

Charter Township of Lyon
Planning Commission
Regular Meeting Minute
June 14, 2010

Approved: July 12, 2010 as revised

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: 8

Also Present: Chris Doozan, McKenna Associates
Phillip Seymour, Township Attorney
Jason Mayer, Giffels-Webster

APPROVAL OF AGENDA

Ms. Blades suggested moving the Master Plan discussion to the end of New Business.

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

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

MOTION APPROVED

CONSENT AGENDA

Mr. Towne made a motion to approve the minutes of May 17, 2010 as submitted. Ms. Blades supported the motion.

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

COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS

Jim Chuck - Mr. Chuck commented on the professional PowerPoint presentation that the Commission has been using.

Lise Blades - Ms. Blades congratulated Mr. Bell on the success of the Kite Festival.

PUBLIC HEARINGS

- 1. AP-10-06, Saddle Creek PD Amendment, PD located on the west side of Pontiac Trail, north of 11 Mile Road.**

Mr. Doozan reviewed the June 7, 2010 McKenna Associates memo. He explained that the hearing was

scheduled for May 17, but the hearing notice was not published in the correct newspaper. Consequently, it was not possible to conclude the public hearing on May 17. Rather, it was held open until the June 14 meeting.

Mr. Doozan recommended that the Planning Commission recommend approval of the proposed amendment to the Saddle Creek Planned Development to allow farming of the undeveloped portions subject to the following conditions, which should be addressed prior to the Township Board review:

1. Revise the map to illustrate a 100-foot setback from the homes in Trotter's Pointe and a 30-foot setback on the west side.
2. Prepare a draft amendment to the Planned Development Agreement for review by the Township Attorney and Township Planner.

Mr. O'Neil confirmed that lots 81, 78 and 45 would also have the buffer, since it was not shown on the map. Mr. Babcock stated that there would not be farming in that area regardless of what's shown on the map. A 100' buffer is what will be used, and the reality is that Mr. Hamblin stays back even farther than that. Ms. Blades asked if that was acceptable to the residents. Mr. Babcock stated yes.

Mr. Towne questioned how long the amendment would need to be in effect. Mr. Babcock suggested that they be allowed to farm until the remaining phases are built out and that would trigger not allowing the farming anymore. He asked if it could be an administrative review as well.

Mr. Hamblin explained that he receives a discount if he preorders the seed in the fall.

Mr. Towne made a motion to open the public hearing at 7:19 and closed it due to no one wishing to comment. Mr. Enlow supported the motion.

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

MOTION APPROVED

Ms. Blades made a motion to recommend approval of the proposed amendment to Saddle Creek planned development to allow farming for the undeveloped portions until the property is developed and subject to the conditions outlined in the June 7, 2010 McKenna Associates memo. Administrative approval/review shall be done annually on November 1. Mr. Towne supported the motion.

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

MOTION APPROVED

2. AP-10-05, Rezoning Sign Requirements, Amendment to the Zoning Ordinance.

Mr. Doozan reviewed the McKenna Associates memo dated April 15, 2010.

Mr. Towne made a motion to open the public hearing at 7:24 p.m. Mr. Conflitti supported the motion.

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

MOTION APPROVED

John Hicks - Mr. Hicks explained that a sign permit is required and that the proper timing should be understood when they apply for a sign. He also stated that some signs outlive their usefulness and that should be specified.

Ms. Blades made a motion to close the public hearing at 7:26 due to no one wishing to comment. Mr. Towne supported the motion.

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

MOTION APPROVED

Mr. Doozan explained that there is a provision in the ordinance but felt that language should be added that a sign permit is required.

Mr. Towne made a motion to recommend the Zoning Ordinance Amendment to the Township Board as presented with the additional language that a sign permit is required. Ms. Blades supported the motion.

**Roll Call Vote: Ayes: Campbell, O'Neil, Enlow, Dolan, Blades, Towne, Conflitti
Nays: None**

MOTION APPROVED

OLD BUSINESS

AP-10-08, Fence Ordinance – Update from sub-committee in regards to considering amendments to the current fence ordinance.

Mr. Doozan reviewed the amended fence regulations that were developed by the sign committee.

Mr. O'Neil suggested defining a transition fence panel.

Ms. Blades questioned allowing a fence if residents lived on a major road. Mr. Dolan stated that issue would be for the Zoning Board to decide since there might be instances where that would be a good idea but he did not think that it should be opened up everywhere.

There was discussion regarding having a non-obstructive fence versus an obstructive fence in the side yard. Mr. Doozan suggested that a fence in the front yard should be decorative and non-obscuring in design. In the side yard, any fence could be appropriate; it may be a solid fence or a decorative non-obscuring fence, which would offer the option.

There were varying opinions, and it was decided it would be referred back to the sub-committee.

NEW BUSINESS

- 1. AP-10-07, Belle Tire – Site plan review of a proposed Belle Tire store to be located at the southwest corner of Lyon Center Drive West and Milford Road.**

**Representing Belle Tire – Christopher Enright, Architect
Anthony Antone, Kojaian Management Corp.**

Mr. Doozan reviewed the McKenna Associates memo dated June 14, 2010. He recommended approval of the site plan for Belle Tire subject to the following conditions:

1. Face brick must be specified instead of modular veneer brick.
2. The fixtures at the front of the site must be identified as decorative fixtures.
3. A sidewalk must be constructed from the public sidewalk on Milford Road to the building entrance.
4. A ramp to serve the barrier-free spaces must be shown on the plan.

Mr. Enright gave a brief overview of the plan and explained that all of the installations and work takes place on the interior of the building, and there would be no storage outside and no overnight vehicles. Used tires are recycled or sold.

Mr. Enright explained that the free air is located on the front of the building but can be located on the south side as well just as easily.

Mr. O'Neil raised his concern regarding a curb not being located on the south side that faces Flagstar Bank that would run down that property line. He explained that there is a 22.4' from the back where the bays would be to the property line and he had serious concerns regarding traffic circulation in that area. Mr. Enright explained that cars are brought to the bay area by the employees only and felt it wouldn't be a problem. Mr. Enright continued that the standard distance between the edge of the building and an obstruction is 25', and this is 22.4' with no curb. Of course safety is a concern, but it wasn't a concern when the plans were approved.

After further discussion, Mr. Enlow suggested placing a concrete gutter pan, which would provide delineation as well as striping the area. Mr. Enright and Mr. Antone agreed.

Mr. Enright stated that he agrees with Mr. Doozan's memo as well as Mr. Mayer's comments from Giffels-Webster.

Mr. Conflitti asked where the air conditioner and heating units are located. Mr. Enright explained that they are behind a parapet wall and are completely hidden. Mr. Conflitti asked if ice cleats are included. Mr. Enright stated yes.

There was brief discussion touching on the sidewalk and landscape plan.

Mr. O'Neil asked that if it turned out that there was indeed a traffic problem that the applicant would be willing to come back to the Township and work out a solution. Mr. Enright and Mr. Antone both agreed to do that.

Mr. Towne made a motion to recommend approval of AP-10-07 Belle Tire Site Plan, including the comments from McKenna Associates and including an 18" gutter pan and striping at the bay area.

Mr. Conflitti supported the motion.

**Roll Call Vote: Ayes: Conflitti, Towne, Blades, Enlow, Dolan, O'Neil, Campbell
Nays: None**

MOTION APPROVED

2. AP-10-09, Tanglewood PD – Grenelefe West – PD located at the southeast corner of Ten Mile and Currie Road.

Ms. Blades explained that she is acquainted with the applicant's wife but she did not know the applicant. The Commission did not feel it was a conflict of interest.

Mr. Doozan reviewed the McKenna Associates memo dated June 9, 2010. He explained that the applicant would like to reduce the front setback for Grenelefe West to 30 feet to provide a larger back yard.

Mr. Doozan recommended that an amendment to the Revised and Restated Planned Development Agreement for Tanglewood would be required and an amendment to the Third Amended, Consolidated and Restated Declaration of Easements, Covenants and Restrictions for Tanglewood Golf Community. The applicants need to work with their attorney to draft the amendments.

Mr. Wickham explained that there was not enough back yard area for potential homebuyers. Over the last two building seasons, they have lost potential buyers due to the lack of a back yard.

Mr. O'Neil questioned if they would agree to reduce the front yard setback by 10' and then increase the back yard setback by 10'. Mr. Wickham stated he had no problem with doing that.

Mr. Campbell asked how deep the homes were. Mr. Wickham stated average is about 60 x 60' but it depends on the plan that the buyer is looking for.

Mr. Towne made a motion to schedule a public hearing for July 12, 2010. Mr. Campbell supported the motion.

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

MOTION APPROVED

COMMUNITY REPORTS

Township Board Liaison – Mr. Dolan reported that the rezoning went through the Board unanimously for the portion of land on Pontiac Trail near 8 Mile Road. He also reported that there would be a special meeting regarding the Hutto project on June 21 at 2:00 p.m.

Planning Consultant – Mr. Doozan reported that the Township is looking at increasing the billboards in the Township by 3 in order to generate income. Progress is being made on the Grand River Avenue streetscape. Tractor Supply Company is proceeding through the review process. He also reported that Mr. Antone has reported that he has other users waiting in the wings in Lyon Crossing.

Mr. Campbell reported that he sits on a DDA sub committee. He attended a meeting where Keith Rogers put on a presentation on how to find the right businesses.

MASTER PLAN UPDATE

Mr. Campbell made a motion to table the Master Plan Update. Mr. Towne supported the motion.

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

MOTION APPROVED

ADJOURNMENT

Mr. Towne made a motion to adjourn the meeting at 9:10 p.m. due to no further business. Ms. Blades supported the motion.

**Voice Vote: Ayes: Unanimous 5
Nays: ~~None~~ ENLOW, O'NEIL**

MOTION APPROVED

The Regular Meeting of the Planning Commission was adjourned at 9:10 p.m.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary