

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
February 11, 2013

Approved: March 11, 2013

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: 60+

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

APPROVAL OF AGENDA

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

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

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

1. Approval of the January 14, 2013 Meeting Minutes

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

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

MOTION APPROVED

COMMENTS FROM PUBLIC - None

DDA REPORT

Ms. Aniol explained that the DDA has decided to put the Township flag design on hold for now and use the current flag. The DDA will assist with planning to get Safety Town up and running. The northwest roundabout repairs are completed. The Wayfinding signs have started going up around the Township. She reported that building permits have gone up by 52% from 2011. Customer relation management system will facilitate the sharing of data in coordinating business retention.

PUBLIC HEARINGS

1. AP-12-20, Tanglewood PD Amendment, property located on the south side of 10 Mile Road, between Currie Road and Chubb Road.

Mr. Sloan reviewed the McKenna Associates memo dated 1/30/13. He recommended approval of the Tanglewood Greenbrier preliminary site plan, subject to the following conditions:

1. The Dwelling Unit Counts table on Sheet 1 of the plans must be reviewed to reflect the fact that 4-plex units are not proposed at the present time on the Future Development parcel.
2. The floor plans must be shown for buildings that are proposed for construction in the first phase, as noted in Review Comment 1.
3. In lieu of bicycle path construction along Chubb Road and Nine Mile Road, the developer shall deposit into the Lyon Township bicycle path and sidewalk development fund (BPSDF) an amount equal to the cost of 1 ¼ miles of 10-foot wide asphalt bicycle path, as noted in Review Comment 5.
4. Sidewalks must be included from the entrances (at Nine Mile Road and Chubb Road) into the development, as noted in Review Comment 5.
5. New names must be chosen for Forest Dunes Dr. and Black Lake Dr. Recommend that road names be submitted to the Road Commission for approval soon.
6. The required shrubs must be shown in the front yard landscaping, as noted in Review Comment 7. The zoning Ordinance permits the substitution of 8 shrubs and 1 tree.
7. The site plan must state which existing trees are proposed for removal and if any of the trees proposed for removal require replacement in accordance with Chapter 18, Article VI (Tree Protection) of the Lyon Charter Township code of Ordinances, as noted in Review Comment 7.
8. The discrepancy with the number of trees on the "Plant List" (494) and "Landscape Data" (484) on sheet L3 must be corrected, as noted in Review Comment 7.

Ms. Zawada referenced the December 20, 2012 CES memo regarding the roadway and stated that the paving requirements of this plan should be addressed.

Ms. Zawada referenced the CES memo dated 2/4/13 and stated that the roadway in the development will be public roads and reviewed by the Road Commission. The developers have also indicated the intent to dedicate the future 60' right of way on Chubb, Nine and Ten Mile Roads. The water main system is the Township water main system that will be extended, and it is not currently proposed along Chubb Road. Tanglewood has an on site disposal system system which was designed for this future phase. The storm water items need to be addressed prior to making the recommendation to the Board. The applicant is aware and requesting to move forward but the storm water concerns could affect the layout.

Mr. Freund explained that they went before the Commission in June of 2012 and asked to amend the PD, which was a radical departure from the original plan. They have since revised the plan to reflect the comments that were received. This plan nearly reflects the original plan from 20 years ago. He stated that they have no objection if the items from the consultants are included in a conditional recommendation for approval to the Board of Trustees.

**Motion by Towne, second by Blades
To open the public hearing at 7:29 p.m.**

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

MOTION APPROVED

John Bell, 22670 Indianwood Drive – Mr. Bell explained that he is the president of the Tanglewood Homeowners Association. He had concerns with the increased traffic on County Club Drive with 716 daily trips, and that does not take into account the increase of non-Tanglewood traffic as a result of a paved street. The traffic would increase as others use the paved road to travel to South Lyon East High School and avoid gravel roads between 9 and 10 Mile. He felt that a lot of effort is being done to direct the north-south traffic through the subs. He acknowledged the minutes of July 2004 that contained certain comments regarding a reluctance to pave Chubb Road. Given the changes that have taken place since that time, they strongly urge to consider paving Chubb Road between 9 and 10 Mile. The residents own and operate the wastewater treatment plant, and the HOA purchased emergency generators for all of the lift stations. He asked that generators be included in the requirements at each new lift station. He also suggested having the construction traffic go out onto 9 Mile Road and Chubb Road.

Sandra O'Brien, 52655 Nine Mile Road – Ms. O'Brien commented that she agreed with the increase in traffic. She stated it is already a corridor, and cars don't slow down. She felt that Chubb Road should be paved. She questioned what the timeframe is for the use of the funds allocated for the bike path fund.

Pam Hale, 23030 Chubb Road – Ms. Hale is concerned about the major increase in traffic and asked that the speed limit be considered. She felt the speed was a definite safety issue.

Lucky Clark, 22777 Spy Glass Hill Drive – Ms. Clark explained that the construction traffic is horrible right now. She is concerned with the increased traffic and the safety of the children. She suggested installing speed bumps to control the traffic speeds.

Annette Gordon, 22858 St. Andrews Dr. – Ms. Gordon appreciated the revised plan. She reminded the Commission that they had stated at the Board meeting that they do not want a thoroughfare between 9 and 10 Mile Roads. There is a major safety concern; Tanglewood does not want to be the north/south solution.

Steve Chulig, 23422 Saw Grass Court South – Mr. Chulig stated that there should not be a connector to Country Club Drive. There are golf carts, the banquet center, and children back and forth; it's dangerous. He suggested eliminating the connection between the existing community and the new development. In its place, the new development could have a small parking area. He felt strongly that this was a simple solution. Pave the sidewalk/bike path down to 9 Mile so residents can enjoy it.

Mark Stankevich, 21871 Chubb Road – Mr. Stankevich commented that Tanglewood is a gorgeous subdivision but asked that the construction traffic not be dumped on Chubb Road. Mr. Freund has done a beautiful job and has tried to keep everyone happy. Everyone wants to be the last house built in the Township, and that's not going to happen.

Rich McMullen, 24200 Chubb Road – Mr. McMullen asked why people wouldn't want Chubb paved; he has been eating dust for 56 years.

Linda Ruczko, 53187 9 Mile Road – Ms. Ruczko stated that the traffic is horrendous now, and there are accidents on the corner all the time because people don't stop and the speed limit is 55 mph. She stated it was a safety concern because people do walk in that area. She is concerned with the drainage, especially in the springtime. Her driveway has been washed away several times in the past. She stated to take care of the drainage properly, it is a huge concern. She suggested a 4-way stop at 9 Mile and Chubb. Look at all of the options now, don't wait until someone is killed. It has to be addressed across the board.

Gary O'Donnell, 21922 Chubb Road – Mr. O'Donnell is concerned with the increase in traffic and felt the speed limit should be lowered to 25 mph.

**Motion by Towne, second by Conflitti
To close the public hearing at 7:55 p.m. due to no further comments.**

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

MOTION APPROVED

Mr. Freund stated that he had no problem installing the bike path now, and he did not care if there was emergency access or a road to 9 Mile. He felt that all of the comments

were good. Mr. Freund also agreed to have the generators at all of the new lift stations.

Mr. Dolan stated that Tanglewood is a beautiful development. He thought Mr. Freund was doing a great job but felt that paving Chubb Road was needed.

Ms. Blades felt that there should be a strong look at paving Chubb Road. She also commented on the minutes from 2004 which focused on Lyon Ridge and putting the funds into making Ten Mile beautiful.

Mr. Towne stated that the Township had to have roads, and he didn't feel that this project could go forward without the paving of Chubb. It should be mandatory to get funding to get it paved. He also felt that the bike paths should be put in now. He felt that the plan looked good.

Mr. Campbell agreed with the previous speakers and also felt that the minutes from 2004 were skewed. Chubb road needs to be paved, if this goes forward.

Ms. Zawada explained that paving will help the drainage on Chubb and 9 Mile Road. She explained to pave one mile of gravel road costs \$1.6 million.

Ms. Blades stated that she felt the original plan for the PD is null and void at this point because this plan is new. If it's a brand new plan, then the previous agreement is null and void. She did not think it was the Township's responsibility to cost share for the paving of this road. Mr. Baker stated that the provision would carry forward because it is still a revision of the original PD. Ms. Blades disagreed that the plan was a revision. As it stands, she cannot support any plan at cost sharing with the Township since this is a brand new plan.

Mr. O'Neil stated that this was a nice plan, and he felt that the pathways should go in now and that Chubb Road needs to be paved.

