

**Charter Township of Lyon
Special Planning Commission
Meeting Minutes
April 28, 2008**

Approved: May 12, 2008 as written

DATE: April 28, 2008
TIME: 7:00 p.m.
PLACE: 58000 Grand River

Call to Order: Mr. Barber called the meeting to order at 7:03 p.m.

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

Also Present: Phillip Seymour, Township Attorney
Chris Doozan, Township Planner
Al Hogan, Building Official

Guests: 8

1. APPROVAL OF AGENDA

Mr. Hamilton made a motion to approve the April 28, 2008 agenda as written. Mr. O'Neil supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

2. CONSENT AGENDA - None

3. COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS - No one wished to address the Commission.

4. PUBLIC HEARINGS - None

5. OLD BUSINESS - None

6. NEW BUSINESS

AP-08-06 Liberty Hyundai, 30400 Lyon Center Drive, Unit 12 of Lyon Towne Center, Site Plan review and possible action.

Representing Liberty Hyundai: Jay Feldman, President
Kirt Andersen, Alpine Engineering, Inc.
Tony Dellicolli, Cityscape Architects

Mr. Doozan gave an overview from the McKenna Memo dated April 10, 2008. They recommended that the plans from Liberty Hyundai be approved subject to the following conditions:

1. The Planning Commission approve the applicant's petition for 46' square feet more signage than permitted under the Planned Development Agreement.
2. Five trees shall be planted in the parking lot islands surrounding the proposed dealership.
3. The location of the pedestrian light shall be shown on the Layout Plan, Sheet 3.

Mr. Andersen gave a brief overview of the proposed project and stated that they agreed with the conditions from McKenna Associates.

Mr. Barber questioned if there was a detention pond. Mr. Andersen stated there is not a detention pond; there is a drainage structure that was located there to create positive drainage away from the parking area, and then it runs directly to the existing detention basin to the south. Mr. Barber questioned if putting a parking lot there would cause problems. Mr. Andersen stated no.

Mr. Barber questioned why the handicap spaces are so far from the building. Mr. Andersen stated that there are five spaces; they put two across from the service entry and three more across from the main entry.

Mr. Barber questioned what the wall sconces look like. Mr. Andersen stated that they are the same thing that is out there right now. Mr. Barber stated that it said flat glass, and he was concerned with that. Mr. Andersen stated that those are located on the brick areas of the building, six in total, and they would provide a cross section of those on the plans.

Mr. Towne expressed his concern of having the service entrance on the west side facing McDonalds; he thought it would be better having it located on the east side. Mr. Dellicolli explained why it's oriented that way so that the customer/driver was on the same side as the service rider.

Mr. Towne presented an idea of moving the service signs to the south side. Mr. Dellicolli stated that they could consider doing that. Mr. Feldman stated that the concern was that this was a directional sign and information at the same time, but he liked the idea. Brief discussion continued regarding the service signs.

Mr. O'Neil questioned if they were limited to wall signs. Mr. Feldman stated yes, just wall signs. Mr. Feldman stated that they have no flashing lights, and it has clean letters. He knows that 46' is not insignificant, and he understood that the ordinance is 100'. He doesn't feel that 46' is tremendous. Mr. O'Neil stated that the ordinance is 100', but there is flexibility because of the zoning district. He agreed that there was nothing crazy going on with the signage, but he wondered where they could trim back a little bit.

Mr. Barber questioned if there would be an air compressor in use. Mr. Feldman stated it would be a very small one, and it would be a considerable distance away. There would be no heavy repairs done in the building. It would be northeast of McDonalds.

Mr. Towne questioned the turret and if there would be parts stored there. Mr. Feldman stated no.

Mr. Conflitti asked if it was clear glass being used on the building and not mirrored glass. Mr. Feldman stated it would be clear glass.

Ms. James made a motion to approve AP-08-06 Liberty Hyundai with the conditions outlined in the McKenna letter dated April 10, 2008 to be met. Mr. Towne supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

- b.) AP-08-04 Lyon Oaks Maintenance Building addition, 30300 Old Plank Road, Site Plan review and possible action.

Representing Lyon Oaks Maintenance: Joe Figa, Chief of Design and Development
Mike Donald

Mr. Doozan gave an overview of the McKenna Associates letter dated April 15, 2008. The following recommendations were made:

1. Receive approval from the Fire Department for the storage of hazardous materials, as noted in item 5.
2. Receive site plan approval from the Township Engineer, as noted in item 6.

Mr. Figa stated it was a basic 40' x40' block building identical to the one that is there.

Mr. Towne expressed his concern that there should be an additional exhaust fan and dust control on Old Plank Road during construction. Mr. Figa stated that he would check into the exhaust fan, and he agreed with adding dust control. Mr. Towne questioned where the equipment would be staged. Mr. Figa stated that they would have dumpsters there to dispose of the debris as soon as possible.

Mr. O'Neil stated that his brother is an engineer for the firm that designed the plans, and he would abstain if needed. The Commission felt that it was not a conflict of interest.

Ms. James made a motion to approve AP-08-04 Lyon Oaks Maintenance Building addition site plan subject to fire department approval for any materials stored. Mr. Hamilton supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

7. ADJOURNMENT

Mr. Barber adjourned the meeting at 7:43 p.m.

Respectfully Submitted,

Kellie Angelosanto
Recording Secretary