

Charter Township of Lyon  
Planning Commission  
Regular Meeting Minutes  
August 9, 2010

Approved: September 13, 2010, as written

The meeting was called to order by Mr. O'Neil at 7:02 p.m.

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

Guests:           5

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

**APPROVAL OF AGENDA**

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

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

**MOTION APPROVED**

**CONSENT AGENDA**

**Mr. Towne made a motion to approve the July 12, 2010 minutes as written. Mr. Campbell supported the motion.**

<b>Voice Vote:</b>	<b>Ayes:</b>	<b>6</b>
	<b>Nays:</b>	<b>None</b>
	<b>Abstain:</b>	<b>Blades</b>

**MOTION APPROVED**

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

Mr. John Bell extended an invitation to the Commission to attend the DDA meeting on August 10.

**PUBLIC HEARINGS**

**AP-10-08, Fence Ordinance – Consideration of amendments to the fence regulations in the Zoning Ordinance.**

Mr. Doozan reviewed the McKenna Associates memo dated July 14, 2010 and explained that all of the revisions that were requested by the Commission have been incorporated.

**Ms. Blades made a motion to open the public hearing at 7:17 p.m. Mr. Enlow supported the motion.**

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

**MOTION APPROVED**

**John Hicks** – Mr. Hicks had general questions regarding the fence ordinance relating to his neighborhood.

**Ms. Blades made a motion to close the public hearing at 7:19 p.m. due to no further comments. Mr. Towne supported the motion.**

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

**MOTION APPROVED**

Ms. Blades suggested some grammatical changes to the document. There was brief discussion regarding obstructing the use of the adjacent property and what those obstructions could be.

**Mr. Towne made a motion to recommend approval of AP-10-08 Fence Ordinance as amended. Mr. Enlow supported the motion.**

**Roll Call Vote: Ayes: Unanimous**  
**Nays: None**

**MOTION APPROVED**

**B. AP-10-09, Tanglewood PD – Grenelefe West – PD located at the southeast corner of Ten Mile and Currie Road. Public hearing to consider an amendment to the PD Agreement to reduce the front yard setback from 40’ to 30’.**

**Representing AP-10-09: Robert Langan, Attorney  
Mike Wickham**

Mr. Doozan reviewed the McKenna Associates memo dated July 28, 2010 with the following recommendations:

- Recommend that the change be made to the Third Amended, Consolidated and Restated Declaration of Easements, Covenants and Restrictions for Tanglewood Golf Community.
- Recommend that the Planning Commission recommend approval of the amendment to the Revised Restated Planned Development Agreement for Tanglewood to the Township Board, subject to review and approval by the Township Attorney and submittal of Exhibit’s A and B.
- Recommend that the Planning Commission approve the First Amendment of Third Amended Consolidated and Restated Declaration of Easements, Covenants and Restrictions for Tanglewood Golf Community, subject to:
  - a. The revision to Article VII, Section 3, Paragraph A, as noted
  - b. Review and approval by the Township Attorney, and
  - c. Submittal of Exhibits A and B.

Mr. Langan explained that he was in attendance on behalf of Freund Associates requesting a change in the PD Agreement allowing them to build homes in the Grenelefe West subdivision with a 30’ front yard setback. The request is based on the little demand that they have been able to garner with this market. The demand seems to be favoring smaller front yards and larger rear yards.

Mr. Conflitti questioned if there were any issues with the current residents regarding this request. Mr. Langan stated that he did not believe there were any issues with current residents. This is not the first deviation from front yard setbacks that they have had to do; several others are as little as 25’. Mr. Wickham stated that he has informed people that he works with on a day to day basis, and no one has had any issues with it; they are all in support of getting their neighbors built. He explained that he did promise Lot 14 that is being built between

two existing homes that they would maintain the setbacks.

**Mr. Towne made a motion to open the public hearing at 7:31 p.m. and closed the public hearing at 7:31 due to no one wishing to comment. Ms. Blades supported the motion.**

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

**MOTION APPROVED**

There was brief discussion regarding the size of the homes on the lots.

**Ms. Blades made a motion to recommend to the Township Board the amendment to the Revised and Restated Planned Development Agreement for Tanglewood item AP-10-09A with the conditions as stated in the McKenna Associates memo dated July 28, 2010, subject to approval by the Township Attorney and with the submittal of Exhibits A and B. Mr. Towne supported the motion.**

**Roll Call Vote: Ayes:           Unanimous  
                  Nays:           None**

**MOTION APPROVED**

**Ms. Blades made a motion that the Planning Commission approve the First Amendment of Third Amended Consolidated and Restated Declaration of Easements, Covenants and Restrictions for Tanglewood Golf Community, subject to items A-C of the McKenna Associates memo dated July 28, 2010 and subject to Board approval of item A.**

**Roll Call Vote: Ayes:           Unanimous  
                  Nays:           None**

**MOTION APPROVED**

**OLD BUSINESS**

**A.     Master Plan – Continue work to update the Master Plan to incorporate the Vision Plan**

Mr. Doozan reviewed the Transportation Analysis, highlighting Existing Road Systems, Traffic Volumes, Accident Rates, Road Classifications, other modes of transportation, planned and proposed road improvements, circulation system deficiencies, funding and recommendations.

There was discussion regarding pathways. A committee was formed consisting of Lise Blades, Kris Enlow and Carl Towne to look further into the pathways and investigate where the connections made the most sense for the Master Plan.

**NEW BUSINESS**

**A.     AP-10-10, Woodwind Glen PD Amendment – PD located north of 10 Mile, between Chubb and Currie Roads. Schedule a public hearing to consider an amendment to the PD to convert from quadplex to single family, resulting in a reduction of the number of units.**

**Mr. Towne made a motion to set a public hearing for AP-10-10 for the September 13, 2010 meeting subject to meeting all conditions as set forth in the ordinance. Mr. Campbell supported the motion.**

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

**MOTION APPROVED**

**COMMUNITY REPORTS**

**Township Board Liaison** – Mr. Dolan reported that the last Board meeting was very short. There was discussion regarding keeping the name of Cash Street.

**Planning Consultant** – Mr. Doozan reported that there have been 64 building permits issued for new homes through July, which is an increase from last year where there were 60 permits for all of 2009. In terms of total permits, 155 have been issued through July compared to last year where there were 108 permits issued through July of last year. There is a business considering moving into the Trident Industrial Park that mixes and stores compression oils.

Mr. Doozan also recommended separating the sign regulations from the Zoning Ordinance, and the possibility of allowing car washes in the I-1 and I-2 districts. Future projects that he identified for consideration were the reviewing and revising of the Zoning Ordinance, dressing up the industrial area, and provide for solar and wind energy in the Township. Mr. O’Neil suggested adding the Capital Improvement Plan to the future project list.

Mr. Hicks asked that the Commission consider ideas for utilizing the Peter’s Farm buildings that are held in a conservancy. He is concerned about the building deteriorating.

**ADJOURNMENT**

**Mr. Campbell made a motion to adjourn the meeting at 9:30 p.m. due to no further business.  
Mr. Towne supported the motion.**

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

**MOTION APPROVED**

The Regular Meeting of the Planning Commission was adjourned at 9:30 p.m.

Respectfully Submitted,

*Kellie Angelosanto*

Kellie Angelosanto  
Recording Secretary