

Charter Township of Lyon  
Planning Commission  
Regular Meeting Minutes  
January 14, 2013

Approved: February 11, 2013

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

Roll Call: Lise Blades  
Ed Campbell  
Michael Conflitti  
Kris Enlow  
Sean O'Neil  
Carl Towne

Absent: John Dolan

Guests: 21

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

**Motion by Blades, second by Towne  
To excuse John Dolan's absence.**

**MOTION APPROVED**

**APPROVAL OF AGENDA**

AP-12-40a, Orchards of Lyon II Planned Development Public Hearing was removed from the agenda.

AP-12-40b, Orchards of Lyon II Condominium Review was removed from the agenda.

AP-12-40a, Orchards of Lyon II Planned Development for a PD amendment was removed from the agenda.

AP-12-20, Tanglewood PD Public Hearing was removed from the agenda.

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

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

**MOTION APPROVED**

**APPROVAL OF CONSENT AGENDA**

1. Approval of the December 10, 2012 Meeting Minutes

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

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

### **MOTION APPROVED**

### **COMMENTS FROM PUBLIC**

**Joe Andrews** – He commented on the easement for Orchards of Lyon.

### **DDA REPORT**

Ms. Aniol reminded residents that Winterfest will be held on Saturday, January 19 beginning with a Pancake Breakfast at 9:00 a.m. at Fire Station 1. She explained that there are a series of bills that have been passed providing funding for infrastructure issues through a competitive grant program.

**PUBLIC HEARINGS** - None

### **OLD BUSINESS**

1. **AP-12-36a, Twin Pines Phases II and III. Located on the west side of Martindale Road, south of Grand River Ave. Final site plan review.**

Mr. Doozan reviewed the McKenna Associates memo November 1 and the November 24, 2012 memo.

There was brief discussion regarding the open space in the northeast and northwest corners and if those areas would be accessible. Mr. Doozan explained it became more important to the Board to have a unit in that location and he explained that the layout has been approved by the Board.

Mr. Ray Cousineau explained that they will comply with the approved PD plan since no changes have been made. He explained that the condominium documents have been reviewed and corrected. He explained that phase 2 will be constructed and the turnaround will be constructed. They intend to maintain the existing tree lines.

Mr. Campbell questioned if the drainage issues have been resolved. Mr. Elkow explained that rear yard storm drains will be installed which will address that issue.

**Motion by Towne, second by Conflitti  
To approve AP-12-36a Final Site Plan Review subject to the McKenna Associates memo November 1, 2012 addressing the roads and the landscaping and the CES memo dated 1/11/13.**

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

**MOTION APPROVED**

**Motion by Towne, second by Conflitti**

**To recommend approval of AP-12-36b for the Master Deed Exhibit B subject to McKenna Associates memo dated 1/9/13 and comments that the builder says issues have been resolved.**

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

**MOTION APPROVED**

**NEW BUSINESS**

- 1. AP-12-39, Testek, property located at 28320 Lakeview Drive in the Quadrants Industrial Research Centre. Site plan review for consideration of an expansion of an existing building.**

Mr. Sloan reviewed the McKenna Associates memo dated 1/4/13 with the following recommendation: To approve the Testek site plan, calling for expansion of the existing building subject to the following conditions:

1. Required information cited in the appendix must be provided.
2. A photometric plan must be provided.
3. An accurate, conforming landscape plan must be submitted.
4. The specifications of the existing freestanding sign must be provided.
5. Additional information must be provided on the Industrial Activity Statement.
6. The colors and specifications of building materials must be provided.
7. Curb and gutter must be provided around the entire paved area

Mr. Doozan explained that the curbing is a requirement since the approved plans called for curb and gutter.

Mr. Fawaz explained that they will match the existing colors and building materials and will submit samples if needed. He explained that there are no modifications being done to the pavement/driveway and putting in curb and gutter was not something that they looked into doing. He explained that the Township had signed off on the original plans and a final inspection was completed when Express Group was built. He would suggest the curb/gutter to the owner but it wasn't the intention of the owner to do the drive.

Discussion followed regarding the need for curbing. Matt Quinn indicated they should comply with the current ordinance with respect to curbing.

**Motion by Blades, second by Campbell**

**To approve the Testek Site Plan subject to the 6 conditions outlined in the McKenna Associates memo dated 1/4/13 in addition to the 7<sup>th</sup> item**

condition mentioned at this meeting regarding the curbing and the CES memo dated 1/7/13.

Roll Call Vote:     Ayes: Unanimous  
                          Nays: None

**MOTION APPROVED**

**Return to OLD BUSINESS**

1. **AP-12-02, Zoning Ordinance Amendments. Consider proposed amendments to the following sections of the Zoning Ordinance: 3.02, 7.08, 12.04, 14.01, 16.05 and 33.03.**

Mr. Doozan reviewed the proposed changes that were discussed at last months meeting. He also proposed a new definition of "building" which is the same definition used in the Building Code.

There was discussion regarding item A – Connection to Utilities and item E – Temporary Parking. Mr. Doozan recommended adding water, gas, sanitary sewer and electricity to item E so its clear all when recreational vehicles – may be connected to those utilities. Mr. Doozan also suggested adding under item A "year round" so it reads "may be connected to electricity year round."

Mr. Quinn explained that this will be a complaint driven ordinance. Ms. Blades had concerns that in the past Mr. Spencer admitted that as he drives through the Township he will stop if he sees something and that he doesn't always go by a complaint that has been issued. She felt that these changes will negatively affect neighbors not doing anything wrong and it was too constrictive.

**Motion by Towne, second by Conflitti  
To schedule a public hearing for February 11, 2013 including McKenna Associates memos dated 12/12/12 and 1/14/13 and the building definition.**

Voice Vote:        Ayes: Unanimous  
                          Nays: None

**MOTION APPROVED**

**Return to NEW BUSINESS**

2. **AP-12-41, Cooper Creek Vineyard, proposed building addition and site improvements. Property located on the south side of Grand River Ave., south of Fire Station number 1.**

Mr. Doozan reviewed the McKenna Associates memo dated 1/14/13. He explained that there are several zoning issues related to this proposal. A number of the issues result from the fact that this is an existing building on a relatively small site. Regarding some issues, such as parking setback the applicant seeks to improve on the existing situation,

but the constraints of this site prevent full compliance with the Ordinance requirements. The applicant is seeking direction, recognizing that the improvements would be in the best interest of the applicant and the Township.

Mr. Robert McNally explained that if the driveway and curb on the west side were required they would not be able to do the improvements. Mr. O'Neil suggested using mountable curbs. There was brief discussion regarding the driveway and curbing.

The Planning Commission noted that there were several variances required. In consideration of the numerous site plan amendments required, and the need for variances, the Commission concluded it would be best to table this case.

**Motion by Towne, second by Conflitti  
To table AP-12-41 Copper Creek Vineyard.**

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

**MOTION APPROVED**

**ADDITIONAL BUSINESS**

**1. Election of Officers**

**Motion by Towne, second by Conflitti  
To nominate Sean O'Neil as Chairman. Mr. O'Neil accepted the nomination.**

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

**MOTION APPROVED**

**Motion by Towne, second by Campbell  
To nominate Lise Blades as Vice Chair. Ms. Blades accepted the nomination.**

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

**MOTION APPROVED**

**Motion by Towne, second by Campbell  
To nominate Michael Conflitti as Secretary. Mr. Conflitti accepted the nomination.**

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

**MOTION APPROVED**

**Motion by Blades, second by O'Neil  
To nominate Carl Towne as the ZBA Liaison. Mr. Towne accepted the nomination.**

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

**MOTION APPROVED**

**2. Discussion regarding bicycle paths and sidewalks**

Mr. Towne asked the Commission to consider using sidewalk fund to use as matching money for grants. There was discussion regarding Safe Routes to School and working in conjunction with the Parks Advisory Board to develop a plan.

Mr. O'Neil explained that the Junior League has approved the donation of \$7500 to cleanup the baseball diamonds at the park.

**3. Community Reports**

Mr. Doozan reported that the Township Board approved Sign Regulations Article 16 and adopted the new Utility Fee Schedule. The Enclaves of Lyon is a new subdivision going in at Napier Road and Ten Mile with 57 lots on 50 acres. Todd Wyett has submitted a sketch plan for the property at 10 Mile and Milford Roads, which includes a gas station and 103 multi-family units.

Mr. O'Neil announced that the City of Wixom has asked for feedback regarding their Master Plan update by 1/18/13.

**ADJOURNMENT**

**Motion by Towne, second by Blades  
To adjourn the meeting at 8:51 p.m.**

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

**MOTION APPROVED**

The Planning Commission meeting was adjourned at 8:51 p.m. due to no further business.

Respectfully Submitted,

*Kellie Angelosanto*

Kellie Angelosanto  
Recording Secretary