Mr. Freund stated paving the road is difficult. The reality makes it difficult subject to the county being a big contributor. It is critical to the builder to start soon so he asked for a motion to continue moving forward even if a condition is placed on that motion. He explained that he would have to have contributors for funding for the paving of the road.

Mr. Dolan questioned the pass through that was questioned at the Board level. Mr. Freund explained initially it was designed with an emergency access gate. After review, it was thought that it wasn't a good idea, and they would prefer a road to go down to 9 Mile. He would be happy with either scenario.

Motion by Towne, second by Campbell

To recommend to the Board to approve the preliminary site plan AP-12-20 with comments from McKenna Associates and CES memo's conditional on the paving of Chubb Road, installing of the bike paths including the cross at 10 Mile and Chubb Road and the addition of backup generators for all new lift stations.

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

MOTION APPROVED

2. AP-12-40a, Orchards of Lyon II Planned Development, located north of Pontiac Trail and south of Orchards of Lyon.

Mr. Doozan reviewed the McKenna Associates memo dated 1/28/13 with the following recommendation:

1. The Planning Commission shall hold a public hearing on February 11, 2013.
2. After the public hearing is held recommend that the Planning Commission recommend to the Township Board preliminary plan approval for the revised Planned Development plans and Planned Development Agreement.
3. Recommend that the Planning Commission recommend to the Township Board approval of the revised Condominium Master Deed, Exhibit A(Bylaws), and Exhibit B (Condominium Subdivision Plan).

Ms. Zawada recommended approval as noted in the Civil Engineering Solutions memo dated 12/28/12 and 2/5/13.

Mr. Donofrio explained although the PD calls for public roads, all the roads that they are tying into are private roads.

Motion by Towne, second by Blades
To open the public hearing at 8:42 pm.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

Joel Mallory, 57669 Dakota Drive – Mr. Mallory explained that the Homeowners Association's concern is that this will now be two separate subdivisions. They had all been under the assumption it would be one subdivision. Concerns were with the separation of the phases that the first phase would have no access to the amenities in the 2nd phase. He would like to work together to come up with a possible solution. He explained the concern that if they are two separate subs with private roads, there are 249 new homes coming in that will use the entrances, and the concern is taking on that cost for the private road.

Scott Bolt, 30094 Orchards Lane – Mr. Bolt expressed concern regarding the increased traffic and also the pass through. They were told that the roads would be commissioned but that couldn't be done because the roads weren't capped. Now the roads have been capped with a special assessment that the residents paid for and the roads still can't be commissioned. Now those roads are going to remain private. He felt that the original Orchards of Lyon residents are getting the short end of the stick.

Elaine Lada, 30036 Magnolia Drive – Ms. Lada stated that she lives in the Arbors of Lyon and will border the new Orchards of Lyon. She explained that most roads are public, and she does not want the traffic from the new development. She would like that private road to be blocked so they don't get the Orchards of Lyon coming through their subdivision to get to Pontiac Trail.

Mr. Doozan explained that the road was always supposed to be public, and it will probably never be dedicated. Ms. Zawada explained that it will be connected.

Joe Andrews, 30176 Magnolia Drive – Mr. Andrews asked for clarification regarding the stub road. He stated that the road is private, and they intend to keep it that way.

**Motion by Blades, second by Towne
To close the public hearing at 8:52 p.m. due to no further comments.**

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

MOTION APPROVED

Mr. Towne stated that he had some concerns regarding some discrepancies with the plans.

Mr. Donofrio stated that they are taking it to the next level with the final design process.

Mr. Dolan stated that he had concerns regarding the roads. Mr. Cohn stated that they will work with the homeowners association and attorney to figure out a way to address the concerns with the roads. Mr. Enlow stated if there is anyway to get it all under one association and set up a cost sharing maintenance agreement for the roads it would be very helpful.

**Motion by Towne, second by Campbell
To recommend approval of Orchards of Lyon II Planned Development AP-12-04a with all the letters from CES and McKenna Associates.**

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

MOTION APPROVED

3. 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 McKenna Associates memo dated 1/17/13. There was brief discussion regarding the building definition.

**Motion by Blades, second by Towne
To open the public hearing at 9:29 p.m.**

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

MOTION APPROVED

Paul Lavoie, 58180 Travis Road – Mr. Lavoie questioned the 14-day time limit. He stated that they live in the country and should be able to park a camper in their driveway or front yard. He thought the requirements should be based on size of property. He questioned who is pushing this through. He questioned the purpose of having a permit and the 48 hour time limit.

Dale Gardner, 22535 Deaton Drive – Mr. Gardner stated that he moved to Lyon Township for a reason, and he has stuff around his house. If someone wants to live in a sub and follow an association, that's fine, but he does not. He bought property across the street from his home in order to store his trailers. Regarding the titles, the older ones didn't have titles. He felt this was going way too far, he doesn't live in Bloomfield Hills. If he has to build a barn to store all of his items, then he would have to move because he wouldn't be able to afford the taxes. Be conscious of what you are doing over the Township, not the city, the Township.

Mike Mize, 60467 Town Square Street – Mr. Mize stated he has been a resident since 1986 and questioned why this is an issue now. He questioned if he can park his boat or utility trailer in his yard now. He felt this was going over the top.

Jim Hamilton, 24200 Martindale Road – Mr. Hamilton agreed that this is going over the top. There should be limited government, not more government. If someone has the money to buy property, then they have the right to their property and the right to do certain things. He asked if a complaint is made, then that person's name should be taken. If it is an anonymous tip, then it should be disregarded; your neighbors will police your property.

Matthew Brettschneider, 21775 Natasha Lane – Mr. Brettschneider stated that the Township should deal with the complaints and not blanket the whole Township.

Eva Haron, 60750 Pontiac Trail – Ms. Haron has been a resident for 32 years. Her husband bought 20 acres of land so he could park his semi-trucks, and he built from there. They have horses, pigs and dogs. She stated that she has a boat and a horse trailer. She lives in the country, and now she is being told she can't park her items there. It's not right.

George Dekle, 27900 Pontiac Trail – Mr. Dekle stated that he wasn't given proper notice about this issue. He explained that pole barns are not built on foundations and trailer parks are on slabs. People aren't trying to do anything wrong. He asked that the Planning Commission look at this issue more thoroughly. He has been a resident for 40 years.

Dennis Binkley, 59645 Homeport Road – Mr. Binkley stated that he has lived here for over 30 years and has 10 acres. Now he finds out that with what is being proposed, he has broken every law. He stated he tries to help his neighbors. If this is passed, it will put him out of business.

Herb Harbin, 28566 Haas Road – Mr. Harbin stated that Mr. Dolan has said this has no merit. They moved from the city in order to bring their things with them like snowmobiles. He stated that the Commission can see this is the wrong side of the crowd and felt that complaints should be addressed, not the entire Township. He likes things the way they are now, subdivisions have their homeowners associations. He stated that no one can tell them how many complaints are coming in even though they are told this is complaint driven.

Mike Bell, 28401 Haas Road – Mr. Bell thanked the Commission for their work and stated that this issue was pushed on the Commission by the Board. He stated that they want to live in a rural setting. He understood that it this is a growing community, and the new residents may not want to see certain things. He stated that the Board is responsible and every resident should be going before the Board to hold them accountable. The residents elected the Board members, and the residents need to stand up.

Mark Stankevich, 21871 Chubb Road – Mr. Stankevich stated with this ordinance he would be in violation of everything since 1975. He has equipment on his property and has no problem with his neighbors. He stated this is because of the Zoning Enforcement Officer. If there is a problem with your neighbor, then deal with it.

Jason Weaver, 24235 Douglas Drive – Mr. Weaver stated that he has been here since 1977. He stated that he has a commercial vehicle. If this passed, he would not be able to keep his job and would need to move. He stated that this would ruin businesses. He felt this was a way for the Township to make money.

Tom Shopp, 58338 Travis – Mr. Shopp stated to look at the logo on the Township flag. That is where we live, and this would not work.

Jessie Greer – Mr. Greer stated he has been here since 1937 off and on and he didn't like what is proposed. He stated that the area is getting over populated faster than the area can accept it. This will put neighbor against neighbor. He thanked the Commission for their service.

Charles Quigley, 58150 Travis – Mr. Quigley stated that he moved here 15 years ago and every neighbor of his likes him, he has had no complaints. He has 3 trailers, agricultural equipment, snowmobiles, a log splitter and logs in his yard. He stated this is not right.

Jerry Stone, 28600 Dixboro – Mr. Stone has lived here for 20 years and stated that they are trying to turn this into a city over a township.

Jerry Abramowicz, 28721 Haas – Mr. Abramowicz stated that he owns his own business that requires an enclosed trailer and a one-ton pick-up truck. Now this states that he can't park in his driveway, which means he can't work and can't pay his taxes. This not right and needs to be fixed.

Jennifer Fairchild, 53110 W. 12 Mile Road – Ms. Fairchild stated that since she has moved here she has had trouble with the Township from the first day. She was sent a picture of her barn with the doors open with no explanation from the Township. She saw a Township employee riding in a car on the back of her property the first year she had moved in. If it gets to where she can't have her animals, she will move. She thought requiring a foundation for a building should be judged on size. She questioned if they going to require a foundation for a dog house.

Linda Linder, 58695 Pontiac Trail – Ms. Linder stated that she has lived here for 20 years, and the complaints can't be identified. If the complaints are so big with so many people bringing them forward, those complainants should be identified. Why is no one here to express those complaints?

Ed Hardesty, 58620 Costly Lane – Mr. Hardesty stated that there is a lot wrong with this proposal. He expressed concern with limiting the commercial vehicles to one-ton.

Shirley Baker, 27239 Stancrest Drive – Ms. Baker asked that the Zoning Enforcement Officer respond to the complaints and nothing else, instead of drumming up business.

Duane Linder, 58695 Pontiac Trail – Mr. Linder questioned the time limit of 48 hours. As far as the RVs being stored beyond the front of house, he has a wide house with a narrow lot; he can't physically get to the side. Regarding the accessory buildings, this would mean that the shed he has had for the last 25 years would now have to be moved and have a foundation put under it, on it as well as the barn.

Richard Gordon, 26890 South Hill Road – Mr. Gordon stated that we are a nation of laws, and a community of friends. He felt that this could be dealt with and solved. He has been here 25 years and lives on a dirt road. Although he complains about it, he wouldn't want to live in a subdivision. Many residents can't change the shape of their lot, and he felt this is all unenforceable.

Linda Linder, 58695 Pontiac Trail – Ms. Linder confirmed that the complaints are also driven by the Zoning Enforcement Officer when he sees a violation.

Theresa Danielson, 29465 Pineview – Ms. Danielson stated that she agrees with everyone who has spoken. She reminded everyone of children growing up and having a sleepover with tents or in the camper on the driveway. Those were good days, and she didn't understand why this was happening. She thought it was a shame.

Paul Lavoie, 58180 Travis Road – Mr. Lavoie suggested placing complaints in the paper like the police blogger so it's publicly known. Not having any warning is not right.

Phillip Elkow, 26293 South Hill Road – Mr. Elkow stated to look at this and work it out

for the people that live here. People in subdivisions have their own code. They don't need more laws and don't need more rules.

Tom Ayers, 21370 Currie – Mr. Ayers was opposed to not being notified. He moved here 16 years ago and chose to move here. He has a pole barn and many don't have foundations. He stated that they are looking at rules that are being governed by a metropolis. He doesn't want laws that are developed around a housing development, not a country estate.

Mr. O'Neil explained that they are simply changing the definition of "building" in the ordinance. For all of the people that have existing buildings without a foundation, nothing will happen to those buildings; there is no violation. They are trying to get a generally accepted definition for building into the ordinance. Don't be worried about existing buildings; those would be considered legal non-conforming.

Jim Hamilton, 24200 Martindale Road – Mr. Hamilton stated if we had a Zoning Enforcement Officer from Lyon Township, he may be more understanding of the residents.

George Boston, 28957 Haas – Mr. Boston explained that he has storage trailers and questioned what would happen with these. Mr. Baker stated a lot of this is already on the books. These proposals are the speed limit for Lyon Township, it is a guide.

Tim Cash – Mr. Cash stated that he supported everyone and up until now, there were people who had common sense not to enforce the ordinances that aren't good.

Dave Douglass, 28913 Vintage Drive – Mr. Douglass stated that this was an all-new program. He has never heard of rules and regulations to limit where they can park their trailers. This is making a new problem. He stated that if he had to get a permit to repair a trailer, it was not going to happen.

Shirley Baker, 27239 Stancrest Drive – Ms. Baker commented that the Zoning Enforcement Officer has been seen using binoculars to look at residents' yards.

**Motion by Blades, second by Enlow
To close the public hearing at 10:38 p.m. due to no further comments.**

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

MOTION APPROVED

Mr. O'Neil gave some brief answers to some of the questions that were raised.

