

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
November 14, 2011

Approved: December 12, 2011 (as written)

The meeting was called to order by Mr. O'Neil at 7:00 p.m.

Roll Call: Lise Blades, Vice-Chairman
Ed Campbell
Michael Conflitti, Secretary
John Dolan, Board Liaison
Kristopher Enlow
Sean O'Neil, Chairman
Carl Towne

Guests: 4

Also Present: Chris Doozan, McKenna Associates
Phillip Seymour, Township Attorney
Michelle Aniol, DDA Administrator/Economic Development
Coordinator

APPROVAL OF AGENDA

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

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

MOTION APPROVED

CONSENT AGENDA

**Motion by Towne, second by Campbell
To approve the October 10, 2011 Meeting Minutes as presented.**

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

MOTION APPROVED

COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS – None

DDA REPORT

Ms. Aniol reported that Art Van Pure Sleep has submitted a letter of intent to lease space in the Milford Road Plaza.

Ms. Aniol also explained that many Michigan small businesses don't have an online presence. The Michigan Economic Development Corporation and Google recently launched a joint initiative called Michigan Get Your Business Online. It's free and is a fast way for businesses to establish an online presence.

Also, there is a vacancy on the DDA and a search is underway to find an appropriate candidate to fill the vacancy.

After reviewing a proposal from Wade Shows to provide carnival entertainment during the week proceeding and during the 2012 Kite Festival, the DDA unanimously decided to accept Wade Shows Full Service Planning Proposal for the 0212 Kite Festival. Ms. Aniol explained that Lyon Crossing would be used for parking and the carnival rides. There would be a fee for parking.

Regarding the Township's flag design, the DDA has extended an invitation to members of the Board of Trustees to participate in development of the new design for the flag.

Proposed revisions to the Sign Grant will be reviewed at the DDA's November meeting.

Ms. Aniol also reported that the DDA received 5 proposals for the fabrication and installation of the Wayfinding Signs.

The DDA held a bid opening with four bids for the Grand River Sewer Project.

The southwest roundabout landscaping is complete with the flagpoles on order and will be installed in the springtime.

A Form Based Code Workshop will be presented to the DDA at their November meeting. Additional workshops will be offered to the Township Board and the Planning Commission, as requested.

Ms. Blades requested that the Kite Festival be kept free for everyone and not charge parking for the Kite Festival.

PUBLIC HEARINGS

1. Vehicle Related Uses – Public hearing to consider amendments to the Zoning Ordinance regarding vehicle-related uses.

Mr. Doozan reviewed the McKenna Associates memo dated October 12, 2011.

**Motion by Towne, second by Blades
To open the public hearing at 7:16 p.m.**

Voice Vote: Ayes: Unanimous

Nays: None

MOTION APPROVED

Motion by Towne, second by Blades

To close the public hearing at 7:17 p.m. due to no comments.

Voice Vote: Ayes: Unanimous

Nays: None

MOTION APPROVED

Ms. Blades thanked Mr. Doozan for the extra refinements.

Mr. Conflitti suggested adding painting or welding under major vehicle repair since those would be an impact on surrounding areas. Mr. Doozan agreed.

Motion by Towne, second by Conflitti

To recommend approval of the Vehicle Repair Related Uses.

Roll Call Vote: Ayes: Unanimous

Nays: None

MOTION APPROVED

OLD BUSINESS – None

NEW BUSINESS

1. **AP-11-12, Asbury Hill Condominium PD, property located on the south side of Grand River Avenue, west of Martindale Road. Schedule a public hearing to consider preliminary review of a proposed 59-unit condominium PD.**

Motion by Blades, second by Campbell

To schedule a public hearing for the December meeting.

Voice Vote: Ayes: Unanimous

Nays: None

MOTION APPROVED

2. **AP-11-20, ZBA Review Text Amendment – Consider an amendment to Section 8.03 of the Zoning Ordinance regarding when it is appropriate for a case to appear before the Zoning Board of Appeals.**

Mr. Doozan explained that an applicant would not be allowed to go to the ZBA first and bypass the other Boards without going through the entire process. The amendment

accomplishes this by adding the provision as Section 8.03(B) of the Zoning Ordinance.

Various scenarios were briefly discussed.

**Motion by Towne, second by Campbell
To schedule a public hearing for the December meeting.**

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

MOTION APPROVED

ADDITIONAL BUSINESS

1. Community Reports

Mr. Doozan reported that the Township is engaged in preparing a wellhead protection program. The Planning Commission will be responsible for preparing a Zoning Ordinance provision and references in the Master Plan. There will be an overlay district with standards to go with that district. Mr. Doozan expects this to be done early 2012.

Mr. Dolan explained that he is on this Board and could ask any questions that the Commission may have.

Mr. Doozan also reported that a recent decision was made from the Board of Appeals regarding signage regulations that all signs have to be content neutral.

Mr. Dolan reported that the Park Committee is underway. He also reported that a Construction Board of Appeals and a Maintenance Code Board are new to the Township. The hazardous waste program was approved for the Township and they are offering a new part of the program that will take electronics and residents can call for pick up.

Mr. Dolan reported that the budget for 2012 was approved as well as the Planning Commission budget. Mr. Dolan felt that the Planning Commission should be more involved preparing the Planning Commission budget. The Board also approved money towards expanding the DDA New Business Initiative to the entire township. Mr. Conflitti and Mr. Towne were also reappointed to 3-year terms.

Ms. Blades asked that her daughter's Girl Scout Troop attend the December meeting.

Mr. O'Neil explained that he received a letter from Oakland County Economic Development stating that the Master Plan will be considered. He also reported that he attended the Board meeting and expressed his concern that all aspects regarding the billboards be bid out in order to be transparent to the residents. Mr. Dolan echoed that as well.

ADJOURNMENT

**Motion by Towne, second by Blades
To adjourn the meeting at 7:59 p.m.**

Voice Vote:	Ayes:	Unanimous
	Nays:	None

MOTION APPROVED

The Planning Commission meeting was adjourned at 7:59 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary