

Charter Township of Lyon
Board of Trustees
Special Meeting Minutes
April 30, 2012

Approved: June 4, 2012

The meeting was called to order by Supervisor Young at 4:30 p.m.

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

Guests: 5

Also Present: Matthew Quinn, Township Attorney
Chris Doozan, McKenna Associates
Leslie Zawada, Civil Engineering Solutions, Inc.

CALL TO THE PUBLIC

Jim Chuck, 25365 Stanley Lane – Mr. Chuck thanked the Board for taking care of the weeds that were obstructing the view of cars pulling out from 11 Mile to Milford Road. Regarding the Temporary Community Sign Event Resolution, he felt this would be a win for businesses and the Kite Festival and he hoped it was approved.

APPROVAL OF AGENDA

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

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

MOTION APPROVED

**A. AP-12-03 Creek Side of Lyon, Single Family Residential Planned
 Development**

**Representing AP-12-03: David Goldberg
 Duane Bennett
 Karen Brown**

Mr. Doozan reviewed the McKenna Associates memo dated April 25, 2012 and the Traffic Impact Analysis memo dated April 30, 2012.

The Planning Commission recommended approval of the Preliminary Plan subject to the following six conditions:

1. Review and approval by the Township Board of the traffic impact analysis being prepared by Wilcox Engineering.
2. Approval of an increase in density that would allow 15 more units than otherwise permitted.
3. Approval of a 25-foot front yard setback.
4. Satisfactory resolution of the tree protection requirements.
5. Compliance with the review letter from Civil Engineering Solutions, Inc.
6. Construction of a bike path in front with a crosswalk at the Ten Mile/Milford intersection.

Mr. Goldberg gave a brief account of the proposed project. He explained that they have proposed to enhance the landscaping instead of trying to place 25 replacement trees. The one open question is regarding the sidewalk along 10 Mile and pedestrian crossing. He explained that the Road Commission is investigating redesigning the intersection. There are physical limitations regarding the sidewalk. There was brief discussion regarding the cross walk. He would like to contribute \$35,000 to the Township and have the Township work with the Road Commission.

Motion by Carcone, second by Fletcher

To approve the Preliminary Plan for Creek Side of Lyon AP-12-03 subject to the requirements of the McKenna letter of April 25, 2012 with the addition of 25 replacement trees to be finalized on a landscape plan to be submitted with the final PD agreement and that the applicant will put a minimum of \$35,000 into an escrow account for sidewalk extension and crosswalk work, that they will return 2 REU's to the Township and also subject to the CES letter dated April 25, 2012.

**Roll Call Vote: Ayes: Fletcher, Dolan, Hicks, Young, Carcone, Cash
 Nays: Hemker**

MOTION APPROVED

B. Resolution Concerning Temporary Community Event Signage

Mr. Bell and Mr. Chuck introduced the resolution for the Temporary Community Event Signage. Mr. Bell asked that the height be changed to 16'.

Concerns were still raised regarding the 25'. There were also concerns regarding Milford Road being closed.

Motion by Fletcher, second by Hicks

To approve the Resolution Concerning Temporary Community Event Signage with the exception of #2 on the resolution with the increase to (16)

feet in height and #5 would be removed all together and the same changes will have to be made on the Temporary Community Event Signage Permit.

Roll Call Vote: Ayes: Cash, Young, Carcone, Hemker, Dolan, Hicks, Fletcher
 Nays: None

MOTION APPROVED

ADJOURNMENT

**Motion by Carcone, second by Cash
To adjourn the Regular Meeting of the Board of Trustees at 5:23 p.m.**

Voice Vote: Ayes: Unanimous
 Nays: None

MOTION APPROVED

The Board of Trustees meeting was adjourned at 5:23 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary

Michele Cash

Michele Cash
Lyon Township Clerk