Mr. Dolan stated that there are rules that we all need to follow, but he has a problem with someone going out and looking for problems. He felt concerns should be taken one complaint at a time and not with a broad stroke over the Township. Ms. Blades agreed with Mr. Dolan and questioned where the residents are that have complaints.

Mr. Towne stated that the Planning Commission has been charged with this issue. He felt that they have done a good job with it and made the regulations better. It has to be moved forward.

The Commission took the following action regarding the recommendations for revisions to the Zoning Ordinance:

Section 3.02, Definitions, Building

**Motion by Blades, second by Towne
To recommend approval of Section 3.02, Definitions, Building**

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

MOTION APPROVED

Section 3.02, Definitions, Recreational Vehicles

**Motion by Blades, second by Conflitti
To recommend approval to the Township Board the new definition of
Section 3.02, Definitions, Recreational Vehicles.**

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

MOTION APPROVED

Section 7.08, Planned Development Amendments

**Motion by Towne, second by Conflitti
To recommend to the Township Board approval of Section 7.08, Planned
Development Amendments.**

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

MOTION APPROVED

Section 12.04, subsection A.2.

**Motion by Enlow, second by Towne
To recommend approval of Section 12.04, subsection A.2 and recommend
the additional wording "per the building code requirements".**

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

MOTION APPROVED

Section 14.01, subsection B, item 2, Residential Parking

**Motion by Blades, second by Campbell
To recommend to the Board the approval of the new language.**

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

MOTION APPROVED

Section 14.01, subsection E, item 1, Commercial Vehicle Parking

**Motion by Dolan, second by Towne
To recommend approval of 2 commercial vehicles and 2 tons or less.**

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

MOTION APPROVED

Section 33.03, subsection B.10, Outside Storage

**Motion by Towne, second by Blades
To recommend approval of Section 33.03, subsection B.10, Outside
Storage.**

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

MOTION APPROVED

**Motion by Towne, second by Conflitti
To table Section 14.01, Subsection E, Item 2.**

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

MOTION APPROVED

OLD BUSINESS

- 1. AP-12-40b, Orchards of Lyon II Condominium Review**

Mr. Doozan stated this is ready to be recommended to the Township Board.

**Motion by Towne, second by Conflitti
To approve AP-12-40b, Orchards of Lyon II Condominium Review.**

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

MOTION APPROVED

NEW BUSINESS

- 1. AP-13-01, Lyon Ridge Phases 2 and 3, located on the south side of Ten Mile Road, east of Chubb Road.**

Mr. Doozan reviewed the McKenna Associates memo dated 2/11/13.

**Motion by Blades, second by Towne
To recommend approval of AP-13-01, Lyon Ridge Phases 2 and 3.**

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

MOTION APPROVED

- 2 AP-13-02, Enclaves of Lyon, located on the southwest corner of Ten Mile and Napier Roads.**

Mr. Sloan reviewed the McKenna Associates memo dated 1/27/13. Ms. Zawada reviewed the CES memo dated 2/7/13.

Mr. Soave asked for feedback in order to move forward with the project.

Mr. Towne commented that this is a great plan with good open space. He would like to see the two units that front Ten Mile be removed in order to have a nice entrance.

Mr. Enlow commented that Napier should be paved and agreed with Mr. Towne's comments.

Ms. Blades stated that she agreed that the two units on Ten Mile should be eliminated and questioned the screening at Copperwood and the west property line. Mr. Donnan explained that there is a wooded area there, and they would like to keep the natural buffer.

Mr. Enlow stated that he approved of the asphalt path vs. the wood chips and he preferred the 10 Mile and Napier connection. Mr. O'Neil stated that he objected to having the applicant pave ½ of a road that is in Novi.

No action was taken.

3. Revisions to the Zoning Ordinance to Permit Small Wind and Solar Energy Projects

**Motion by Blades, second by Towne
To table the Revisions for Small Wind and Solar Energy Projects.**

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

MOTION APPROVED

ADDITIONAL BUSINESS

1. Community Reports

Due to the lateness of the hour, Mr. Dolan and Mr. Doozan chose to postpone their reports until the next meeting.

ADJOURNMENT

**Motion by Towne, second by Blades
To adjourn the meeting at 12:09 a.m.**

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

MOTION APPROVED

The Planning Commission meeting was adjourned at 12:09 a.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary