

**Charter Township of Lyon
Planning Commission
Meeting Minutes
September 14, 2009**

Approved: October 14, 2009 as revised

DATE: September 14, 2009
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
Jim Hamilton
John Dolan, Board Liaison
Sean O'Neil

Absent: Carl Towne

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

Guests: 6

Mr. Conflitti made a motion to excuse Carl Towne's absence. Mr. Hamilton supported the motion.

**Voice Vote: Ayes: All
 Nays: None**

MOTION APPROVED

1. APPROVAL OF AGENDA

Mr. Hamilton asked to add an item under New Business to pose a procedural question.

Mr. Hamilton made a motion to approve the September 14, 2009 agenda as revised. Mr. O'Neil supported the motion.

**Voice Vote: Ayes: All
 Nays: None**

MOTION APPROVED

2. CONSENT AGENDA

Ms. Blades requested some additional statements be made in the minutes.

Mr. Hamilton made a motion to table the August 10, 2009 minutes until the next meeting. Mr. Conflitti supported the motion.

**Voice Vote: Ayes: All
 Nays: None**

MOTION APPROVED

Mr. O'Neil made a motion to approve the August 27, 2009 minutes as written. Mr. Hamilton supported the motion.

**Voice Vote: Ayes: All
 Nays: None**

MOTION APPROVED

3. COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS

There were no comments made.

4. PUBLIC HEARINGS

A. AP-09-06, Amendments to Private Road Regulations, continue public hearing to consider text amendments.

Mr. Doozan reviewed the McKenna Associates memo dated August 13, 2009, which included the revision of the zoning ordinance dealing with private roads to accomplish the following:

1. In Section 5.04, sub-section C, and in Section 7.03, sub section J, would be amended to add exceptions to allow private road extensions where they are a continuation of existing private roads or where a private road is the only means of access to a particular parcel.
2. Only the Zoning Ordinance amendments are included with this draft. The amendments to the Private Road Ordinance, the Subdivision Ordinance, and the Bicycle Path and Sidewalk Ordinance have been removed.

There was brief discussion regarding the removal and the addition of some language. Mr. Doozan agreed to add the following language under number 1: **“EXCEPT WHEN A** connection to a public road is feasible.”

Mr. O’Neil clarified with Mr. Doozan that gravel roads can still be built as long as the roads are built to county standards.

Mr. Barber opened the public hearing at 7:45 p.m. and closed it due to no one wishing to comment.

Mr. O’Neil made a motion to recommend approval of AP-09-06, Amendments to the Private Road regulations in the Zoning Ordinance with the one correction made tonight. Mr. Hamilton supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

Mr. Hamilton made a motion that the meeting does not go beyond 9:30 p.m. Mr. Conflitti supported the motion.

Voice Vote:	Ayes:	All
	Nays:	None

MOTION APPROVED

B. AP-09-11, AT&T Wireless Colocation

Cancelled at the request of the applicant.

5. OLD BUSINESS

None

6. NEW BUSINESS

A. **Proposal for cremation facility on Costello Drive.**

**Representing the proposal: Gilberto Pietrandrea
Ernie Zurich – Matthews Cremation Equipment**

Mr. Doozan reviewed the memo from McKenna Associates dated September 8, 2009 and recommended that the Planning Commission make the determination that a crematory is a Principal Permitted Use in the I-2 District, subject to submittal of copies of the State of Michigan crematory license and MDEQ permit.

Mr. Pietrandrea explained that in order to get the MDEQ permit and the State of Michigan license he has to obtain the Township's approval. He continued that he is new to this business and he will start out with 2 units and expand to 3 in the next year and half.

There was brief discussion regarding the size of the units and that there would be very little traffic generated by the business. Mr. Zurich explained that the units run on natural gas or propane, and there is no odor associated with it. In the event of a power failure, the machine would continue to operate in the burning process, and everything is self-contained within the unit. There would also be a generator backup for the coolers. Mr. Zurich explained that the criteria for emissions and pollutants would be followed, and the machines run at about a .02 to .04, which is well under the allowable levels.

Mr. Conflitti questioned the condition of the exterior of the building. Mr. Pietrandrea stated that it is part of a condo unit, and it was in good condition. There were no plans to do any work on it.

Mr. Zurich explained that the machines heat up to a range of 1400 – 1800 degrees and cool down by a draft induction system. He also explained that the recommended maintenance on the machines is every 18 months, and that can be changed to a more frequent time span. Matthews stands behind their machines for the duration that the machines are in use, and the company has been in business since 1946.

John Bell – He stated that the Township should support new businesses, and he questioned how far this business would be located from residential. He also questioned if there is a power failure during the cremation process, does the system capture what it has to capture? Mr. Zurich stated yes because the temperature ranges from 1400-1800 degrees, and the heat would be maintained for hours. **MR. BELL** He highly recommended that the Commissioners visit a crematory on site. He also felt that the 18 months time span for inspections is too long.

Randy Martinuzzi, who is the owner of the complex, explained that this facility would not harm his ability to sell the other units in his complex. Mr. Hamilton asked how many units are occupied. Mr. Martinuzzi commented that he believed out of 11 units, there are 7 occupied. He continued that there are a variety of tenants there, including construction related tenants, a stair company, and an estimating company, among others.

Mr. Hamilton made a motion that the Planning Commission agrees the crematory should be considered a Principal Permitted Use in the I-2 District and that the applicant will supply a copy of the State of Michigan license and the MDEQ permit. Mr. O'Neil supported the motion.

**Voice Vote: Ayes: Unanimous
 Nays: None**

MOTION APPROVED

B. Update of Master Plan to incorporate Vision Plan

Mr. Doozan reviewed the McKenna Associates memo dated September 8, 2009, which explained that since the Planning Commission, Township Board and DDA have adopted the Township's Vision Plan, it is necessary to incorporate it by amendment into the Lyon Township Master Plan

Mike Barber, Jim Hamilton and Lise Blades volunteered to form the sub-committee and will be charged with reading the Vision Plan and existing Master Plan, identifying sections of the existing plan that need to be amended, and working with McKenna to incorporate appropriate sections of the Vision Plan into the Master Plan.

C. Procedural Question

Mr. Hamilton asked if the Planning Commission could follow the example of the Board and the DDA by having a motion for adjournment. The Commissioners agreed.

7. ADJOURNMENT

**Mr. Hamilton made a motion to adjourn the meeting at 8:37 p.m.
Mr. O'Neil supported the motion.**

Voice Vote: **Ayes:** **All**
Nays: **None**

MOTION APPROVED

Being no further business, the meeting was adjourned at 8:37 p.m.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary