

Charter Township of Lyon  
Planning Commission  
Regular Meeting Minutes  
August 12, 2013

Approved: August 27, 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: 35+

Also Present: Michelle Aniol, DDA Administrator/Economic Development  
Coordinator  
Chris Doozan, McKenna Associates  
Jennifer Gatti, Township Attorney  
Patrick Sloan, McKenna Associates  
Leslie Zawada, Civil Engineering Solutions, Inc.

**APPROVAL OF AGENDA**

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

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

**MOTION APPROVED**

**APPROVAL OF CONSENT AGENDA**

**Motion by Towne, second by Blades  
To approve the July 24, 2013 Meeting Minutes as presented.**

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

**COMMENTS FROM PUBLIC** - None

**DDA REPORT**

Ms. Aniol reported that the Susan G. Komen walk will be coming through Lyon

Township on 8/16/13. The Sheriff is working with the organization to make sure it is a safe crossing for everyone. She encouraged businesses and residents to come out to support the walkers. The Township is also participating in the MDOT Walkable Audit which will take place on 9/10/13 and it will provide a hands-on evaluation of the walking conditions in the New Hudson area. The DDA will have an author present a proposal to do a book on the history of New Hudson.

## **PUBLIC HEARINGS**

1. **AP-13-05 Riverwood Estates PD (formerly Foriz Farms PD). Property located on the north side of Ten Mile Road, north of Currie Road. Public hearing to consider preliminary review of a proposed 227 unit single family residential planned development on 181 acres.**

Representing Riverwood Estates: Paul Elkow  
Wayne Perry - Desine, Inc

Mr. Sloan reviewed the McKenna Associates memo dated 8/5/2013.

Mr. Sloan explained that there are several missing items required by the Zoning Ordinance that must be included on revised plans. If the Planning Commission is in agreement on the number of lots and general layout, then it is recommended to approve the Preliminary Planned Development site plan provide that the following information is included prior to the Township Board's review of the Preliminary Planned Development:

1. A revised fiscal impact analysis must address the revenue impact on each taxing jurisdiction (Lyon Township, Oakland County, South Lyon Community Schools, HCMA, Intermediate School District, Detroit Zoo, etc.).
2. A revised sheet PUD must be submitted to clearly delineate the usable wetland open space per Section 7.03.I.
3. The required tree preservation, removal, and replacement information must be included to show compliance with the Tree Protection Ordinance.
4. The plans must show the 100-year floodplain and which lots, if any, encroach into this floodplain.
5. The side setback lines between lots 123 and 124 and lots 107 and 108 on sheets PUD and D4 must be shown.
6. The required bicycle path between the two entrances must be shown. If a path is not proposed between the entrances, the Planning Commission may allow the developer to deposit into the Lyon Township Bicycle Path and Sidewalk Development Fund (BPSDF) an amount equal to the cost of bicycle path construction, with the cost being determined by the Township Engineer.
7. As required by Section 7.03.L of the Zoning Ordinance, sidewalks must be shown in the following three areas:
  - a. The west side of the Westchester Drive, from the entrance of Ten Mile Road to the south side of lot 211.
  - b. The west side of Pembroke Drive, from the north side of lot 23 to the intersection of Brookside Court.
  - c. The east side of Pembroke Drive, from the north side of lot 59 to the intersection of Creekside Drive.

8. The site plan must be revised to include connecting crosswalks on the west side of Westchester Drive on lots 211 and 210.
9. A complete landscaping plan must be prepared in accordance with the Zoning Ordinance and the Plan for the Ten Mile Corridor in the Master Plan. The landscape plan must be prepared by a landscape architect.
10. Temporary T-turnarounds must be shown in the following phases at the following locations:
  - a. Phase 3, between lots 147 and 163
  - b. Phase 4, between lots 128 and 129
  - c. Phase 5, between lots 197 and 213
11. Typical layouts and façade designs for each type of building are required. Additionally, detailed information, including floor plans, is required for buildings which are proposed for construction in the first phase.
12. The lot areas should be labeled on each lot.

Ms. Zawada reviewed the CES memo dated 8/5/13 and offered the following comments:

1. The floodplain limits and elevation shall be provided on the plans.
2. The storm detention basins shall be discharged with an allowable discharge rate of 0.1 cfs/acre.
3. The storm detention basins shall have forebays.
4. The storm detention basins shall have the outlet at the opposite end of the basin from the inlets to allow for sediment to settle in the basin.
5. The storm sewer at the west Ten Mile entrance shall be required to be detained on site.
6. The storm detention basin on sheet D6 shall be revised so that it is not in the middle of lots.
7. The pathway requirements along Ten Mile have not been addressed.
8. The RCOC has not completed the engineering review of the roads, including the major wetland crossing.
9. Note that 122 lots out of the development are proposed to be serviced with low pressure sewer and grinder pumps. Grinder pumps are maintained by the Township.
10. The flood control basin will not be accepted by OCWRC; therefore the plans shall be revised to reflect this.

Ms. Zawada stated that due to the significant items listed, either the preliminary PD plans shall be revised or the detailed engineering plans shall be submitted for review prior to the Final PD documents being submitted to the Township.

Ms. Gatti stated that she agreed with the concerns listed by the Engineer and Township Planner.

Mr. Perry gave an overview of the proposed project. He explained that 90' lots with side entry garages are proposed in the first phase along 10 Mile Road in order to keep the feel and look of the Ten Mile Corridor. Further north, the proposal is for 65' lots with front loaded garages. There are a total of 6 phases with a total of 226 homes on 236 acres with 88 acres of open space. There are two access points off of Ten Mile proposed. The site will be serviced by sanitary sewer. He explained that Oakland

County Water Resources Commission does not want the property deeded to them, so an easement is being investigated and that portion will remain in its current state. There will be no constructed water facility. He explained that the proposed pathway along Ten Mile has significant challenges, and they have agreed to make contributions to the sidewalk fund.

Mr. Elkow showed a slideshow of the types of homes that could be built on the site. He explained that Mr. Mark O'Rourke will be the builder on the site and that the homes will blend with Woodwind but that they have no concrete house plan at this time. In phase one, the homes are proposed to have 3100-3200 sq. feet with the other phases offering square footage between 2000-2500 sq. ft.

Mr. Conflitti questioned if the entrance road can be redirected. He felt that there would be quite a bit of traffic on that road in order to access the homes to the north. Mr. Elkow stated that they did struggle with the entryway from the beginning but they were very limited in where the road could be placed due to the wetland area. Mr. Perry confirmed that all of phase 2 had good stable soil.

Mr. Towne referred to Mr. Cash's letter listing their various concerns regarding equipment noise, dust, and liability issues. Mr. Elkow stated that everything would be disclosed to prospective buyers regarding the Cash Sod Farm.

Mr. Perry explained that some trees are being removed on the north side but not all. He explained further that they are proposing rear yard drainage which would be essential in preserving the north tree line. Ms. Blades requested that the applicant come back with ideas on how to preserve that tree line and suggested a preservation easement. Mr. Elkow stated that a fence will also be installed at the north property line to address some of Mr. Cash's concerns.

**Motion by Blades, second by Campbell  
To open the public hearing at 7:49 p.m.**

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

### **MOTION APPROVED**

**Ed McElmeel 24381 Glenwood Drive** - Mr. McElmeel questioned if there is anything proposed to be built in the northeast corner of the property. He also suggested shifting the project 10-20 feet to the west so there is a nice buffer area and the existing tree line would be preserved. Mr. Elkow offered to place the northeast corner of the property in a conservation easement.

**Mark Feldman, 24811 Brompton Way Court** – Mr. Feldman is concerned with the traffic on Ten Mile Road, especially with trying to turn left. He is concerned with what happens with the wildlife in that area and what will be done to preserve it. He questioned the quality of folks moving into the not so glamorous homes. He also questioned if residents could purchase some of that land in the northeast corner.

