

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
December 13, 2010

Approved: January 10, 2011

The meeting was called to order by Mr. O'Neil at 7:05 p.m.

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

Guests: 2

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

APPROVAL OF AGENDA

Mr. O'Neil recommended that the Master Plan Update be placed before Community Reports on the agenda.

**Motion by Towne, support for discussion by Blades
To approve the agenda as submitted.**

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

MOTION FAILED

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

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

MOTION APPROVED

CONSENT AGENDA

- a) Approval of the November 8, 2010 Regular Planning Commission Meeting Minutes

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

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

MOTION APPROVED

COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS

None

PUBLIC HEARINGS

None

NEW BUSINESS

- 1. AP-10-12, Telcom, Credit Union, Site Plan Review, southwest corner of Quail Run Circle and Pontiac Trail. Review and discussion of proposed site plan, possible action to follow.**

Representing Telcom – Adam Nelson

Mr. Doozan reviewed the McKenna Associates memo dated November 22, 2010 with the following recommendation:

1. Cross-access agreements that allow use of the drives on the north and south must be provided for the township review.
2. Recommend that an additional 27 feet of right-of-way be dedicated to the Road Commission for Oakland County.
3. The Planning Commission must decide if a waiver from the sidewalk location requirements should be granted. Alternatively, the sidewalk would have to be moved or a variance sought.
4. A land division application must be submitted.
5. The height of the monument sign must be reduced by one foot.
6. The Planning Commission must decide whether the 20-foot side yard setback will be sufficient.

Mr. O'Neil explained that there were no concerns from the Fire Department.

Mr. Nelson explained that they would meet all of the requirements with no problem. The location of the monument sign was discussed. There will be 4 employees with a maximum of 6. The hours will be Monday-Thursday 9:00 a.m.-5:00 p.m., Friday 9:00 a.m. to 6:00 p.m. and Saturday 9:00 a.m.-12:00 p.m.

Mr. Doozan questioned the cross access. Mr. Nelson explained that they are talking with the sellers and they are agreeable to the easements as well as the cross access agreements. Once the site plan approval has been granted then they will move forward with that and get copies to the Township.

Mr. Towne questioned the mechanicals that will be showing on the building. Mr. Nelson stated that there is not a lot that they can do with that, they are required to have the meter and the cabinet on the outside of the building. He continued that it will be painted to help blend it in and there will be some screening around the transformer. Mr. Towne asked what time garbage is picked up. Mr. Nelson stated that it would be just before or after business hours and if it became an issue the Credit Union would work with the Township.

Ms. Blades questioned the left hand turn lane, which tapers in front of the site; she questioned how much impact that would be. Mr. Nelson explained that it was a good location, it's directly across the street from the other road and it helps limit the cross turns that would be there, he did not think it would be an issue.

Ms. Blades questioned the cut through from Quail Run. Mr. Nelson felt that the travel would be relatively minor; the primary access would be Pontiac Trail, not cutting through the site. Ms. Blades asked if there would be a sign posted at the beginning of Quail Run that states "No Through Traffic" or "Dead End". Mr. Nelson stated it was certainly something that they could talk about with the developer.

Mr. Conflitti questioned why the entrance off of Quail Run was even needed. Mr. Nelson explained that having multiple points of access is good and helps provide access to the site and have emergency vehicles access the site.

Mr. O'Neil questioned if a traffic study is needed. Mr. Doozan stated it was not called for. Mr. Nelson commented that there is not a deceleration lane, but there is extra room there. Mr. O'Neil stated in the future it might be something that would be needed. Mr. Doozan stated in this particular development it was not needed, due to the scope. Mr. O'Neil commented that he would like to see an agreement that if there was an easement needed in the future for a deceleration lane to get it now. Mr. Doozan stated that they are calling for a dedication of 27'.

Mr. Doozan commented that the fire department always looks for multiple points of access. Mr. Dolan stated that he thought it was a good feature.

Mr. Nelson agreed to reduce the height of the monument sign by one foot.

Mr. Nelson reviewed the color scheme of the building and commented that they would use local area landscaping supplies.

Mr. Seymour commented that the Planning Commission had to address if the 20' side yard set back is appropriate or not. Mr. Doozan explained that if it were a public road, a 75' setback would be required. If it were a private road, a 20' would be required. There was brief discussion regarding the setback.

**Motion by Towne, second by Conflitti
To approve AP-10-12 Site Plan Review, Telcom Credit Union subject to the
McKenna Associations memo dated 11/22/10, which includes the following:**

- **Cross Access Agreement to be provided.**
- **Land Division Application must be submitted**
- **Accepting Quail Run as a private drive and the stub drive to the south, therefore accepting the 20' sideyard setback.**
- **Also, with the conditions listed in the Giffels/Webster letter dated November 29, 2010.**

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

MOTION APPROVED

Mr. Enlow and Ms. Blades commented that they had no issue with the site plan itself but the interpretation of Quail Run Drive was the issue for them.

2. **AP-10-13, Twin Pines, PD, west of Martindale Road, south of Grand River Avenue. Schedule a public hearing to consider a preliminary PD plan and request to rezone approximately 24 acres from RM-1, Suburban Townhouse District, to PD, Planned Development, with 82 detached units and 10 attached units.**

Mr. Elkow gave a brief history of the project.

**Motion by Towne, second by Blades
To schedule a public hearing for AP-10-13 Twin Pines, PD on January 10, 2011.**

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

MOTION APPROVED

3. **AP-10-14, Expiration Period for Preliminary PD Approvals – Schedule a public hearing to consider an amendment to Section 7.04, which would provide an approval and expiration schedule for preliminary PD approvals.**

**Motion by Towne, second by Blades
To schedule a public hearing for AP-10-14 Expiration Period for Preliminary PD approvals on January 10, 2011.**

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

MOTION APPROVED

4. **AP-10-15, Retail Uses, Office Uses, and Outside Storage in the 1-1 and 1-2**

Districts – Schedule a public hearing to consider amendments to Section 33.02 and 33.03 to allow retail uses, office uses and outside storage in industrial districts.

Motion by Towne, second by Blades

To schedule a public hearing for AP-10-15 Retail Uses, Office Uses, and Outside Storage in the 1-1 and 1-2 Districts on January 10, 2011.

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

MOTION APPROVED

OLD BUSINESS

1. Master Plan Update

Mr. Doozan reviewed the plan for New Hudson, which covered areas such as the history, assets and deficiencies, land use planning considerations, retail analysis and various design plans.

Ms. Blades commented on the importance of identifying the historic New Hudson hamlet with signage.

Shirley Baker – Ms. Baker commented on the importance of signage for the New Hudson area and suggested adding the date of establishment.

2. AP-10-10 Woodwind Glen, No. 2, Final Planned Development Review

Motion by Blades, second by Enlow

To table AP-10-10 Woodwind Glen No 2 due to the applicant not being present.

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

MOTION APPROVED

3. Community Reports

Mr. O'Neil congratulated Ms. Blades on her reappointment to a 3-year term to the Planning Commission. He also commented on the ordinance amendments regarding the expiration of site plans.

Mr. Doozan reported that the Board approved the farmland open space preservation case and had the first reading of Article 5. He also handed out information regarding complete streets.

ADJOURNMENT

**Motion by Towne, second by Blades
To adjourn the meeting at 9:04 p.m.**

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

MOTION APPROVED

The Planning Commission meeting was adjourned at 9:04 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary