

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

Approved: April 8, 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: 16

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

**APPROVAL OF AGENDA**

Mr. Doozan asked to add Orchards of Lyon II to the agenda.

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

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

**MOTION APPROVED**

**APPROVAL OF CONSENT AGENDA**

Mr. Towne added additional language to the minutes.

**Motion by Towne second by Blades  
To approve the February 11, 2013 Meeting Minutes as amended.**

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

**MOTION APPROVED**

**Motion by Towne, second by Conflitti  
To approve the Special Meeting Minutes of February 21, 2013 as presented.**

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

**MOTION APPROVED**

**COMMENTS FROM PUBLIC** - None

**DDA REPORT**

Ms. Aniol gave status updates on Form Based Code, Lyon Township adopting the One Stop Ready Program, the new Business Assistance Team (BAT), and the new wayfinding signs.

Ms. Daniels questioned the cost of the wayfinding signs and questioned the rumor about General RV leaving the area. Ms. Aniol responded that to her knowledge the rumor regarding General RV was not true. Ms. Blades commented the misconception that the General RV is a retail type location and doesn't belong in an industrial type location needed to be cleared up.

**OLD BUSINESS**

1. **AP-12-41, Copper Creek Vineyard, proposed building addition and site improvements. Property located on the south side of Grand River Avenue, south of Fire Station No. 1.**

Mr. Sloan reviewed the McKenna Associates memo dated 3/11/13. Approval of Copper Creek Vineyard is recommended with the following conditions:

1. Curbing must be installed the entire length of the east side of the parking lot.
2. Details of the dumpster screening gates must be provided.
3. A photometric plan for the pole light must be submitted.
4. Any rooftop mechanical equipment or ground-mounted transformer must be screened appropriately and shown on the site plan.

Mr. McNelly agreed with all conditions of the McKenna Associate's memo and stated that the sewer tap fees will be paid prior to the pre-construction meeting. Mr. McNelly confirmed that there will be mountable curbs on the west side and that those are shown on the current plans. He confirmed there are no changes to the elevation and he had no plans of installing a parapet or a clock tower. Mr. McNelly explained that the rooftop mechanicals will be moved further back on the roof and screened.

The Commission commended the applicant for the upgrades to the site and building.

**Motion by Towne, second by Blades  
To approve AP-12-41 Copper Creek Vineyard with the conditions in the**

**McKenna Associates memo dated 3/11/13.**

**Roll Call Vote:      Ayes: Unanimous  
                             Nays: None**

**MOTION APPROVED**

2. **AP-12-02, Zoning Ordinance Amendments. Consider proposed amendments to Section 14.01, subsection E, item 2 of the Zoning Ordinance (Recreational Vehicle and Utility Trailer Parking).**

The Commission reviewed Section 14.01, subsection E, item 2, Recreational Vehicle and Utility Trailer Parking as follows:

- A. **Connection to Utilities**- Adding the additional wording of *“Except where specifically permitted in Subsection E and H below”* Recreational vehicles parked or stored shall not be connected to water, gas, or sanitary sewer facilities, but may be connected to electricity throughout the year.
- B. **Use as Living Quarters** – At no time shall recreational vehicles parked or stored in residential districts be used for living purposes.
- C. **Location** – This item will be deleted from the Ordinance.
- D. **Lot Coverage** – Recreational vehicles and utility trailers *being stored* may occupy no more than 20% ~~of the required rear~~ of the yard.
- E. **Temporary Parking** – The following language was added while the time restriction of day/time was removed. Temporary Parking will read as follows: *During the period of unloading and loading, connection to utilities (water, gas, sanitary sewer and electricity) is permitted.*
- F. **Condition** – Additional language was added to this section as follows: *“An exception to this requirement shall be granted by a qualified Township Administrative Official to a resident who’s working on or restoring a recreational vehicle or utility trailer.”*
- G. **Storage of Mobile Homes** – No Change
- H. **Waiver of Regulations** – This sections will read as follows: The provisions concerning connection to utilities, use as living quarters may be waived *by a qualified Township Administrator Official* for a period of up to two (2) weeks to permit repair of the occupant’s or owner’s equipment or to permit the parking of the recreational vehicle of the guest. *Additional waivers may be granted by qualified Township Administrator Official. No more than four (4) permits shall be issued for each activity (repair, storage of a guest vehicle) per calendar year.*
- I. **Multiple Family complexes and Mobile Home parks** – This section will read as follows: *“The Planning Commission may require that a screened storage area be provided on the site of a multiple family complex or mobile home park for storage of recreational vehicles.”*
- J. **Licensing and Registration** – New language as follows: *“Boats that are required to be registered to operate on public waters shall be currently registered by the State. Vehicles and trailers that operate on public roads shall also be currently registered by the State. Snowmobiles and other off-road vehicles shall be registered or titled.”*

**Motion by Blades, second by Towne**  
**To recommend approval to the Township Board Section 14.01, subsection E, item 2 of the Zoning Ordinance Recreational Vehicle and utility Trailer Parking with amendments as discussed.**

**Roll Call Vote: Ayes: Unanimous**  
**Nays: None**

**MOTION APPROVED**

- 3. AP-13-03, Revisions to the Zoning Ordinance to Permit Small Wind and Solar Energy Projects**

**Motion by Campbell, second by Blades**  
**To schedule a public hearing for the meeting in April.**

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

**MOTION APPROVED**

- 4. AP-12-40, Orchards of Lyon II, Amendment to the Planned Development Agreement, Planned Development Plans, Condominium Master Deed, Bylaws, and Condominium Subdivision Plan (Exhibit B)**

Mr. Doozan reviewed the McKenna Associates memo dated 2/21/13.

**Motion by Blades, second by Towne**  
**To recommend approval to the Township Board on the final planned development plan for AP-12-40, Orchards of Lyon II.**

Mr. Towne asked that the deviations in the plans are reviewed thoroughly.

Mr. O'Neil felt that it is critical that the connection to the stub road is made and it needs to be pursued. Mr. Towne agreed.

**Roll Call Vote: Ayes: Unanimous**  
**Nays: None**

**MOTION APPROVED**

**NEW BUSINESS** - None

**ADDITIONAL BUSINESS**

1. Community Reports

Mr. Dolan asked that the Commission review the budget and discuss it at upcoming meetings. He explained that he is on a committee along with Treasurer Carcone and

Trustee Adams to take a look at a police millage for Oakland County Police Department due to the shortage of funds and lack of adequate coverage. This committee will also be seeking resident participants. He reported that the Tanglewood development was passed. No paving of Chubb Road was approved, but the developer will contribute \$350,000 to pave up to the entrance of the subdivision off of Chubb Road from Ten Mile, and the 9 Mile Road entrance will be closed off until further paving is done. Mr. Dolan also reported that The Enclaves of Lyon PD conceptual review was completed and that the 5 acre corner parcel was asked to be incorporated into the residential portion.

Mr. O'Neil suggested a Public Safety Millage so that it incorporates all departments.

Mr. Dolan also reported that Treasurer Carcone proposed building a permanent Safety Town.

Ms. Blades reported that Todd Wyatt had donated the house on Ten Mile and Milford Road for practice for the Fire Department.

Mr. Doozan reported that Form Based Code will be on the agenda next month for discussion and overview and how it applies to the New Hudson area. Mr. Enlow suggested having a joint meeting to discuss it.

## **ADJOURNMENT**

**Motion by Towne, second by Blades  
To adjourn the meeting at 9:30 a.m.**

<b>Voice Vote:</b>	<b>Ayes:</b>	<b>Unanimous</b>
	<b>Nays:</b>	<b>None</b>

## **MOTION APPROVED**

The Planning Commission meeting was adjourned at 9:30 a.m. due to no further business.

Respectfully Submitted,

*Kellie Angelosanto*

Kellie Angelosanto  
Recording Secretary