

Charter Township of Lyon
Board of Trustees, Planning Commission and DDA
Special Meeting Minutes
April 25, 2011

Approved by the Board: as written June 6, 2011

Approved by the PC: as written June 13, 2011

Approved by the DDA: as written May 10, 2011

Supervisor Young, Mr. O'Neil and Mr. Howie called the meeting to order at 7:00 p.m.

Roll Call of Township Board of Trustees: Michele Cash, Clerk
Patricia Carcone, Treasurer
John Dolan, Trustee
Steven Fletcher, Trustee
Brent Hemker, Trustee
John Hicks, Trustee
Lannie Young, Supervisor

Roll Call of the Planning Commission: Lise Blades
Ed Campbell
Michael Conflitti
Kristofer Enlow
Sean O'Neal
Carl Towne

Roll Call of the DDA: John Bell
Vincent DeAngelis
Jay Howie
Tim Miner
Mark Mitra
Troy Powe
Tamra Ward

Absent: Bryan Wallace, DDA

Guests: 5

Also Present: Michelle Aniol, DDA Administrator/Economic Development Coordinator
Chris Doozan, McKenna Associates
Jim Breuchman, McKenna Associates
Matthew Quinn, Township Attorney

Loren Crandall, Giffels/Webster
Nikki Jeffries, Giffels/Webster

CALL TO THE PUBLIC

Mr. John Bell brought attention to the flags that are flying outside of the Township Hall for the Kite Festival. These types of flags will line the entryway for the Kite Festival.

APPROVAL OF AGENDA

**Motion by Carcone, second by Fletcher
To approve the agenda as presented.**

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

MOTION APPROVED

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

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

MOTION APPROVED

**Motion by DeAngelis, second by Miner
To approve the agenda as presented.**

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

MOTION APPROVED

A. FINANCIAL UPDATE

Supervisor Young gave an overview of the financial status of the Township. He explained that the census showed the largest population growth was in Lyon Township, which is great news. He reviewed the Township Debt Funds and the delinquent properties in the Township. Supervisor Young reviewed the plan on how the Township plans on dealing with the financial problem with regards to those delinquent properties. Supervisor Young stated that a meeting would be held with the Board on May 9, 2011 in order to discuss further.

Supervisor Young reported that this year the Township is able to pay the debt payments and

pay the bill backs but going forward in 2012 would be difficult.

Treasurer Carcone explained how tax sales operate.

Chairman O'Neil explained that the Planning Commission needs to be open-minded and mindful that we are all in this together regarding the financial aspect of the Township. These are unique times and they need to ask what the breaking point is with developers and still strike a balance but still think outside the box. Mr. Campbell questioned how much information the Board can share with the Planning Commission regarding properties in terms of debt. Mr. Quinn explained that they could amend the ordinance on any rezoning or any major site plan over a certain acreage to require a community impact statement and that would require the developer to research all of the taxes/assessments that have accumulated on the property. Mr. O'Neil thought that would be helpful.

Ms. Blades commented that the Planning Commission had a long discussion and used good planning principles on maintaining the open space in Twin Pines and then it went forward to the Board and she felt it was dismissed at the Board level. Supervisor Young commented that better communication can happen and they need to make sure that everyone has the same information.

B. GRAND RIVER PUBLIC IMPROVEMENTS

Ms. Jeffries explained that the next steps are the improvements for Grand River as far as bringing sewer down the main area of Grand River and doing some streetscape improvements. She reviewed the concept that has been approved by the Road Commission. The intersection at Milford Road and Grand River will have improved traffic signals, repaving, on street parking, curb/gutter, sidewalks, street trees and benches. Pontiac Trail will be pulled out of the intersection. They are proposing a pressure sewer and hope to begin in July.

Mr. Towne expressed his disappointment that there are no bike paths. Ms. Jeffries stated it is not completely dead but right now they are designing it without the bike path but it could be revisited.

Mr. Conflitti questioned how the ending of Pontiac Trail would be handled. Ms. Jeffries explained that it would be signed and most likely made into a cul-de-sac. Mr. Towne asked about the name of Pontiac Trail by the freeway. Ms. Jeffries stated that it has not been discussed yet but they will have to work with the Township and come up with the best solution.

C. MASTER PLAN UPDATE

Mr. Doozan gave a power point presentation regarding the Master Plan. Mr. Doozan explained that the Lyon Center Vision Plan, which was prepared for the DDA and provided the basis for updating the Master Plan. The Planning Enabling Act provides the procedural requirements for updating the Plan. There are twelve chapters in the plan and those set the goals and objectives of the Township as well as preserve natural features. He covered topics

such as goals and objectives of the Master Plan, Existing Land Use, Population Analysis, Retail Office Analysis, Ten Mile Corridor Analysis, Industrial Analysis, Transportation Analysis, Community Facilities, Recreation Plan and the Future Land Use Map. Mr. Doozan stated the termination of Pontiac Trail was addressed in the Plan for New Hudson, when questioned.

D. PLAN FOR NEW HUDSON

Mr. Doozan explained that the Lyon Vision Plan is incorporated into the Master Plan. He explained that the goals and objectives are to promote walk ability, complete the ring road, enrich commercial office space, incorporate New Hudson history and incorporate natural resources. Mr. Doozan stated that there is strong competition in surrounding areas but there are opportunities for niche type businesses.

E. FORM BASED CODE WORK SESSION

Mr. Jim Breuckman, Principal Planner with McKenna Associates, gave a power point presentation regarding Form Based Coding. He touched on subjects such as the differences between Conventional Zoning and Form Based Coding. He explained that Form Based Coding encourages urban design and higher values. It sets the community vision at the outset and is priority driven. It creates an identifiable place and it has been shown to have an 80% higher real estate value in smart growth communities. It also has higher tax revenue per acre.

After the presentation there was brief discussion and it was decided that all Boards would like more information and time to investigate this subject further.

ADJOURNMENT

**Motion by Hicks, second by Carcone
To adjourn the meeting at 9:32 p.m.**

Voice Vote:	Ayes:	Unanimous
	Nays:	None

MOTION APPROVED

**Motion by Towne, second by Blades
To adjourn the meeting at 9:32 p.m.**

Voice Vote:	Ayes:	Unanimous
	Nays:	None

MOTION APPROVED

**Motion by Ward, second by Mitra
To adjourn the meeting at 9:32 p.m.**

Voice Vote:	Ayes:	Unanimous
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Nays: None
Absent: Wallace

MOTION APPROVED

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary

Michele Cash
Clerk