

**Charter Township of Lyon
Planning Commission
Meeting Minutes
January 16, 2008**

Approved: February 11, 2008 as written

DATE: January 16, 2008
TIME: 7:00 p.m.
PLACE: 58000 Grand River

Call to Order: Mr. Barber called the meeting to order at 7:00 p.m.

Roll Call: Mike Barber, Chairman
Michael Conflitti
Jim Hamilton
John Hicks, Board Liaison
Laura James
Sean O'Neil
Carl Towne

Also Present: Matthew Quinn, Township Attorney
Michelle Aniol, Township Planner
Al Hogan, Building Official

Guests: 6

1. APPROVAL OF AGENDA

Mr. Hamilton made a motion to approve the January 16, 2008 agenda as submitted. Mr. O'Neil supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

2. CONSENT AGENDA

Mr. Hamilton made a motion to table the Consent Agenda for December 10, 2007 until the corrections are made to the minutes. Mr. Towne supported the motion.

Voice Vote:	Ayes:	6
	Nays:	None
	Abstain:	O'Neil due to absence at that meeting.

MOTION APPROVED

3. COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS

John Bell, 23113 Currie Road. He had no comments or questions he wanted to take a picture of the Planning Commission.

- c. The Building Official shall approve electrical and utility connections.
- d. The Building Official may require a performance bond to assure proper clean up.

In addition, they recommend that the Temporary Sign Standards in Section 16.05, sub-section C, be revised.

Mr. Quinn stated that the changes could still be approved administratively. They were discussing a business entity to limit them to two special events a year, no more than 7 days each time. He sighted McNabb Carpet as an example when they sell the carpet from the auto show. They could reference an exemption for a road side stands.

Ms. James made a motion to recommend that the Township Board adopt the amendment to the Special Events Ordinance consistent with the January 10, 2008 memo from McKenna Associates and reflect the two changes 1) an exception for agricultural product and 2) with the changes that Mr. Quinn suggested. Mr. Towne supported the motion.

**Voice Vote: Ayes: All
 Nays: None**

MOTION APPROVED

5. OLD BUSINESS

Proposed revisions to the Private Road Ordinance, letter dated December 6, 2007.

Ms. Aniol reviewed the memo dated December 6, 2007 from McKenna Associates. Among the 65 roads that were inventoried, they found that several roads are non-conforming, primarily due to one or more of the following reasons:

- 1. The road lacks the required cul-de-sac turnaround.
- 2. The road length exceeds 600 feet and there are no perpendicular easements that extend to adjoin properties, as required by Ordinance.
- 3. The road lacks a road easement.

Many of the older roads also do not meet current construction standards but it was not possible to evaluate this aspect of the roads without doing time-consuming field investigations. The lot count shows that there are a number of vacant lots on non-conforming private roads that would potentially benefit from the proposed amendments. Ms. Aniol reviewed the table. Ms. Aniol stated that they are proposing to remove the phrase in Section 36-4 "*nor shall any person sell any land in the Township*" Brief discussion continued.

Ms. James made a motion to recommend that the Township Board adopt this revision for the proposed revision to the Private Road Ordinance consistent with the changes noted in the memo from McKenna Associates dated December 6, 2007. Mr. Conflitti supported the motion.

**Voice Vote: Ayes: All
 Nays: None**

MOTION APPROVED

6. NEW BUSINESS

A. Presentation by Jim Keglovitz, Oakland County Greenways Infrastructure Initiative

Mr. Keglovitz gave a brief presentation highlighting the benefits of Green Infrastructure. The following are components of Green Infrastructure:

- Hubs: Hubs anchor the network and provide an origin or destination for wildlife.
- Sites: Smaller ecological landscape features that can serve as a point of origin or destination.

Links: The connections that hold the network together and enable it to function. Links facilitate movement from one hub to another.

Mr. Keglovitz stated that they are trying to enhance what they have been working on for quite a few years. They are asking to get some participation from the Commission. In some communities they are offered volunteers from the Planner, the Planning Commission, the Township Board and the Park Committee, its different in every community.

Mr. Towne questioned what their timeframe was? Mr. Keglovitz stated the sooner the better. Mr. Hamilton volunteered for the Planning Commission.

Mr. O'Neil volunteered his time as well. Mr. Hicks will bring this to the Board and Park Committee to seek volunteers. The date would be determined for meeting with the sub-committee.

B. AP-07-36, Duncan Disposal, Schedule the date for a Public Hearing to consider a Special Land Use request for outdoor storage in the I-2, Industrial District, located on the northwest corner of Oasis Center Drive and Griswold Road.

Ms. James made a motion to set the Public Hearing for AP-07-36, Duncan Disposal for March 10, 2008. Mr. Hicks supported the motion.

**Voice Vote: Ayes: All
Nays: None**

MOTION APPROVED

7. Election of Officers

Mr. O'Neil nominated Mike Barber to remain as Chairman. Mr. Hicks supported the nomination. Mr. Barber accepted the nomination.

**Voice Vote: Ayes: All
Nays: None**

MOTION APPROVED

Mr. Towne nominated Laura James for Vice Chair. Mr. Conflitti supported the motion. Ms. James accepted the nomination.

**Voice Vote: Ayes: All
Nays: None**

MOTION APPROVED

Mr. O'Neil nominated Michael Conflitti for Secretary. Mr. Towne supported the motion. Mr. Conflitti accepted the nomination.

**Voice Vote: Ayes: All
Nays: None**

MOTION APPROVED

Mr. Barber stated that there was correspondence received dated 1/7/08 from regarding Planning Commission AP-07-25 Meijer.

8. **ADJOURNMENT**

Mr. Barber adjourned the meeting at 8:35 p.m.

Respectfully Submitted,

Kellie Angelosanto
Recording Secretary