

Charter Township of Lyon
Board of Trustees
Special Meeting Minutes
May 17, 2013

Approved: June 3, 2013

The meeting was called to order by Mr. Young at 4:00 p.m.

Roll Call: Patricia Carcone, Treasurer
Michele Cash, Clerk
John Dolan, Trustee
Steven Fletcher, Trustee
John Hicks, Trustee
Lannie Young, Supervisor

Absent: Steven Adams, Trustee

Guests: 4

Also Present: Chris Doozan, McKenna Associates
Matthew Quinn, Township Attorney
Leslie Zawada, Civil Engineering Solutions, Inc.

CALL TO THE PUBLIC - None

APPROVAL OF AGENDA

**Motion by Carcone, second by Cash
To approve the agenda as presented.**

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

MOTION APPROVED

Enclaves of Lyon Preliminary Plan Review, AP-13-02

**Representing Enclaves of Lyon: Marco Soave
Leo Soave
Bill Donnan**

Mr. Doozan reviewed the McKenna Associates memo dated May 17, 2013. He explained that consistent with the Planning Commission's recommendation, it is recommended to approve the preliminary site plan of the Enclaves of Lyon Planned Development, subject to the conditions recommend by the Planning Commission, and the following items are addressed at Final Review.

All of the conditions in the letters from McKenna Associates (dated April 4, 2013) and CES (dated April 5, 2013) must be met, with the following modifications:

- a. The paving of the bike path on Ten Mile Road will take place now.
 - b. The perimeter setbacks of lots 7 and 88 may be 25 feet.
-
1. That the applicant addresses the concerns raised in this letter regarding the Traffic Study Report.
 2. Because some of these replacement trees are placed where a street tree is otherwise required (along Enclaves Drive and Enclave Park Drive near the entrances), the landscape plan must be revised to show the replacement trees elsewhere.
 3. On sheet 2 of the site plan, the incorrect setback label of 17 feet must be corrected to 25 feet.
 4. The bike path must be extended to the southeast corner of the site.
 5. At the intersection of Enclave Court and West Enclave Drive, the north side of Enclave Court must include a required crosswalk.
 6. The landscape plan should be revised to comply with the requirements of the Plan for the Ten Mile Road Corridor.
 7. The error in the Fiscal Impact Statement must be corrected.
 8. A specific schedule is required, including the timing of all proposed improvements.

Ms. Zawada reviewed the CES memo dated April 25, 2013. She recommended that detailed engineering plan review be completed prior to submittal of Final PD documents. She briefly reviewed the technical items are required for the plans. Additionally, the Final PD Agreement shall address the applicant's contribution to the paving of Napier Road. The applicant will bond for landscaping and the bike path along Napier so that the road construction of Napier isn't damaged. Civil Engineering Solutions, Inc. recommends that the Preliminary PD Plan be approved as noted.

Mr. Donnan stated that some of the items in the McKenna letter have been addressed. Everything that has been mentioned at the Planning Commission and the letters from McKenna and CES has been incorporated into the latest letter the Board has. He stated that all of the items in the McKenna letter could be taken care of. As far as the engineer's letter dated 4/25/13 the new sets of plans incorporate all of the items in this letter. Mr. Donnan stated to extend the water to the wetlands would serve no purpose at this time; he would like to bond for the extension of the sewer as well as the bike path. If Napier will be redone in the near future, he would like to hold off on the construction of the bike path until the plans for Napier Road are completed by Oakland County. He reviewed the minor layout changes of the site.

Trustee Hicks suggested making a curve that would head north, connecting to Copperwood Drive rather than a straight shot. Mr. Donnan stated there was 22' foot difference in elevation and there is no way that the grade change/connection could be made according to Oakland County Road Commission.

Treasurer Carcone stated she would like to see cash bonds for the sidewalk bond and landscape bond. She also commented that she didn't like the wood on the sign. Mr. Soave stated that they would like to do whatever the Township liked and he would be glad to work with the Township on that.

Mr. Donnan confirmed that the landscape plans were revised and Mr. Doozan will review those.

Trustee Fletcher questioned the contributions for the paving of Napier Road. Supervisor Young explained that the project would cost 3.5 million dollars. The deal is that the Feds will pick up 80% of that cost and then the Township will be responsible with 5% with Novi putting in 5% and the Road Commission contributing 10% of the share with the Soave's contributing \$175,000. Trustee Fletcher stated that they needed to be sure to get the right number so that it's a fair contribution; he felt it should be close to the 5%.

Trustee Fletcher questioned the 5-acre part and would like a better idea of what would be used there. Mr. Donnan stated it is reserved for any use that is under the current R-1 zoning such as a day care center or assisted living.

Mr. John Bell explained the historical significance of that property and asked that the developer name one of the streets after one of the property owners. He can identify property owners back to 1850.

Motion by Carcone, second by Cash

To approve Enclaves of Lyon AP-13-02, Preliminary Planned Development Plan subject to the review letters from McKenna dated May 17, 2013 and CES engineers April 25, 2013 with the additional requirements that the developer will bond for the bike path along Napier Road, they will bond for the water main extension along Napier Road, they will bond for the sewer extension along Napier Road. The developer will contribute to the Napier Road Paving in the sum of \$175,000.00 to the Township. They will grant the Township a sign easement and construct the sign per the design of the Township and then transfer the sign to the Township.

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

MOTION APPROVED

ADJOURNMENT

**Motion by Carcone, second by Cash
To adjourn meeting at 4:41 p.m.**

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

MOTION APPROVED

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary

Michele Cash

Michele Cash
Lyon Township Clerk