

Charter Township of Lyon  
Planning Commission  
Regular Meeting Minutes  
July 9, 2012

Approved: August 13, 2012 (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  
Kris Enlow  
Sean O'Neil, Chairman  
Carl Towne

Absent: John Dolan, Board Liaison

Guests: 9

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

**APPROVAL OF AGENDA**

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

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

**MOTION APPROVED**

**APPROVAL OF CONSENT AGENDA**

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

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

**MOTION APPROVED**

**COMMENTS FROM PUBLIC** – None

**DDA REPORT**

Ms. Aniol provided a copy of the ICSC brochure featuring the Township and with regret announced that the Blue Apron Baking Company is closing.

**PUBLIC HEARINGS**

1. **AP-12-18, Cambrian of Lyon Rezoning, property located on the south side of 10 Mile Road, west of Johns Road. Public hearing to consider rezoning 5 acres from O-1, Office to R-1.0, Agricultural Residential.**

**Representing AP-12-18: Nick Mancinelli**

Mr. Doozan reviewed the McKenna Associates memo dated 7/5/12. He explained that the property proposed for rezoning is a problem parcel. It is occupied by an unattractive concrete building that has limited use potential. An FAA tower looms over the site. Proposals to reuse the site over the past twenty-plus years have failed to germinate.

Meanwhile, land surrounding the subject parcel and elsewhere along Ten Mile Road has been developed, predominantly for single family residential use. Given these conditions, it would seem that the rezoning to R-1.0 would be an easy decision. If the applicant follows through and builds an assisted living facility, the Township will get a needed type of residential development. If the assisted living facility does not get built, the R-1.0 zoning will be in place to allow single family residential.

The one difficulty in evaluating this case involves the Master Plan's Future Land Use Map, which calls for Office on the subject parcel. The rezoning makes good planning and development sense. Unfortunately, the rezoning would be in conflict with the Future Land use Map.

Mr. Mancinelli explained that all 9 acres would be combined if the rezoning is approved, which would allow the building to be moved further back from Ten Mile Road. The existing "bunker" building would be recovered and re-roofed. The proposal is for phase one to have 30 units for assisted living and 24 units for memory care. Phase two would add an additional 30-36 units. Rezoning the back parcel will give the community a bigger facility and will take care of the "bunker" building.

Mr. Towne stated that this proposal fills a need in the Township. Mr. Mancinelli stated that there are no facilities like this in Lyon Township.

**Motion by Blades, second by Towne  
To open the public hearing at 7:28 p.m.**

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

**MOTION APPROVED**

**Motion by Blades, second by Towne**  
**To close the public hearing at 7:29 p.m. due to no one wishing to comment.**

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

**MOTION APPROVED**

Mr. Doozan reviewed the special land uses for R-1.0. He also commented that the principal permitted uses would also be allowed.

**Motion by Blades, second by Towne**  
**To recommend approval to AP-12-18 Cambrian of Lyon Rezoning.**

**Roll Call Vote: Ayes: Blades, Campbell, Conflitti, Enlow, O'Neil, Towne**  
**Nays: None**

**MOTION APPROVED**

**OLD BUSINESS - NONE**

**NEW BUSINESS**

- 2. AP-12-16, The Woodlands of Lyon PD, property located on the north side of Nine Mile Road, east of Griswold Road. Conceptual review of a proposed 103 unit single family residential planned development on 120 acres.**

**Representing AP-12-16: Duane Bennett**  
**Irwin Arkin**

Mr. Doozan reviewed the McKenna Associates memos dated May 31, 2012 and July 9, 2012.

Mr. Bennett gave a brief history of the previous project called Meadowcreek of Lyon PD, which utilized 3 parcels. The current proposal is for 103 units on 120 acres in size. He explained that the easements are recorded and the SAD is in place as well as the woodland and wetland plans.

Mr. Bennett explained the difficulties in paving portions of Nine Mile Road. They are proposing to pave 2234' of Nine Mile Road. He thought it was conceivable that the intersection of Nine Mile and Griswold would require a signal. There was discussion regarding the bike path. Mr. Bennett proposed to build a bike path to the point where their pavement ends and then contribute to the bike path fund for the remainder. He also stated that they would be willing to contribute entirely to the bike path fund and not build one. Mr. Towne questioned if a bike lane would be used on the paved portion of the road. Mr. Bennett stated that no one has mentioned adding a bike lane but due to the design criteria it would be much more difficult to satisfy the Road Commission.

Mr. Towne questioned if the deed states where the homes can be built and where they can't. Mr. Bennett stated yes, these will be higher end houses with a 35' typical front yard setback on 100'x150' lots.

Mr. Conflitti questioned the open space to the east. Mr. Bennett stated that this will provide a natural buffer for Clarkshire Road and protect the trees on the eastern open space area.

Mr. Enlow expressed his concern with only having one access point. Mr. Bennett stated it was his interpretation that the Fire Chief did not see an issue with having one entrance point due to the boulevard configuration. Mr. Enlow felt that an additional access point is needed for emergency situations. Mr. Bennett explained that the Road Commission had no problem with the access either. Mr. Enlow suggested having an access point that is blocked off for emergency purposes.

Mr. Campbell questioned if Cattails had expressed an interest in extending the pavement to their entrance. Mr. Arkin stated that there has been no positive response.

**Shirley Baker, 27238 Stancrest** – Ms. Baker commented that at the very least a four-way stop needed to be in place at the intersection of Griswold and Nine Mile Road or a sign that states “cross traffic does not stop”.

No action is required at this point by the Planning Commission.

**3. AP-12-21, Vehicle Service Center, 28060 Pontiac Trail, Property located on the east side of Pontiac Trail, between Silver Lake Road and 11 Mile Road.**

Mr. Doozan reviewed the McKenna Associates memo dated June 21, 2012. He explained that the case involves a request to reuse existing buildings on a 9.14 acre parcel for a vehicle service center.

**Motion by Blades, second by Enlow  
To schedule a public hearing for AP-12-21 on August 13, 2012.**

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

**MOTION APPROVED**

**4. AP-12-22, Wetland and Watercourse Setbacks. Schedule a public hearing to consider proposed amendments to sections of the Zoning Ordinance and Subdivision Ordinance.**

Mr. Doozan reviewed the McKenna Associates memo dated June 14, 2012.

**Motion by Blades , second by Conflitti  
To schedule a public hearing for AP-12-22, Wetland and Watercourse Setbacks for August 13, 2012.**

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

**MOTION APPROVED**

- 5. AP-12-24, Farming and Agricultural Tourism. Schedule a public hearing to consider proposed amendments to Sections 3.02 and 19.02 and Articles 22.00 and 23.00 of the Zoning Ordinance.**

Mr. Doozan reviewed the McKenna Associates memo dated July 5, 2012.

**Motion by Towne, second by Blades  
To schedule a public hearing for AP-12-24, Farming and Agricultural Tourism for August 13, 2012.**

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

**MOTION APPROVED**

**ADDITIONAL BUSINESS**

**6. Future Land Use Map**

After discussing the re-designation of the Casterline and adjoining parcels on the Future Land Use Map, it was decided that Mr. Doozan would investigate the situation further and come back to the Commission at the next meeting with additional information. Mr. O'Neil did comment that Mrs. Casterline did not appear at any of the public hearings regarding the Future Land Use Map.

**7. Community Reports**

Mr. Towne commented that he spoke to Katherine Des Rochers regarding having a hard copy of any plans available to those that may need them. Mr. O'Neil thought it would be a good idea to have one hard copy of everything in the packet in the event there is a technology issue. Ms. Blades questioned if residents can view the packets that are available to the Commission.

Mr. Doozan provided an update regarding the latest Board meeting. He also has had a request regarding an organic digestive system.

Mr. Quinn explained there was discussion regarding tickets on a certain piece of property. The Board is looking for direction from the sub-committee dealing with the task of what type of vehicles can be on property. Mr. O'Neil felt that this should be a Police Power Ordinance and that it should not go through the Planning Commission.

**ADJOURNMENT**

**Motion by Towne, second by Blades  
To adjourn the meeting at 9:23 p.m.**

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

**MOTION APPROVED**

The Planning Commission meeting was adjourned at 10:52 p.m. due to no further business.

Respectfully Submitted,

*Kellie Angelosanto*

Kellie Angelosanto  
Recording Secretary