

Mr. Towne moved "to accept AP-07-13(B) with all conditions made in the McKenna letter dated June 22, 2007 with the additional condition of Trex/composite wood and with the exception of B-1." Mr. O'Neil supported the motion.

Voice vote:

Ayes: all

Nays: None

Motion approved.

New Business

3. Consider scheduling a public hearing to consider an amendment to the Lyon Crossing Planned Development Agreement reading yard, parking, and landscaping requirements in the vicinity of the proposed roundabouts at Grand River Avenue and Lyon Center Drive

Ms. James moved "to schedule a public hearing in one month for Lyon Crossing Planned Development." Mr. O'Neil supported the motion.

Voice vote:

Ayes: all

Nays: Mr. Barber

Motion approved.

4. Request by Don and Chris Kettler to discuss zoning options for locating a Tractor Supply Company store, retail farm and ranch store in northern Lyon Township.

Mr. Doozan reviewed the comments in the McKenna Associates letter dated June 13, 2007.

Don Kettler – 2359 Dew Point Muskegon – Mr. Kettler said that Tractor Supply Company is a low traffic and low impact store and is interested in the Lyon Township area. Their target customer is now the hobby farmer. They get about 200 to 350 people a day. He said he just wanted to let the Township know that they are interested in commercial property or rezoning.

Mr. Conflitti asked if they would look at existing buildings. Mr. Kettler said that they have taken over grocery stores in the past. Mr. Barber asked if they looked at anything on Pontiac Trail. Mr. Kettler said that because of the other stores in the area they are looking, to build to the south side of South Lyon or in Lyon Township. They are targeting the Milford and South Lyon area. Mr. Kettler said that they talked to a number of developments in the area, including Tony Antone and the Lyon Crossing Area.

Mr. Barber adjourned the meeting at 8:47 P.M.

Respectfully Submitted,

Catherine Culver

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Recording Secretary