

**Charter Township of Lyon  
Planning Commission  
Special Meeting Minutes  
April 27, 2009**

Approved: May 11, 2009 as revised

**DATE:** April 27, 2009  
**TIME:** 7:00 p.m.  
**PLACE:** 58000 Grand River

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

Roll Call: Lise Blades  
Michael Conflitti  
Jim Hamilton  
John Dolan, Board Liaison  
Sean O'Neil  
Carl Towne

Absent: Mike Barber, Chairman

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

Guests: 3

Mr. Hamilton explained that Mr. Barber is on vacation and would not be attending.

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

<b>Voice Vote:</b>	<b>Ayes:</b>	<b>All</b>
	<b>Nays:</b>	<b>None</b>
	<b>Absent:</b>	<b>Barber</b>

**MOTION APPROVED**

**1. APPROVAL OF AGENDA.**

**Mr. Towne made a motion to approve the April 27, 2009 agenda as submitted. Mr. Conflitti supported the motion.**

<b>Voice Vote:</b>	<b>Ayes:</b>	<b>All</b>
	<b>Nays:</b>	<b>None</b>

**Absent: Barber**

**MOTION APPROVED**

**2. CONSENT AGENDA**

**Mr. Towne made a motion to approve the April 13, 2009 minutes as written. Mr. Conflitti supported the motion.**

<b>Voice Vote:</b>	<b>Ayes:</b>	<b>All</b>
	<b>Nays:</b>	<b>None</b>
	<b>Absent:</b>	<b>Barber</b>

**MOTION APPROVED**

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

There were no public comments.

**4. PUBLIC HEARINGS**

**A. AP-09-03, Continuation of public hearing to consider a text amendment to the Zoning Ordinance, Article 16.00, Signs.**

**Roger Nehise** – Mr. Nehise explained that he is the Clerk for Fellowship Presbyterian Church. They are looking forward to the change in the Sign Ordinance because it will give them the ability to change their sign. He wondered how long it would take to make this change.

**Joan Harrington** – Ms. Harrington is the PTO president for South Lyon East High School. They did some research regarding the signs for the high school. The size of sign that they would like to have is 3' x 11' with 3 lines of text. Every school that they went to had a 5 second interval that the text would change. Mr. Seymour explained that once a Township approves a location for a school, the construction code does not apply. With respect to a sign, it was his view that the Township could still regulate a sign.

Mr. Conflitti shared some photos that he took of various schools that have electronic signs.

Mr. Doozan reviewed the changes listed in the McKenna Associates memo dated April 27, 2009 and recommended that if the Planning Commission is satisfied with the recommended text amendments, they recommend the Commission recommend approval of the Article 16.00 amendments to the Township Board and schedule a public hearing to consider a text amendment to Article 41.00 Town Center Overlay District regarding pedestrian blade signs.

Mr. O'Neil explained that he would like to see it kept at 40% permanent and 60% changeable text. However, he thought it made a good deal of sense to remove the 2-line restriction. He expressed his opposition to the use of inflatable signs and felt that they degrade the character and appeal of Lyon Township or any community. They strive and require high quality developments, and he felt inflatables undercut that process. He felt that there were other alternatives to these air filled signs. He cannot support the recommendation as long as inflatables are a part of the ordinance recommendation and as long as changeable text signs go beyond 60% of

the area. It seemed that there was not a lot of support from the community; he only heard support from one person, and he rents those types of signs. Mr. O'Neil felt that there were several cross sections represented in the community that attended the meeting, but no one stood up and said that their marketing strategy involved inflatables.

Mr. Conflitti asked if there was an ordinance that can be in place for a short time. Mr. Seymour explained that he would be concerned about doing that because no one would invest any money into signs because they would be concerned that the criteria would change in 6 months or they could have a lot of people wanting to be grandfathered in. He has never heard of doing that.

Mr. Towne stated that they could revisit this if they found it was not working. Mr. Dolan gave the example that Abbey Park had inflatables in the front of their building this past weekend in order to bring in people. They were only trying to get attention for a few days and get people in. He saw nothing wrong with using inflatables and felt it would benefit the businesses. He supported it since it is a limited use and the Township has the control.

Ms. Blades stated that she was on the fence and wondered if there is a way to limit the use to two times per year. Mr. Towne explained that it was restricted to four times per year. Mr. Dolan stated it was a limited use and a permitted use and he felt it would not be a problem in the downtown area. He did not see it happening.

Mr. Glen, manager from McDonald's, explained that they would benefit if they used inflatable signs, but felt it would only be used occasionally during grand reopenings or a special event. Mr. Doozan explained that McDonalds is part of a PD, so these changes would not apply to them.

Regarding the electronic signs, the Commissioners agreed that 20 seconds was too long of an interval and they agreed to change it to a 10 second interval.

Mr. Nehise explained that they have two entrances, and he questioned if they would be allowed 2 signs. Mr. Doozan stated that they would be allowed one sign for each entrance.

Mr. Glen from McDonald's explained that McDonald's would greatly benefit from a road sign that could be seen from either I-96 or Milford Road; there was nothing there to help pull in customers. He has been at this location for 2 months, and he cannot believe the amount of times people tell him that they did not even know McDonald's was located there. Mr. Doozan explained that they would need to get together with the PD association and change the PD agreement. Mr. Conflitti showed an example of a sign that could be placed at the exit of the freeway that would showcase the businesses that are located there. Ms. Blades expressed her support of the businesses in that area getting additional signage.

Mr. Hamilton closed the public hearing at 7:53 p.m.

**Mr. Towne made a motion to change Article 16, Signs under electronic signs from a 20 second interval to a 10 second interval. Mr. Conflitti supported the motion.**

<b>Voice Vote:</b>	<b>Ayes:</b>	<b>All</b>
	<b>Nays:</b>	<b>None</b>
	<b>Absent:</b>	<b>Barber</b>

**MOTION APPROVED**

Mr. Towne made a motion to recommend approval of AP 09-03, Article 16, Signs, to the Township Board. Mr. Conflitti supported the motion.

Voice Vote:           Ayes:           5  
                          Nays:           O'Neil  
                          Absent:        Barber

**MOTION APPROVED**

Mr. Towne made a motion to schedule a public hearing to consider a text amendment to Article 41.00, Town Center Overlay District regarding pedestrian blade signs on June 8, 2009. Mr. O'Neil supported the motion.

Voice Vote:           Ayes:           5 6  
                          Nays:           ~~O'Neil~~ None  
                          Absent:        Barber

**MOTION APPROVED**

7.     **ADJOURNMENT**

Mr. Hamilton adjourned the meeting at 8:00 p.m.

Respectfully Submitted,

*Kellie Angelosanto*

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Recording Secretary