

Charter Township of Lyon  
Planning Commission  
Regular Meeting Minutes  
October 11, 2010

Approved: November 8, 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  
Kristopher Enlow  
Sean O'Neil  
Carl Towne

Guests: 10

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

**APPROVAL OF AGENDA**

**Motion by Towne, second by Enlow  
To approve the agenda as submitted.**

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

**MOTION APPROVED**

**CONSENT AGENDA**

- a) Approval of the September 27, 2010 Regular Planning Commission Meeting Minutes

**Motion by Towne, second by Campbell  
To approve the Consent Agenda as presented.**

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

**MOTION APPROVED**

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

Ms. Blades asked if her daughter's Brownie Troop could come in next month and lead

the pledge of allegiance. The Commission thought that would be a great idea.

## **PUBLIC HEARINGS**

NONE

## **OLD BUSINESS**

- 1. AP-10-10, Woodwind Glen PD Amendment – PD located north of 10 Mile, between Chubb and Currie Roads. 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. Public Hearing was held on 9/13/10.**

**Representing AP-10-10 – Clif Seiber  
Mark O'Rourke**

Mr. Doozan reviewed the memo from McKenna Associates dated September 29, 2010 with the recommendation that the Planning Commission recommend preliminary planned development approval to the Township Board. This is due to the fact that the plan calls for a substantial decrease in density compared to the quadplex layout and also because the proposed setbacks are consistent with the previously approved plans for the quadplex units.

Mr. Seiber stated that compared to last month they are proposing 9 fewer lots. Lot width will be 70 ft. and will provide room for side entry garages. The Fire Chief has given his approval. Mr. Seiber reviewed sidewalks and parking bay issues.

Mr. Towne requested a copy of the letter from Chief McClain stating his approval. Mr. Towne stated that he liked the modifications but felt there should be sidewalks on both sides.

Ms. Blades stated that she liked the sidewalks on one side only. Mr. Conflitti felt that one sidewalk was also sufficient.

Mr. Dolan asked if the architecture would change now that the lots are larger. Mr. O'Rourke stated that it would allow wider homes with 3 car garages. Mr. Dolan stated that he would like to maintain the tax base.

Mr. Conflitti questioned if homes around the storm water detention area will be able to install decks. Mr. O'Rourke explained that those homes would allow for decks but suggested that if the front setback was reduced to 30' in order to get the backyard deck space; he thought it would be a worthwhile improvement.

Ms. Blades stated that she would support reducing the front setbacks to 30 feet to provide more space in the rear for lots backing up to the pond.

An audience member questioned the location of the connection point between this development and the school sidewalk.

Mr. Doozan explained that under the original plan of 72 quadplex units, 422 trips per day would be generated; 45 single-family units would generate 403 trips per day.

Mr. O'Neil stated that he would like a "No Outlet" sign, and the applicant agreed.

Mr. O'Neil provided a recap of the improvements to the plan.

**Motion by Towne, second by Conflitti**

**To recommend approval of the AP-10-10, subject to the comments in McKenna Associates memo dated September 29, 2010 and to include a letter from the Fire Chief for consideration to the Township Board, to include a "No Outlet" sign to be placed on Valley Wood Drive, to reflect a reduction in the front yard setbacks on lots 102, 103 and 104 from 34' to 30' and to include that the Planning Commission agrees with the approval of this plan that the setbacks are appropriate given the constraints of the property. Also, connect the pedestrian path to the school on the southwest corner.**

**Voice Vote:           Ayes: 6  
                              Nays: 1-Enlow**

**MOTION APPROVED**

**2. Master Plan Update**

Mr. Doozan reviewed the update. There was brief discussion regarding the south side of Milford Road and park areas. Ms. Blades felt that there should be more single family in the southeast part of the Township. Ms. Blades suggested that more density is needed to fill South Lyon East High School. Ms. Blades asked if Mr. Doozan could identify locations where single family would be appropriate.

Mr. O'Neil stated that he would like to see the Township's water and sewer master plans. Mr. O'Neil stated that the utility master plans might also need to be looked at.

The chapter was left with the Planning Commission for further review at next month's meeting.

**3. Planning Commission Rules and Procedures**

Mr. Doozan explained that the concern regarding conflict of interest was researched and it has been added.

Mr. Seymour clarified the meaning of conflict of interest. He reviewed changes that were made to the Rules of Procedure notes that a vote has to take place to recuse a member; it's not automatic.

**Motion by Towne, second by Campbell  
To approve the revised Rules of Procedure.**

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

**MOTION APPROVED**

**NEW BUSINESS**

**1. Community Reports**

Mr. Dolan explained that a budget needed to be put together. It's important that the Planning Commission knows the cost of doing business and adopts a budget and keeps a running tab.

**ADJOURNMENT**

**Motion by Towne, second by Campbell**  
**To adjourn the meeting at 8:40 p.m.**

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

**MOTION APPROVED**

The Planning Commission meeting was adjourned at 8:40 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto  
Recording Secretary