

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
November 8, 2010

Approved: December 13, 2010

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
Kristopher Enlow
Sean O'Neil
Carl Towne

Guests: Brownie Troop
3

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

The Brownie Troop led the Commission in the Pledge to the Flag.

APPROVAL OF AGENDA

Mr. Doozan recommended that New Business be moved before Old Business. The Commission agreed.

**Motion by Towne, second by Blades
To approve the agenda as amended.**

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

MOTION APPROVED

CONSENT AGENDA

- a) Approval of the October 11, 2010 Regular Planning Commission Meeting Minutes

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

Voice Vote: Ayes: Unanimous

Nays: None

MOTION APPROVED

COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS

Michele Aniol – Ms. Aniol explained that she is the DDA Administrator and Economic Development Coordinator. She reviewed the Economic Development Preparedness Index, which is a survey that the Commission will complete and return to her.

PUBLIC HEARINGS

1. **AP-10-11, Amendments to Article 5.00 of the Zoning Ordinance, Site Plan Review – Public hearing to consider an amendment to Section 5.02(B) to allow administrative approval for extension of site plan approval, discussion and possible action.**

Mr. Doozan reviewed the revisions of the amendments in the McKenna Associates memo dated September 20, 2010.

**Motion by Towne, second by Conflitti
To open the public hearing at 7:34 p.m.**

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

MOTION APPROVED

Carol Levitt, 22350 Natasha Lane - Ms. Levitt commented on administrative and economic time and how to make administrative procedures more effective. She expressed her concern that everything is becoming more and more vague regarding information made available to the public.

**Motion by Towne, second by Blades
To close the public hearing at 7:41 p.m. due to no further comments.**

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

MOTION APPROVED

There was discussion regarding placing a time limit on site plan extensions and site plan administrative approval of site plan extensions.

Mr. O'Neil explained that the consensus was that preliminary approval is administratively extended but not the final site plan.

Mr. Doozan explained that there are reasons for time limits and one of those is that

things change regarding community standards or planning. Also, another reason is that by approving a site plan, the Township is holding a spot open to be developed for a certain use. Everyone around that property knows it is being held for that use, and those people make decisions on what is approved for that space. He felt it was important to put a time limit on it so it can be wrapped up and determined if it's still a viable option with the planning and zoning goals. Various concerns were discussed. Time limits were discussed with various opinions given.

Ms. Blades raised the concern of the Erwins' property and wanted to make sure this would not negatively affect their property. Mr. Doozan did not think it would but he would double-check it to be sure.

Motion by Towne, second by Conflitti

To approve AP-10-11 Amendment to Article 5.00, Site Plan Reviews with the following change that 5-2 Section B, page 5-3 #15 that we as a Board want to retain control of the preliminary site plan review except for the two 12 month extensions that can be administratively reviewed and that all final plans would come through the Planning Commission for two 12 month extensions.

Mr. Campbell explained that #15 would then read, "No more than two 12-month extensions of a preliminary site plan approved by the Planning Commission may be granted subject to the following."

**Roll Call Vote: Ayes: Towne, Dolan, Conflitti, Campbell, Enlow
 Nays: Blades, O'Neil**

MOTION APPROVED

Mr. O'Neil and Ms. Blades stated that they voted no because they would rather see three 12-month extensions for final site plan approval.

NEW BUSINESS

- 1. Alison L. Kapur/New Hudson Investments, LLC; Farmland and Open Space Preservation Program. Location: South of Lee Road, west of South Hill Road (Section 10)**

Representing New Hudson Investments – Alison L. Kapur

Mr. Doozan reviewed the McKenna Associates memo dated November 2, 2010 with the recommendation that the Planning Commission recommend approval of the Farmland Preservation Program application submitted by Alison L. Kapur/New Hudson Investments, LLC for the following reasons:

1. The proposal satisfies the Farmland Preservation Program criteria.
2. The land use is consistent with surrounding land uses.
3. The land use is consistent with the master plan, which encourages measures to retain rural and open space lands.

4. The land use is consistent with the R-1.0 zoning designation, which designates agriculture as a principal permitted use.

Ms. Kapur explained that she purchased the farm on Lee Road, and she is a new business owner in Lyon Township. She explained that she may or may not purchase a cow. They are a horse boarding facility, and it's tough to make ends meet between taxes and mortgage payments. She thanked the Commission for their consideration of her application.

Mr. Phillips asked if the LLC has been formed yet. Ms. Kapur stated that she has formed the LLC and is the sole member.

Mr. Towne stated that the town number, which is found on the deed, is number 1, and the range number that is found on the deed is number 7. He stated that he was confused because it had to be approved by the State by November 1. Mr. Kapur explained that he talked to the Clerk, and the application qualified.

Ms. Kapur confirmed that there were not any special assessments on the property. Ms. Kapur explained that the profit that has been made came from the hay that they were able to harvest after the property was purchased.

**Motion by Conflitti, second by Blades
To recommend approval of the Farmland and Open Space Preservation Program application submitted by Alison Kapur/New Hudson Investments, LLC.**

**Roll Call Vote: Ayes: 6
 Nays: Towne**

MOTION APPROVED

OLD BUSINESS

1. Master Plan Update

**Motion by Campbell, second by Blades
To table the Master Plan update until the next meeting.**

**Voice Vote: Ayes: 5
 Nays: 2**

MOTION APPROVED

NEW BUSINESS

1. Community Reports

Mr. Dolan explained that a budget workshop meeting was going to be held on

November 13, 2010 at 7:00 a.m.

Mr. Doozan reported that there might be a site plan coming in December for Tel-Com Credit Union.

Mr. Doozan continued that the owner of Mulligan's Driving Range is interested in opening a coffee and pastry shop in the house on the property. The problem is that the property is not zoned commercial. There are a couple of options to make that work: rezoning to B-2 or considering the coffee and pastry shop an accessory use that is incidental to the primary driving range use. The Planning Commission favored the accessory use option.

Mr. Campbell reported on the grants for recharging stations for electric cars. Also, the transition into the downtown area and streetscape were discussed at the Economic Development meeting and what can be done to make it more appealing and improve it. He also commented that one of the deterrents for developers is the process that must be gone through, it is time consuming. It was asked to think of ways to expedite the process.

Mr. O'Neil mentioned that parking and bike lanes are also a concern.

ADJOURNMENT

**Motion by Towne, second by Blades
To adjourn the meeting at 9:35 p.m.**

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

MOTION APPROVED

The Planning Commission meeting was adjourned at 9:35 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary