

Charter Township of Lyon
Planning Commission
Regular Meeting Minute
March 8, 2010

Approved: April 12, 2010 as written

The meeting was called to order by Mr. O'Neil at 7:00 p.m.

Roll Call: Lise Blades
Ed Campbell
Michael Conflitti
John Dolan, Board Liaison
Kristofer Enlow
Sean O'Neil
Carl Towne

Guests: 0

Also Present: Chris Doozan, McKenna Associates
Phillip Seymour, Township Attorney

APPROVAL OF AGENDA

Mr. O'Neil suggested moving the new reports after completing the rest of the agenda. The Commission decided to call this portion of the agenda Community Reports.

Mr. Towne made a motion to approve the agenda as revised. Mr. Conflitti supported the motion.

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

MOTION APPROVED

CONSENT AGENDA

Mr. Towne made a motion to approve the minutes of February 15, 2010 as submitted. Mr. Conflitti supported the motion.

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

COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS

None

PUBLIC HEARINGS

None

OLD BUSINESS

1. Master Plan

Mr. Doozan reviewed the plan for the 10 Mile Road Corridor which included reviewing unifying elements, rural design elements and suburban design elements. After discussion, Mr. Doozan explained that he would make the necessary changes that were discussed regarding mowing, adding language regarding lighting being limited to intersections only but low level bike path lighting could be allowed. Also, incorporating different plant species that may be a better fit for the climate as well as mature size and grouping trees together. Mr. Towne also suggested using different species of plants in order to avoid disease that could wipe out whole sections of landscaping.

Mr. Doozan reviewed the Retail and Office Analysis which has traditionally been affected by the following three key parameters:

- The Market
- Land Use Policies
- Residents' Preferences

Mr. Doozan also referred to the survey that was completed two decades ago which provided information from the perspective of the residents. Most respondents did not want Lyon Township to become a regional commercial center and this was consistent with the overriding goal to preserve the rural open space character of the community.

Mr. Doozan reviewed the existing retail conditions in the community. The Commissioners briefly discussed the types of stores that they would like to see in the area and felt that more unique ideas were needed to add to the current list of categories. Mr. Doozan also reviewed the categories of office retail and office non-retail.

NEW BUSINESS

None

COMMUNITY REPORTS

Township Board Liaison – Mr. Dolan reported that the Fire Accessory Building has been approved by the Board. He also noted that there are discussions about having 3 baseball fields behind the building and those would be used by the junior league.

Planning Consultant – Mr. Doozan reported that he has not heard anything Tractor Supply but thought that the company was still interested in coming to the township. Belle Tire has expressed interest for the corner site by Flagstaff Bank and Arby's. Putter's is now owned by the bank and there are a variety of business/organizations that have expressed interest. He also reported that the DDA is almost done with the redesign of the township's website and will have a short one question survey which Planning Commissioners will be asked to fill out regarding the use of the DDA building on the corner of Costello Drive and Grand River Avenue. Mr. Bell has been investigating the using that space as a Farmers Market. The DDA will be considering awarding the contract for the southwest ring road and roundabout and SME has completed a report about the contamination of the Grand River Corridor in New Hudson and he would bring information on that when it's released. The DDA has completed the first step in the way finding program to enhance the appearance of the DDA and guide people.

Mr. O'Neil asked if there was anyone interested in being the informal liaison for the Huron Watershed Council. Mr. Enlow volunteered to take on that position.

ADJOURNMENT

Mr. Towne adjourned the meeting at 8:58 p.m. due to no further business. Mr. Conflitti supported the motion.

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

MOTION APPROVED

The Regular Meeting of the Planning Commission was adjourned at 8:58 p.m.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary

