

**CHARTER TOWNSHIP OF LYON
BOARD OF TRUSTEES
MEETING MINUTES
February 4, 2008**

Approved as submitted March 3, 2008.

DATE: February 4, 2008
TIME: 7:00 PM
PLACE: 58000 Grand River

1. **Call to Order:** Supervisor Young called the meeting to order at 7:03 PM.

2. **Pledge of Allegiance**

3. **Roll Call:** Present: Lannie Young, Supervisor
Patricia Carcone, Treasurer
Pamela Johnson, Clerk
Dan Cash, Trustee
Brent Hemker, Trustee
John Hicks, Trustee
Chriss Roberts, Trustee

Also Present: Matthew Quinn, Township Attorney
Chris Doozan, Township Planner
Leslie Zawada, Township Engineer
Al Hogan, Building Official

Guests: 17

4. **APPROVAL OF THE CONSENT AGENDA**

- Approval of Regular Meeting Minutes of January 7, 2008
- Approval of Disbursements
- Approval of December Revenue/Expenditure Report
- Approval of Cash Balance Report for December, 2007
- Approval of Park Use for South Lyon Area Amateur Radio Club
- Acceptance of Bill of Sale for Sewer Line from Interra-Vision (Lyon Township) LLC (Walgreen's) for property at 22300-22322 Pontiac Trail
- Building Department Report for December, 2007 & 2007 Annual Report
- Fire Department Report for December, 2007 & 2007 Annual Report
- Sheriff Department Report for September – December, 2007
- Zoning Report for December, 2007
- Engineer Status Report for December, 2007

Ms. Johnson moved to approve the Consent Agenda as submitted. Mr. Hemker seconded the motion.

Roll Call Vote: Ayes: Cash, Young, Hicks, Roberts, Johnson, Carcone, Hemker
Nays: None

Motion approved.

5. ANNOUNCEMENTS AND COMMUNICATIONS

Mr. Hicks stated that South Lyon Area Recreation Authority has hired Jennifer Wilson for the Director position that was vacated by Steve Lackey.

Mr. Hicks noted that Lyon Township will have a booth set up at the Taste & Expo on March 9th.

6. CALL TO THE PUBLIC

Jim Chuck, Stanley Lane, commented on the Library. He noted that for the first time in it's history, the Library was open for business on a Sunday.

7. APPROVAL OF AGENDA

Ms. Carcone moved to approve the agenda as submitted. Mr. Hicks seconded the motion.

Voice Vote: Ayes: All
 Nays: None

Motion approved.

8. UNFINISHED BUSINESS

a. Michael Teagan – Blight and Zoning Violation (Tabled from January 7th) – Request from Applicant to Table to March Meeting.

Ms. Johnson stated that Mr. Teagan has requested that this issue be tabled until the March meeting.

Ms. Carcone moved to table the Michael Teagan – Blight and Zoning Violation until the March meeting. Ms. Johnson seconded the motion.

Voice Vote: Ayes: All
 Nays: None

Motion approved.

b. Planning Commission Term Expiration

Mr. Young requested that this be tabled again. He noted that he has not had an opportunity to talk with Planning Commissioner.

Mr. Young moved to table the Planning Commission Term Expiration until the March meeting. Ms. Carcone seconded the motion.

Voice Vote: Ayes: All
 Nays: None

Motion approved.

c. Request for Full Time Zoning Enforcement Officer

Ms. Carcone requested that this issue be tabled until next month to allow Mr. Young, Ms. Johnson and herself time to meet and discuss this. She noted that conflicts this past month did not allow

them to meet.

Ms. Carcone moved to table the request for Full Time Zoning Enforcement Officer until the March meeting. Mr. Hicks seconded the motion.

Voice Vote: Ayes: All
 Nays: None

Motion approved.

9. NEW BUSINESS

a. Amended Utility Fee Resolution

Mr. Quinn explained that in front of the Board is the annual amended utility fee schedule in resolution form. He noted that these rates are based on the recent utility rate fee study that was done.

Ms. Carcone suggested that a letter be sent out to the users explaining the rate increase. Ms. Zawada indicated that she would compose a letter. She also answered questions that were posed.

