

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
May 20, 2013

Approved: June 10, 2013

The meeting was called to order by Ms. Blades at 7:00 p.m.

Roll Call: Lise Blades, Vice-Chair
Ed Campbell
Michael Conflitti, Secretary
Kris Enlow
Sean O'Neil, Chairman (Arrived 7:08 p.m.)
Carl Towne

Absent: John Dolan, Board Liaison

Guests: 0

Also Present: Michelle Aniol, DDA Administrator/Economic Development
Coordinator
Chris Doozan, McKenna Associates

APPROVAL OF AGENDA

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

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

MOTION APPROVED

COMMENTS FROM PUBLIC - None

1. Form Based Code Presentation and Discussion

Mr. Doozan gave a brief explanation of Form Based Code. He explained that Form Based Code will achieve development in the way the Township envisions New Hudson and Form Based Code is the tool that will help to achieve that vision. This will allow the applicant to speed through the review process as well when the standards are conformed to. The Form Based Code is a design based zoning that cares about how well uses and buildings fit together. Mr. Doozan reviewed the Regulating Planning/Zoning Map.

Mr. Doozan confirmed that special land uses also offer more flexibility. He also reviewed the permitting process and explained that the Planning Commission would approve everything including special land uses. There would still be a public hearing for

special land uses.

Ms. Aniol explained that bike lanes are not allowed on Grand River at this time due to the speed limit but could be revisited at a later date. She also explained that when the downtown is at 50% build out and the speed lowers, then the Road Commission will revisit the angle parking and bike lanes. It will be built to the standards that angle parking will need but it will be striped for parallel parking. It will be years before we get the critical mass that is needed for the bike lanes and angle parking. Mr. O'Neil stated that there is room planned for a bike lane when speeds slow down.

Ms. Blades questioned how many communities are using this process. Mr. Doozan stated many communities, like Birmingham. Mr. Doozan continued that this would allow the achievement of continuity in design and quality developments by setting standards. He explained that the code would take place after the streetscape is completed, and he felt that a lot of development would take place at that time.

There was discussion regarding getting input from the current business/property owners to get their feedback on Form Based Code. Mr. Doozan explained that an extensive review was done through the DDA, and public hearings will be held as well. Ms. Aniol commented that the code would not stop businesses from coming it's the way the corridor appears at the present time that stops businesses from coming.

Mr. Campbell commented that the infrastructure needed to begin to get the ball rolling and then more developers will want to be a part of it. That's what they are trying to create: an opportunity to solidify the plan and get it in place.

Ms. Aniol commented that there will be further discussion regarding closing Pontiac Trail at the intersection. Ms. Blades also expressed concerns that she has heard from residents that New Hudson will be wiped away. The Commission agreed it would be great to call it New Hudson Form Based Code.

Mr. Campbell explained that they need to consider the up and coming generation and look at the future for the next development boom.

The Commission decided that every property/business owner should be notified for a public hearing and even possibly hold that event at another location to accommodate people. There was discussion about having the DDA and possibly Board members attend as well. It was also suggested to speak to a reporter at the Herald to educate the community on Form Based Code. A special meeting will be scheduled to accommodate this subject.

Ms. Blades questioned the sidewalk/bike path that Mr. Elkow is installing on Eleven Mile Road and questioned if the priority list should be changed to reflect that. Mr. Doozan stated he would convey that question to the Board and get back to her. Mr. Towne felt that they should stick with the Park Advisory Board Recommendation.

ADJOURNMENT

Motion by Towne, second by Campbell

To adjourn the meeting at 8:54 p.m.

Voice Vote:	Ayes:	Unanimous
	Nays:	None

MOTION APPROVED

The Planning Commission meeting was adjourned at 8:54 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary