

**Charter Township of Lyon
Planning Commission
Meeting Minutes
July 14, 2008**

Approved: August 11, 2008 as written

DATE: July 14, 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
Lise Blades
Michael Conflitti
Sean O'Neil
Chris Roberts, Board Liaison
Carl Towne

Absent: Jim Hamilton

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

Guests: 6

1. APPROVAL OF AGENDA

Mr. O'Neil made a motion to approve the July 14, 2008 agenda as submitted. Mr. Towne supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

2. CONSENT AGENDA

Mr. Towne made a motion to approve the June 9, 2008 minutes as submitted. Mr. Roberts supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS

There were no comments.

Mr. O'Neil made a motion to excuse Mr. Hamilton's absence. Mr. Towne supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

4. PUBLIC HEARINGS

- A. AP-08-13, Public Hearing to consider a Special Land Use request for an outdoor patio at the New Hudson Inn, 56870 Grand River in the Town Center Overlay District.

Mr. Doozan reviewed the McKenna Associates memo dated July 8, 2008, which stated that the site plan deficiencies that are listed in the memo must be addressed on the revised plans. Also, written documentation is required to address concerns they have been raised about specific Special Land Use criteria, especially the criteria dealing with public (police) services, detrimental effects (noise), and documentation of need. The applicant should address these concerns before the Planning Commission takes action on this Special Land Use request.

Mr. Doozan explained that the Township received a letter dated July 14, 2008 from the applicant, which stated that the applicant did not have sufficient time to acquire the additional information needed before this meeting, and they requested that it be tabled until August 2008.

Mr. Barber opened the public hearing at 7:15 p.m. there were no public comments. The public hearing will remain open until the next meeting August 11, 2008.

- B. AP-08-14, Public Hearing to consider an amendment to Section 5.05 sub-section B, Site Plan Review, to require site plans to be 24 inches by 36 inches.

Mr. Doozan reviewed the McKenna Associates memo dated May 16, 2008. This would require that all site plans be 24 inches by 36 inches, which would make it consistent with the engineer's standards.

Mr. Barber opened the public hearing at 7:15 p.m. Mr. Barber closed the public hearing at 7:15 p.m. due to no one wishing to comment.

Mr. Towne made a motion to recommend AP-08-14 for the Zoning Ordinance Amendments for the site plan size. Mr. Conflitti supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

- C. AP-08-15, Public Hearing to consider an amendment to Section 41.05, sub-sections A, F, G and I on new standards for parking lots, entrances, front building setbacks and landscaping, and signs.

Mr. Doozan reviewed the McKenna Associates memo dated May 28, 2008. Mr. Doozan reviewed the proposed amendments to the Town Center Overlay District regulations. These amendments would remove the impediments to retail development that are inherent in the existing regulations.

Mr. O'Neil questioned the size of the parking modules and questioned if the maximum front setback should be more than 61'. Mr. Doozan stated that he would be comfortable making it 70'. The Commissioners concurred.

Mr. Barber opened the public hearing at 7:22 p.m. and closed it due to no one wishing to comment.

Mr. O'Neil made a motion to recommended AP-08-15 amendments to Section 41.05, sub-sections A, F, G and I with the additional change in G Front Building Setback and Landscaping that the maximum shall not exceed number shall be changed from 65' to 70'. Mr. Towne supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

5. OLD BUSINESS - None

6. NEW BUSINESS

- A. AP-08-05, Miles Christi Religious and Family Canter, 25300 Johns Road, Site Plan renewal.

Mr. Doozan reviewed the McKenna Associates memo dated July 8, 2008. The recommendation was that the plans be revised to address the following issues:

- The MDEQ wetlands permit should be submitted at this time.
- The RCOC driveway permit should be submitted at this time.
- The method of irrigating landscaping must be specified. They recommend underground irrigation, especially for the landscaping in the front of the main building.
- Concerns identified by the Township Engineer in their June 2 letter should be addressed.

Mr. Doozan recommended that a one-year extension of approval be granted on the condition that all of the issues are addressed.

Mr. Conflitti made a motion to grant AP-08-05 Miles Christi Religious and Family Canter the one year extension with the conditions of the July 8, 2008 McKenna Associates letter. Mr. Towne supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

- B. AP-08-16 Hutsfield Pond Planned Development, located at the northeast corner of 8 Mile and Griswold Roads, preliminary plan review; schedule a public hearing.
- C. AP-08-17, Win 3 LLC, located on the south side of Ten Mile Road, west of Napier Road, to schedule a public hearing to consider rezoning from R-1.0, Residential Agricultural, To O-1, Office.

Mr. Towne made a motion to schedule a public hearing for AP-08-16 Hutsfield Pond Planned Development and AP-08-07, Win 3 LLC for August 11, 2008. Mr. O'Neil supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

7. ADJOURNMENT

Mr. Barber adjourned the meeting at 7:30 p.m.

Respectfully Submitted,

Kellie Angelosanto
Recording Secretary