Mr. Hicks moved by resolution to adopt the amended utility fee schedule for water and sewer dated February 4, 2008. Ms. Carcone seconded the motion.

Roll Call Vote: Ayes: Roberts, Hemker, Johnson, Young, Carcone, Cash, Hicks
 Nays: None

Motion approved.

b. Bob Saks Second Amendment to Consent Judgment

Mr. Doozan reviewed the information in the McKenna Associates, Inc. letter dated January 29, 2008 regarding this issue.

Mr. Hicks moved to approve the second amendment to the consent judgment to allow larger signs based on the letter from McKenna Associates, Inc. dated January 29, 2008. Mr. Roberts seconded the motion.

Mr. Young asked if there were any comment or questions. There was brief discussion regarding the signs for this development.

Roll Call Vote: Ayes: Hicks, Young, Carcone, Johnson, Roberts, Cash
 Nays: Hemker

Motion approved.

c. Amendment to Lyon Crossing Planned Development

Mr. Quinn stated that before the Board this evening is the second amendment to the planned development agreement for Lyon Crossing. He stated that an updated revised draft has been received since the Board saw this at their last meeting. He noted that the only real issue is with the monopole sign.

Mr. Doozan reviewed the information in the McKenna Associates, Inc. letter dated

February 4, 2008 regarding this issue.

The Board discussed the monopole sign and determined that a single panel sign of 169 square feet would be adequate to hold up to three tenant names.

Mr. Hemker moved to approve the second amendment to the Lyon Crossing Plan Development with the changes from the draft being that electronic digital display signage is not permitted. The maximum size of the sign is 169 square feet and can display up to three tenants. The illumination of the sign, as far as how bright it is, will be reviewed by McKenna Associates, Inc. If the sign does have a north/south orientation, not only is the south side not lit, but it is also blank. Ms. Johnson seconded the motion.

Roll Call Vote: Ayes: Young, Carcone, Cash, Hicks, Hemker, Johnson, Roberts
 Nays: None

Motion approved.

d. Correction to Southwest Sewer SAD REU's for 21001 Pontiac Trail

Ms. Zawada reviewed the information in the Giffels-Webster Engineer letter dated January 30, 2008 regarding this issue.

Mr. Hicks moved to make the correction to the Southwest Sewer SAD REU for 21001 Pontiac Trail, owner Chris Penar, according to the letter received from Giffels-Webster dated January 30, 2008. Ms. Carcone seconded the motion.

Roll Call Vote: Ayes: Johnson, Cash, Hemker, Roberts, Yong, Hicks, Carcone
 Nays: None

Motion approved.

e. Proposed Text Amendments to Private Road Ordinance

Mr. Doozan reviewed the comments indicated in the McKenna Associates, Inc. letter dated January 28, 2008 regarding this issue.

Mr. Quinn noted that tonight would be the first reading and a final form would be brought back to the Board for a second and final reading.

The Board discussed this issue. Some of the issues that were discussed dealt with safety, especially when trying to get a fire truck down some of these roads. Suggestion of a hold harmless agreement was made by the Attorney, if the Board was in favor of these proposed text amendments.

Mr. Young moved to approve the first reading of the private road ordinance as stated in the McKenna Associates, Inc. letter dated January 28, 2008. If someone does chose to build on a legal non-conforming road that they would be required to file a hold harmless agreement with the Township. Mr. Roberts seconded the motion.

Roll Call Vote: Ayes: Hicks, Cash, Carcone, Roberts, Young
 Nays: Hemker, Johnson

Motion approved.

Shirley Baker, Stancrest, commented on this issue. She questioned if this would affect her.

11. ADJOURNMENT

Ms. Carcone moved to adjourn the meeting and go into an Executive Session. Mr. Roberts seconded the motion. The meeting was recessed at 8:38 PM.

Voice Vote: Ayes: All
 Nays: None

Motion approved.

12. EXECUTIVE SESSION REGARDING PENDING LITIGATION

Ms. Carcone moved to adjourn the meeting. Ms. Johnson seconded the motion. The meeting was adjourned at 8:53 PM.

Voice Vote: Ayes: All
 Nays: None

Motion approved.

Respectfully Submitted,

Deby Cothery

Deby Cothery
Recording Secretary

Pamela Johnson
Clerk