

Charter Township of Lyon

Planning Commission

Meeting Minutes

September 13, 2010

Approved: September 27, 2010, as corrected

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: 16

Also Present: Christopher Doozan, McKenna Associates
Phil Seymour, Township Attorney
Jason Mayer, Giffels-Webster
Marc O'Rourke, Landmarc Building Company
Cliff Sieber, Engineer

APPROVAL OF AGENDA

Mr. Towne made a motion to approve the agenda as submitted. 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 April 12, 2010 as submitted. Ms. Blades supported the motion.

Voice Vote: Ayes: All

Nays: None

COMMENTS FROM PUBLIC ON NON AGENDA ITEMS

Gary Rickard, Novi, MI. Mr. Rickard appeared before the Planning Commission to express a complaint against businesses that are leaving wood pallets along Haas Road and are causing a problem within Haas Lake Park. It was brought to Mr. Rickard's attention that this matter is being handled by Dennis Davis, the Lyon Township Zoning Enforcement Officer.

PUBLIC HEARING

1. **AP -10-10, Woodwind Glen PD Amendment** – PD located north of 10 Mile between Chubb and Currie Roads. 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; discussion and possible action.

Chris Doozan read the August 23, 2010 McKenna review letter. In this letter Mr. Doozan addressed Permitted Uses, Residential Density, Yard Setbacks, Landscaping, Sidewalks and the Road System.

In conclusion the recommendation by Mr. Doozan was for the Planning Commission to hold the Public Hearing with two issues requiring deliberation and input, those being setbacks and the road termination.

Jason Mayer noted that when the sanitary sewer lines were installed four leads to each unit were provided. Mr. Mayer suggested that three of these leads be cut off and capped with only one being used.

Cliff Sieber representing Woodwind Glen LLC stated that he is here this evening with Marc O'Rourke and the plan presented this evening is a single family residential a reduction from 18 quadplex buildings consisting of 72 units down to 54 units.

The original plan along with the new plan submitted this evening, were displayed for review by the Commission members.

Mr. Sieber explained the setbacks, the distance between units, the driveway on the cul-de-sac, and noted that the sidewalk would remain on just one side of the road as it had in the original plan. This is because the existing condominium to the south has sidewalks only on one side of the street.

Carl Towne questioned the safety of the cul-de-sac from the view point of the fire chief.

Mark O'Rourke of Landmark Building, Novi, MI responded that due to economics and changes in the mortgage market, financing for a new condominium development is pretty much non existent. He continued that they chose this product because site condos are financeable and in addition this provides the buyer with a choice between the product already there and the lower density condominiums.

John Dolan questioned the safety of fifteen feet between the homes and asked if the fire chief feels this is accessible in an emergency.

Mr. Dolan also questioned the reason for the emergency gate between the single family homes and the condominiums.

Chris Doozan responded that he was not sure of the original decision and would have to research the answer.

Lise Blades asked if it is possible to get to ~~the ANY other subdivision from the end of the western cul-de-sac~~ and was told that presently it only leads to the wastewater treatment plant.

Kristofer Enlow asked how the 55 foot lot width was determined and was told by Mr. O'Rourke that it was decided by the way the utilities were lined up on the site and the footprint needed to do a nice quality house.

Carl Towne questioned the road being private and the possibility of them being turned over to the County.

Chris Doozan stated that they are not 27 feet wide (measured from back of curb) and do not meet the County standards also the County was not on site during the construction of the roads.

Discussion took place regarding road easements and also agreements between the fourplexes and the new development.

Lise Blades made a motion to open the public hearing at 7:40 p.m. Kristofer Enlow supported the motion.

Voice Vote: Ayes: Unanimous

Nays: None

MOTION APPROVED

Tony Percy, Valleywood Drive – Mr. Percy stated that because of the increase in houses and traffic he would like to see if it is possible to open the emergency road as a through road. He feels it would decrease the traffic going through the subdivision if they could go out the other way.

James Mickle, 24809 Valleywood – Mr. Mickle requested that the Planning Commission revisit the original plan for the proposed development looking at how it could have been properly serviced using only Valleywood Drive. He feels that there is still no acceptable ingress or egress by reducing it to 54 units with the possibility of 150 vehicle passes per day plus service vehicles. Mr. Mickle expressed his concern regarding emergency vehicles, school buses and other large vehicles servicing the development and using Valleywood Drive.

Mike Long, Woodwind Village Homeowners Association – Mr. Long expressed the concerns of the Woodwind Village homeowners regarding the style, the cost and the esthetics of the less valuable home being built in this development and what it will do to the value of their homes. Mr. Long also expressed concern because they are in the process of turning their private roads

into County roads and the effect this additional traffic may have. Also they are not in favor of the additional traffic if the emergency road is opened.

Tony Guglielmotti, Woodwind Village – Mr. Guglielmotti asked if the builder is going to notify possible buyers about the odor that comes from the wastewater treatment plant. He noted that it is not all the time but when it kicks up it is pretty bad.

Lee Carvella, 24480 Rosemont – Mr. Carvella stated that Rosemont gets all the school bus traffic as well as the wastewater treatment traffic and opening the cul-de-sac at the other end of the subdivision would relieve some of that traffic.

Gary Rickard, Buckminster Road, Novi – Mr. Rickard stated that it is important that you see how tight 71/2 feet between units. This is only twice as big as the amount of space allowed a camper at his family’s campground. Mr. Rickard feels that this development should match up with the neighbors that are already there.

Mike Conflitti asked what the process is to revisit the proposed plan and Chris Doozan responded that the reviewing process is what is happening right now.

Ralph Timerek, 24734 Rosemont Drive – Mr. Timerek has concerns about creating a cast system when the people in the single family homes do not want the road opened up because it will impact their quality of life but it is okay to affect the lives of the residents of the condos. Mr. Timerek expressed his wish that the road be opened up and a single community be created.

Lise Blades made a motion that the public hearing be closed at 8:07 p.m. Carl Towne supported the motion.

Voice Vote: Ayes: All

Nays: None

MOTIONED APPROVED

Marc O’Rourke stated that he would like nothing more than to have comparable lot to the ones in Woodwind Village but the project was approved as condominiums and the lots are small. To take what is there and come up with a Woodwind Village is unrealistic. What they have done is come up with what he believes is a happy medium to improve the quality of the product. Mr. O’Rourke continued that he believes this fits in with the whole Woodwind concept as a new product that services something comfortable in the middle.

Mike Conflitti asked if they had a back up plan with possibly 40-45 units and Mr. O’Rourke responded that it would not change the front yard setbacks or how much rear yard there would be if they reduced he units.

Sean O’Neil stated that there are two private roads, Valleywood Drive and Westport and is in favor of those connecting and leading somewhere but he believes that the people to the west are under no obligation to permit a connection to the road.

Phil Seymour responded that there is a private road agreement and since they are not part of that agreement they would not necessarily have access to the roads.

Mr. O'Neil noted that several years ago allowing these roads to go private acknowledged the fact that in the future there would be very little control or ability to force anyone to give access. It was a move at that time to keep two very different products with different lifestyles and traffic patterns separated. The major concern of the present residents is the maintenance of the roads and if they become County roads this may not be a problem.

Sean O'Neil stated that if the roads are connected a new road agreement would be have to be drafted with the new users accepting some financial responsibility and this would defray some of the cost of maintenance.

Mr. O'Neil expressed his dislike of some of the parking areas in the development and made note of which ones he was referring to. He also questioned the density stating that if you reduce the density you also reduce some of the issues and made suggestions as to which units should be removed.

In conclusion Mr. O'Neil suggested the removal of six lots, removing the parking areas, connecting the roads and having a sidewalk on both sides.

Lise Blades noted that she understand the western subdivision concerns if they do connect the roads, because when you invest in a home you try to find the exact spot that you want. If you choose a home with the intention that traffic will not be going by your home you would probably choose one of the back lots. Now with the potential that the cul-de-sacs may connect you are sitting on an investment that you didn't really sign up for.

Ms. Blades explained that with the school being right there her concern is cut through traffic. When people find out that they can go from the subdivision behind the school and out the other way you end up with a lot of extra traffic. Therefore she is a little uneasy about connecting the roads because it was never the intention to do so.

Ms. Blades asked if a new traffic study is in order and also if the single family development changes the number of trips as opposed to a quadplex.

Chris Doozan stated that the number of trips generated by a single family home is 9.57 compared to 5.86 by a quadplex. Mr. Doozan also noted that he does not believe a traffic study is required at this point.

Cheryl Brownell a resident of Woodwind Glen stated that she disagrees with Mr. O'Neil's comment that the parking areas should be removed. Mr. Brownell thinks that because the front yard setbacks are so small the driveways are too short to accommodate more than one car.

Mr. O'Neil responded that he is only suggesting the areas where it makes sense to reduce or eliminate them.

Kristofer Enlow stated if they are doing single detached he would feel more comfortable matching what is to the west and if not go back to the quadplex and match what is to the south.

Marc O'Rourke responded that he appreciates that comment and if that were possible he would be standing here this evening looking to do that. Duplexes could work but what they are trying to propose in a detached condominium which is single family in nature but essentially still a condominium.

Sean O'Neil asked what their feelings are regarding lot reduction and some of the other issues that have been brought up this evening.

Mr. O'Rourke responded that some of the parking spaces are worth taking a look at but moving too many units around creates utility problems and just leaves a big open space.

Ed Campbell asked what would be the thought of having single family on the external lots, duplex or quads internally. This might solve some of the setback constraints and also the sidewalk issue.

Mr. O'Rourke responded that it is a good possibility but feels the product they are proposing achieves the mix being referred to. This was not envisioned for this product because of the market conditions but that effect is exactly what they are after.

Carl Towne noted that his thought is to table this and come back with more detail on opening the road to the west court, the utility plans, and a commitment to having sidewalks on both sides and also a look at the landscaping plan.

Mr. Towne continued that he does not feel he has enough information in front of him and would like to table this until next month.

Sean O'Neil asked Cliff Sieber what his thoughts are regarding moving the lots in question.

Mr. Sieber explained that there are instances where there are storm sewers running between units and the problem becomes what you do unless you are going to rip out the storm sewer and redirect it somewhere. He believes there is room for some adjustment but from a transitional standpoint they are looking at single family to the west and duplexes and fourplexes to the east. These smaller lots provide a better transition from larger to smaller.

Mr. Sieber noted that the people on the cul-de-sac to the west bought it based on knowing it was a dead end street and if you connect it and run the traffic through you are violating what they purchased. The condominiums to the east and south knew they bought on a private street when they purchased the units. They also knew this development was going to go through their unit. Mr. Sieber added that he does believe there is some room to make some adjustments on some of the issues brought up this evening.

Mr. Sieber stated that he believes there is some room to make some adjustments on some of the issues.

Lise Blades noted that she is having a real hard time with the fifteen foot separation between units and believes they will keep coming back to that issue. Ms. Blades continued that she was in favor of this with the Hutto development because the entire development was designed around that concept and with Crystal Creek and Twin Pines there were units already in place.

Ms. Blades stated that there are no units in place here and although she can not see going with a 30 foot separation she feels that 15 is incredibly tight. With Crystal Creek there were back taxes, SAD's and units already built and although the Planning Commission wasn't totally comfortable with the fifteen feet they felt obligated to work with it because of these circumstances. This is not the case here and fifteen feet is very difficult for her to get behind.

Mr. Sieber asked if there is a consensus of what would be acceptable to which Sean O'Neil asked what the Planning Commissioners feelings are on density, separation between units and the reduction of units.

John Dolan asked if this footprint is what the applicant needs to do to get their investment back to which Mr. O'Rourke responded that he believes this footprint is what does the best job for what type of product that can sustain the value in this area.

Mr. Dolan stated that his whole interest is that Woodwind Village and Woodwind Glen come out of this with the best possible development. He also agrees with the concerns of Mr. O'Neil and Ms. Blades regarding the tightness of the units. He definitely would like to see this work because he feels that putting this development in would enhance what is presently there and also help everyone.

Mike Conflitti stated that he would feel more comfortable with ten less units in the development and although he wants this to work he does not want to make a decision based on the market now overlooking what might happen 20 or thirty years from now.

Sean O'Neil asked that they go back to the drawing board to see what they can agree to and what can be worked out.

Kristofer Enlow requested they look at the connectivity of the cul-de-sac and see if it is a viable option.

Carl Towne made a motion to table AP-10-10 until the October 11, 2010 Planning Commission Meeting. Mike Conflitti supported the motion.

Voice Vote: Ayes: Unanimous

Nays: None

MOTION APPROVED

OLD BUSINESS

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

Chris Doozan presented a copy of the Future Land Use Map as it is today on which he has circled the areas that he believes need attention. He requested that the Planning Commission review each of the areas to get their observations and comments and he will bring back a revised map at the next meeting.

Discussion, comments and suggestions took place regarding each of the areas in question on the Future Land Use Map.

ADJOURNMENT

Carl Towne made a motion to adjourn the meeting at 10:02 p.m. Ed Campbell supported the motion.

Voice Vote: Ayes: Unanimous

Nays: None

MOTION APPROVED

The Regular Meeting of the Planning Commission was adjourned .

Respectfully Submitted,

Rose Case