

**Charter Township of Lyon  
Planning Commission  
Meeting Minutes  
December 8, 2008**

Approved: January 12, 2009

DATE: December 8, 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  
John Dolan, Board Liaison  
Jim Hamilton  
Sean O'Neil  
Carl Towne

Also Present: Phillip Seymour, Township Attorney  
Michelle Aniol, Township Planner  
Al Hogan, Building Official

Guests: 3

**1. APPROVAL OF AGENDA**

Mr. Barber noted that there was the addition of scheduling a public hearing to consider a Township-initiated text amendment to the zoning ordinance to allow auto repair facilities as a special use in the I-2 district.

Mr. Towne made a motion to approve the December 8, 2008 agenda as revised. Mr. Conflitti supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

**MOTION APPROVED**

**2. CONSENT AGENDA**

Mr. Hamilton made a motion to approve the November 10, 2008 meeting minutes as submitted. Mr. Conflitti supported the motion.

Voice Vote:	Ayes:	5
	Nays:	None
	Abstain:	O'Neil, Dolan

**MOTION APPROVED**

**COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS**

There were no comments from the public.

3. PUBLIC HEARINGS

- A. AP-08-22, Continuation of Public Hearing to consider a Text Amendment to the Zoning Ordinance, Article 23.00, R-1, Residential-Agriculture District to allow nursing and convalescent homes in the R-1.0 District.

Ms. Aniol referred to the McKenna Associates memo dated December 1, 2008 with the recommendation that the Planning Commission recommend adoption of the proposed amendments to the Township Board if the Planning Commission was comfortable with the revised language.

Mr. Barber closed the Public Hearing at 7:05 p.m.

Mr. Hamilton made a motion to recommend approval of AP-08-22 to the Township Board. Mr. Towne supported the motion.

Voice Vote:                      Ayes:    All  
   Nays:    None

MOTION APPROVED

- B. AP-08-26, Public Hearing to consider a Text Amendment to the Zoning Map, requested by Lyon Technology Associates, LLC, 55840 Grand River at Research Drive to rezone from I-1, Industrial to RO, Research Office.

Representing AP-08-26: Mark Evangelista 40028 Grand River, Novi

Ms. Aniol reviewed the McKenna Associates memo dated November 7, 2008 with the following recommendation:

The findings in the memo reveal that the proposed rezoning would result in land use that was compatible with surrounding land use, zoning, and the Future Land Use Map. They believe that Research Office was a good tool that will give the flexibility that was needed to make use of a building that has been vacant for several years. Even if the property was rezoned, the intended use of the site – medical offices was subject to special land use approval. Based on the considerations highlighted, they recommend that the Planning Commission recommend approval of AP 08-26, Lyon Technology Associates, LLC, proposed rezoning, from I-1, Light Industrial, to RO, Research Office.

Mr. Barber opened the Public Hearing at 7:15 p.m.

Mr. Evangelista gave a brief overview as to why they were requesting the rezoning. They did consider the amount of parking and have added some spaces in the rear of the property.

Mr. Hamilton questioned if there were occupants for both buildings. Mr. Evangelista stated that they have a potential tenant for 4,000 s.f. now. There are four buildings that go along Grand River; the two buildings on the east side are occupied, and the other two buildings have not been able to be leased since 9/11 happened. It was worth the effort to try medical.

Mr. Towne questioned if there would be any change regarding biohazards. Mr. Evangelista stated that the doctors would be responsible for that, and they have their own pick up service.

Mr. Towne questioned if they wanted to separate the buildings with landscaping and wondered if the marquee would change. Mr. Evangelista stated that the sign would stay the same, unless they needed an identifying sign for the doctors. Then they may have to come in for a sign approval for the entrance, but they would leave the marquee the way it is.

Mr. Barber questioned if there would be nuclear waste and if they were going to get more medical tenants, would the Township know what kind of tenants those would be? Mr. Evangelista answered that the tenants would have to apply, and part of that was what they would be doing in the office.

Ms. Blades questioned if they had a tenant for one of the buildings. Mr. Evangelista stated that they have one for a portion

of one of the buildings; it does not necessarily mean they would all be medical, but it opens up that possibility.

Mr. Barber closed the public hearing at 7:22 p.m.

Mr. Towne made a motion to recommend approval of AP-08-26 Lyon Technology Associates, LLC rezone from I-1, Industrial to RO, Research Office. Mr. Hamilton supported the motion.

Voice Vote:     Ayes:   All  
                  Nays:   None

MOTION APPROVED

4.     OLD BUSINESS - None

5.     NEW BUSINESS

Schedule a public hearing to consider a text amendment to allow automotive repair facilities in the I-2 District after special use approval.

Ms. Aniol stated that Mr. Martinuzzi has a potential tenant that runs a transmission business and he would like to occupy some of the vacant space that Mr. Martinuzzi has. At this time, automobile repair garages are permitted in the I-1 district but they are not permitted in the I-2 district. Rezoning to I-1 was not an option because there are existing I-2 businesses and rezoning would make those non-conforming. They are recommending that the Planning Commission consider as a special land use in the I-2 district.

Mr. Towne made a motion to schedule a public hearing for the text amendment to the ordinance for the Ron Martinuzzi property in the I-2 district for January 12, 2009. 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