

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
September 10, 2012

Approved: October 8, 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
John Dolan, Board Liaison
Kris Enlow
Sean O'Neil, Chairman
Carl Towne

Guests: 8

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

APPROVAL OF AGENDA

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

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

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

1. Approval of the August 13, 2012 Meeting Minutes

**Motion by Campbell, 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 status updates on the East City Survey and the MEDA Conference that was held on Mackinac Island where she was awarded the President’s Award.

PUBLIC HEARINGS

1. **AP-12-29b, General RV Center. Property located between I-96 and Grand River Avenue, east of South Hill Road. Public hearing to consider a special land use request to allow a recreational vehicle center that will offer sales, rental, and repair.**

**Representing General RV Center: Steve Pyrkosz, Schonsheck, Inc.
Rob Baidas, General RV**

Mr. Sloan reviewed the McKenna Associates memos dated September 6, 2012 covering the concerns for the Site Plan Review as well as the Special Land Use Review.

The review letter has identified a number of issues that must be addressed on revised plans. In the meantime, it was recommended that the Planning Commission hold the public hearing for the special land use and receive comments.

Ms. Zawada reviewed the CES memo dated September 5, 2012.

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

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

MOTION APPROVED

Mr. Baidas gave a brief history of the property. He explained that the plan is to make this site the headquarters for General RV and to have it adjoin the dealership portion. He stated that the deficiencies expressed in McKenna Associates letter as well as Ms. Zawada’s memo will be addressed on the site plan. The sewer is an issue, but they plan on moving forward. He explained that the adjoining properties/businesses have no issues with the proposed plan. He explained that the Wixom location will close.

Ms. Zawada questioned a weigh station. Mr. Baidas stated that it would be addressed separately. Because it is such a small amount, it is only used to empty holding tanks when people come in for repairs; it is not open to the public.

Ms. Blades questioned inflatable use. Mr. Baidas stated that they would use whatever

is allowed in the Township.

The applicant agreed to address all issues in the McKenna memo dated 9/6/12. He explained that a variance would be requested for the signage. The applicant agreed that there would be one vehicle per pad.

Mr. Sloan read Standards in Section 6.03 B from the McKenna Memo dated 9/6/12. There was discussion regarding where this proposal could fit in the Township.

Shirley Baker, 27238 Stancrest – Ms. Baker had concerns with water runoff.

**Motion by Towne, second by Enlow
To close the public hearing at 8:08 p.m.**

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

MOTION APPROVED

Mr. Baidas explained that they still need less parking than what the ordinance requires. They would require about 190-194 spaces for General RV.

There was further discussion among the Commissioners regarding the proposal deviating from the Master Plan.

**Motion by Towne, second by Blades
To recommend approval for AP-12-29b Special Land Use for the RV Center.**

**Roll Call Vote: Ayes: Towne, Enlow, Dolan, Campbell, Blades
Nays: O'Neil, Conflitti**

MOTION APPROVED

**Motion by Towne, second by Enlow
To table AP-12-29a Site Plan Review until all appropriate material is submitted including all letters from McKenna Associates and CES.**

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

MOTION APPROVED

2. Wellhead Protection Map

Ms. Zawada explained that this is the second reading for the inclusion of the Wellhead Protection Map. Mr. Doozan explained that this applies to non-residential.

**Motion by Towne, second by Campbell
To open the public hearing at 8:48 p.m.**

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

MOTION APPROVED

**Motion by Towne, second by Campbell
To close the public hearing at 8:49 p.m.**

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

MOTION APPROVED

**Motion by Towne, second by Enlow
To recommend approval to the Township Board.**

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

MOTION APPROVED

NEW BUSINESS

- 1. AP-12-30, Ten Mile and Milford Road, PD Size Waiver. Property located on the northeast corner of Ten Mile and Milford Road. Consider a request to waive the 40 acre requirement for a Planned Development to allow for a Planned Development of 18 acres to be proposed.**

Mr. Doozan reviewed the McKenna Associates memo dated 8/21/12 with the recommendation that the Planning Commission review the request based on the conditions stated by the applicant.

Mr. Todd Wyett requested that the 40 acre minimum be waived.

**Motion by Blades, second by Towne
To recommend approval of AP-12-30 PD Size Waiver to the Township Board.**

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

MOTION APPROVED

OLD BUSINESS

- 1. AP-12-24, Farming and Agricultural Tourism. Consider proposed amendments to Section 3.02 and 19.02 and Articles 22.00 and 23.00 of the**

Zoning Ordinance.

Mr. Doozan reviewed the McKenna Associates memo dated September 10, 2012. He explained that new zoning regulations concerning agriculture and agricultural tourism were introduced at the August Planning Commission meeting. It is important to know that the new standards are based on Generally Accepted Agricultural and Management Practices (GAAMPs), which are guidelines that were created pursuant to the Michigan Right to Farm Act (Act 93 of 1981, as amended).

Various scenarios were briefly discussed by the Commission.

Motion by Towne, second by Blades

To recommend approval of AP-12-24 to the Township Board with all of the specifics in all of the McKenna Associations memos including the memo dated 9/10/12.

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

MOTION APPROVED

2. AP-12-27, Sign Amendments

Mr. Doozan reviewed the McKenna Associates memo dated 8/21/12.

Minor typographical mistakes were corrected along with some minor verbiage changes.

Motion by Blades, second by Towne

To schedule a public hearing for the regular October meeting.

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

MOTION APPROVED

ADDITIONAL BUSINESS

1. Blue Cross Blue Shield Landscape Plan

Mr. Doozan explained that an investigation has been initiated and action will follow.

2. PD Amendments – Major and Minor

Mr. Enlow expressed his concern with how and major or minor change is determined. He requested that Mr. Doozan bring back information on how a major/minor change is defined in the ordinance.

3. Zoning Subcommittee

Mr. Doozan reviewed the McKenna Associates memo dated 9/4/12 which expressed the four issues identified by Mark Spencer. Mr. Doozan agreed to incorporate all of Mr. Spencer's concerns into the final document. Mr. Towne stated that there are issues in the Township, and the Commission is not going to solve all of them in one meeting.

4. Community Reports

Mr. Dolan explained that the Park Advisory Board is up and running.

Ms. Blades asked if there would be anyone else interested in being the Planning Commission liaison for the Park Advisory Board since she has a conflict. There were no offers. Ms. Blades will continue on the Park Advisory Board.

ADJOURNMENT

**Motion by Towne, second by Enlow
To adjourn the meeting at 9:58 p.m.**

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| Voice Vote: | Ayes: | Unanimous |
| | Nays: | None |

MOTION APPROVED

The Planning Commission meeting was adjourned at 9:58 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary