

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

Approved: April 11, 2011 (as written)

The meeting was called to order by Ms. Blades at 7:00 p.m.

Roll Call: Lise Blades  
Ed Campbell  
Michael Conflitti  
John Dolan  
Kristopher Enlow  
Carl Towne

Absent: Sean O'Neil

Guests: 2

Also Present: Chris Doozan, McKenna Associates  
Scott Baker, Township Attorney

**Motion by Towne, second by Campbell  
To excuse Mr. O'Neil's absence.**

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

**MOTION APPROVED**

**APPROVAL OF AGENDA**

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

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

**MOTION APPROVED**

**CONSENT AGENDA**

None

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

None

## **PUBLIC HEARINGS**

### **OLD BUSINESS**

1. **AP-10-13, Twin Pines II PD, west of Martindale Road, south of Grand River Avenue. Consider final PD plan; discussion and possible action (recommendation to the Township Board). Preliminary PD approval granted by the Board on 2/7/11. Also, discussion and possible action of the Condominium Master Deed, Bylaws, and Exhibit B.**

Mr. Doozan reviewed the McKenna Associates memo dated March 21, 2011. He explained that the applicant has submitted the necessary plans and documents to seek the following actions by the Planning Commission:

1. A recommendation of approval of the Planned Development to the Township Board, and
2. Approval of the condominium Master Deed, Bylaws, and Exhibit B drawings.

Mr. Doozan gave a brief history of the project and explained that Mr. Elkow has submitted a revised agreement, and they are not concerned. Mr. Towne questioned if Mr. Elkow agreed to the corrections in the letter (items 1-9). Mr. Elkow stated yes.

Mr. Doozan stated that a revised site plan has not been received. Mr. Elkow stated that he would revise Sheet L-1 so it does not block off the open space located north of Units 12-19.

Mr. Elkow explained that he would like to be considered under the old approval regarding the tree replacement and asked that the original calculation for replacement of the trees be used. After discussion, the Commission felt that there is very limited space to put more trees and it would only work to eliminate the open space areas.

Mr. Towne questioned if the north property would be used for farming. Mr. Elkow stated it is very doubtful.

Mr. Towne raised the concern that it is possible that the project north of Mr. Elkow's property gets going, and then there would be two projects going on at the same time.

Mr. Doozan explained that there were minor concerns regarding the Master Deed. He explained that he recommends that the agricultural purposes be removed. Mr. Elkow stated that he believed it was removed, and he is comfortable with the application subject to conditions.

Mr. Doozan explained that there were minor concerns regarding the Bylaws. Item #6, regarding the trees and a definition regarding simulated wood siding is needed. Mr. Elkow explained that the attorney took care of the tree concern, and he explained that the siding would most likely be 99.9% vinyl but that he wanted the option of using

something like HardiPlank, which is cement planks.

Mr. Doozan stated that in general he is happy with how things are going and recommended approval subject to reviews, revisions, and Township Engineer approval.

Mr. Enlow raised the concern of the shared sewer leads. Mr. Doozan explained that both households would share the maintenance/repair.

Mr. Doozan confirmed that there would be no pressboard used. Mr. Elkow explained that he wanted the option to possibly use cement board, which is a step or two above vinyl, but he thought vinyl would be used.

**Motion by Towne, second by Conflitti**

**To recommend approval to the Township Board of AP-10-13 for final PD Plan with the McKenna Associates memo dated 3/21/11 on final PD items 1-10 and that the Planning Commission is willing to allow the original calculation for the tree replacements on sheet, L-2**

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

**MOTION APPROVED**

**Motion by Towne, second by Enlow**

**To approve the Condo Master Deed, Bylaws and Exhibit B referring to McKenna Associate's memo dated 3/21/11 with the comments 1-4 page 2. Also, include Giffels/Webster letter dated 3/25/11 with all comments.**

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

**MOTION APPROVED**

Mr. Towne re-opened his motion.

**Motion by Towne, continued support by Enlow**

**To also include Exhibit A 1-7 in McKenna Associates memo and that cement siding could be allowed in lieu of vinyl siding and to include Exhibit B 3/24/11.**

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

**MOTION APPROVED**

**NEW BUSINESS**

None

**ADDITIONAL BUSINESS**

None

**ADJOURNMENT**

**Motion by Towne, second by Campbell  
To adjourn the meeting at 7:43 p.m.**

<b>Voice Vote:</b>	<b>Ayes:</b>	<b>Unanimous</b>
	<b>Nays:</b>	<b>None</b>

**MOTION APPROVED**

The Planning Commission meeting was adjourned at 7:43 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto  
Recording Secretary