

Charter Township of Lyon  
Planning Commission  
Special Meeting Minutes  
February 28, 2011

Approved: March 14, 2011 as written

The meeting was called to order by Mr. O'Neil at 6:33 p.m.

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

Guests: 2

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

**APPROVAL OF AGENDA**

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

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

**MOTION APPROVED**

**CONSENT AGENDA**

NONE

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

Mike Barber – Mr. Barber said hello to the Commission.

**PUBLIC HEARINGS**

NONE

**OLD BUSINESS**

NONE

## **NEW BUSINESS**

NONE

## **ADDITIONAL BUSINESS**

### **1. Master Plan**

Mr. Doozan reviewed the Master Plan update regarding implementation. Mr. Doozan explained that coordination with other communities is a top implementation priority. Mr. Towne expressed his concerns about researching businesses that are interested in coming to the Township. Ms. Blades questioned what kind of plan there is that could help educate the public as to where residents live, that they live in the township and not the City of South Lyon. Mr. Hicks explained an idea that Howell uses called Citizens Academy, which explains the differences between a city and a township. He explained that Howell offers this class two times per year and has a two-year waiting list.

Mr. Doozan reviewed the Public Policy and Administrative Actions, Land Use Controls, which included Conventional Zoning Procedures, and Innovative Zoning Techniques. He also touched on Public Facility Improvements, Land Acquisition, Land Conservancy Activities, Special Purpose Districts and Financing Tools.

There was brief discussion regarding the implementation of the Lyon Center Vision Plan. Ms. Blades asked that Lyon Center be changed to New Hudson where it is referred to under the headings of Circulation Improvements and Economic Development. The Zoning Plan was also reviewed.

Mr. Doozan stated that a final draft of the Master Plan would be forthcoming which will incorporate all of the discussed changes.

Mr. Barber suggested using open farmland, such as the Elkow property, for urban farming.

### **2. Height Standards**

Mr. Doozan explained that there has been interest expressed in the Putter's property for a 4 to 6-story hotel on the site with shops along Milford Road and Grand River. He explained that it would deviate from the Zoning Ordinance. At present, the Zoning Ordinance allows a 2-story building. Mr. Doozan explained that it is not part of the Lyon Center Vision Plan and questioned if it was something the Commission would consider.

There were a few Commissioners that felt 6 stories was too high and that it was not appropriate for that particular area. The Commission asked for time to think it over.

## **ADJOURNMENT**

**Motion by Towne, second by Blades  
To adjourn the meeting at 7:25 p.m.**

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

**MOTION APPROVED**

The Planning Commission meeting was adjourned at 7:25 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto  
Recording Secretary