**Marea Boulard, 24440 Tara Drive** – Ms. Boulard questioned the northwest quadrant of the property and is concerned if there will be any building going on in that area. She is also very concerned of the tree line being disturbed that goes around the perimeter of Tara Drive. She stated that the tree line around Tara Road and the cul-de-sac needed to be maintained. She also does not want any traffic coming down Tara Road and stated it is a private road.

**Mike Barber, 23283 Currie Road** – Mr. Barber stated his concern is the traffic on Ten Mile Road and questioned if there would a light or roundabout.

**Judy Roscoe, 25700 Milford Road** – Ms. Roscoe explained that the Blackwood Drain runs through her property. She has trouble with kids coming through her back property. She is concerned with their drinking water and questioned how much water they can pull out of the well for all of those homes. She is concerned with the traffic on Ten Mile Road. She is concerned with Police and Fire Department response times since the population growth will add to those services. She felt infrastructure needed to be done before more homes are added.

**Chriss Roberts, 56645 McKenzi Lane** – Mr. Roberts supported the suggestion of placing the northeast portion into a conservation easement.

**Nicole Sleeva 24242 Tara Drive** – Ms. Sleeva is concerned with the traffic on Ten Mile Road and the safety of the kids that are at the bus stops. She stated that her sump pump runs all the time and is wondering about the water table in that area. She is concerned with school overcrowding. She stated that they have been redistricted 3 times in 7 years by the school district, and there are other developments that have not been finished yet; there is no need to add more. She stated she was not a first time homebuyer in the community; she worked hard to come out here.

**Steve Walczak 24455 Glenwood Drive** – Mr. Walczak asked that since the site is so difficult to build on, why it couldn't be built somewhere else? He stated that the builder is talking about putting in wetland crossing, and he felt that would disrupt the wetlands. He explained that when he bought his home 9 months ago, his builder told him the property behind his home are wetlands and would never be built on. He didn't buy it that this builder would disclose all information. He stated his home is over 3,300 square feet, and the homes being proposed will reduce his property value. He stated if this was approved, his home would be the first one for sale.

**Laura Williams, 56645 McKenzi Lane** – Ms. Williams stated that she is concerned with the west side of the property and would like to see if there is anything proposed in that area. She asked that the tree line is preserved.

**Scott Moore, 25430 Milford Road** – Mr. Moore stated he lives 1/3 of a mile from McKenzi Lane. He explained that there are fenced in ponds in that area now, and he is concerned with future developments in that area. He is also concerned with the water table and if their wells are in danger. He is concerned with the wetland areas and questioned who is in charge of them, since those are protected wetland areas.

**Fred Roscoe, 25700 Milford Road** – Mr. Roscoe stated that the northwest corner has

“no existing plans” which means that it could have plans in the future. He questioned what percentage of homes would be built in the 100 year floodplain zone because it would add money to homeowners insurance, and that needs to be mandated. He questioned if the 20% low income housing applied to homes or if it only applies to apartments/townhouses etc.

**Jeff Lundy, 24567 Brompton Way** – Mr. Lundy felt the conservation easement in the northeast corner is a good idea. He is concerned with school overcrowding and traffic, particularly with the Tanglewood/Woodwind crisscross traffic at their respective entrances. He asked that all of the existing trees around the perimeter be protected. He is concerned that the sizes of the homes are not consistent with the rest of the neighborhoods.

**Tim Cash, 54757 Eleven Mile Road** – Mr. Cash stated that they do need more affordable homes in the Township, but the developer is out for one thing, and that is to make more money. He is concerned because they farm right up to the property line of the homes in the north section. He felt it was a safety concern due to children and the farming equipment, since there is no buffer. He is concerned with property values and liability.

**Greg Cooney, 57611 Hidden Timbers Drive** – Mr. Cooney stated that 92% of all existing winds in Michigan go north and only 10% of the time do they come out of the south and west, so they won't be living in a dust bowl when farming is occurring.

**Bob** – He is concerned with only one access road and protecting the north tree line and traffic along Ten Mile Road.

**Judy Roscoe, 25700 Milford Road** – Ms. Roscoe stated that they have lived here for 24 years. She has the ugliest home in the Township, but it is maintained and kept up. She asked that new residents don't judge the people that have been here and live in the older homes. She stated that they have been called names because of their older home.

**Bob Cue, 56900 Appaloosa Lane** – Mr. Cue questioned if there would be a variance needed for the lot size and stated his concern with light pollution.

**Motion by Blades, second by Towne  
To close the public hearing at 8:24 p.m. due to no further comments.**

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

### **MOTION APPROVED**

Mr. Elkow explained that Ten Mile is growing, and it will continue to grow. Development will cause change, but it would get worse before it got better. He felt that the road is on Oakland County's radar and would get widened in the future.

Mr. Doozan reviewed the PD process. He explained that wetlands are protected by

State law. He confirmed that no lots can be located in the floodplain. He also explained that a conservation easement spells out what can be done with the property by the terms listed.

Mr. Elkow stated that they dewatered the area and then they would fix whatever is broken, but there are no individual wells on this site. He explained that the site will be on municipal water. He expected the project to be phased over 6-10 years. He explained that the price point would be \$250,000-\$300,000.

Mr. Dolan asked if Mr. Elkow could make the lots bigger, due to the density. Mr. Elkow stated that it is nice to have a different product and that they would not be exclusionary. He commented that he never ends with the amount of lots that he begins with, but he didn't think the lots could be bigger. Mr. Perry stated that he did not feel that any de-watering would happen on the site, and the sewers would be very shallow.

Mr. Perry stated that the northwest corner was reviewed and can't be built on, same with the northeast side; the wetlands are regulated as is the center of the property.

Ms. Blades commented that there is nothing that the PC can do regarding the traffic or response time of emergency personnel. She asked that the screening be retained as much as possible for the current neighboring residents. She said it is upsetting to hear the comments about residents being discriminatory against other residents who may live in an older home and not a new home in a new subdivision. She explained that this property is a foreclosed property and is a financial burden on the Township, and 1 acre parcels cannot go there. She stated that people want to be here, they want our schools and our community.

Mr. Towne stated that the school district controls the redistricting of the school boundary lines not the Township. He stated that he wants to make sure the residents' water is safe and the residents would need to contact Oakland County to get the roads improved.

Mr. Campbell commented on the layout of the project and felt that Mr. Elkow would listen and work with the residents to fix their concerns. Mr. Elkow confirmed that the product would blend with the Woodwind development. Mr. Campbell felt that the residents' concerns were all valid and that Mr. Elkow would address those.

Mr. Enlow stated he would like to see the preservation of the tree line on the north side and on Tara Drive. He stated that there will not be a connection to the cul-de-sac on Tara Drive because it is a private drive. He questioned when the 2<sup>nd</sup> connection to Ten Mile would occur. Mr. Elkow stated he would have to get back to him on that he wasn't sure, but he would like it sooner.

There was discussion regarding the proposed pathway regarding if there would be a donation to the fund versus building it. Mr. Enlow stated he would like to see the pathway built instead of a donation.

Mr. O'Neil asked that the buffer between the existing homes and the homes proposed on Ten Mile is preserved as much as possible.

**Motion by Towne, second by Conflitti**

To postpone AP-13-05 until the applicant comes back with more information pertaining to the letters of CES dated 8/5/13 and McKenna Associates memo dated 8/5/13 and more definitive pictures of the homes.

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

**MOTION FAILED**

**Motion by Blades, second by Dolan**

To recommend preliminary approval based on the recognizable benefits outlined in the McKenna Associates letter dated 8/5/13 and subject to the comments in the CES memo dated 8/5/13 and the comments in the McKenna Associates memo dated 8/5/13 and the Planning Commission comments put on record at this meeting, with the recommendation that the Township Board allow a deviation from the Future Land Use Map to allow a higher density, that a density increase above 5% be permitted, and that setback reductions be permitted.

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

**MOTION APPROVED**

- 2. AP-13-10, 10 Milford 18 PD. Property located at the northeast corner of Ten Mile and Milford Road. Public hearing to consider preliminary review of a proposed mixed-use planned development on 18 acres.**

Mr. Sloan reviewed the McKenna Associates memo dated July 31, 2013. The memo identified a number of issues dealing with land use, density, traffic impact, and natural features that affect the feasibility of the proposed development. Additionally, there are several missing items required by the Zoning Ordinance that must be included on revised plans.

Ms. Zawada reviewed the CES memo dated 8/4/13. She commented that the wellhead protection area/delineation per McKenna's map (which is part of the Ordinance) shall be shown on the preliminary PD plans and detailed engineering plans to ensure compliance with the Township's Wellhead Protection Ordinance. The curb cuts/work within the right-of-way is subject to the Road Commission Oakland County review and requirements. She recommended that the applicant meet with the RCOC prior to submitting detailed engineering plans and/or final PD plans. Details of the volume and outlet information/design have not been provided for the detention basin.

Mr. Robinson gave a brief history of the parcel. He stated that there is a demand and lack of service for the uses that are being proposed. He stated that they had no interest to dispute the wellhead protection plan, and they intend to fully honor the wellhead protection line. He thought that they may be able to move the lot line so their property is out of the wellhead protection area. Mr. Robinson explained that he has owned the

property less than a year.

Mr. Robinson confirmed that there are sidewalks proposed on both sides in the residential portion of the project.

Mr. Towne stated his concern regarding the gas station. He stated that the last two times the applicant was before the Commission it was said that a gas station was not something the Commission would support. He stated he is against the project because it does not meet the criteria set forth in a PD.

Ms. Blades questioned what the benefit is to the Township. Mr. Robinson replied that it will provide a service to residents and travelers along Ten Mile Road.

Mr. Campbell stated that the applicant has been before the Commission two other times and proposed a gas station both times; he had a problem with that. He did like the idea of a car wash since the Township has dirt roads.

**Motion by Towne, second by Blades  
To open the public hearing at 9:42 p.m.**

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

**MOTION APPROVED**

**Greg Cooney, 57611 Hidden Timbers Drive** – Mr. Cooney explained that on Ten Mile going east there is already a Rite Aid that closed, a Hiller's Market that still hasn't opened, and then at Ten Mile and Milford there was a PNC Bank that closed and is now a dental operation and a pizza parlor that closed. Obviously, that area is not generating business. He is against the gas station. He is also concerned with residents' wells.

**Chriss Roberts, 56645 McKenzi Lane** – Mr. Roberts is concerned with property values and cited a survey where if you live within a ½ mile of gas station, there is a significant decline in property value. He provided signatures of 39 residents from McKenzi Lane, Tara Drive, and Appaloosa Lane. He is concerned with the well water and spills. He explained that 1 in 4 gas stations are leaking underground. He stated that no one wants a gas station, and it's not needed. He stated that there is too much density with regard to the residential portion, and there is no screening to the north where there are homeowners that own 2.2-5.7 acres of land. Slab houses with no basements are being proposed. He commented that there is an existing home that is 60' off of the line and that resident will see it, smell it, and hear the gas station. He felt there was no way that a resident would ever be able to even sell his home, and if the project moved forward that home needed to be picked up in the deal. He also commented that having a child care center next to a gas station is not a good combination, especially with the crime that comes along with a gas station.

**Marshall Labadie, 57251 Hidden Timbers** – Mr. Labadie implored the Commission to remember its regulatory flexibility with Planned Developments; it's not waiving the regulations for the current zoning district. This seems to be more of an active use. He

is in favor of the residential piece, and having diversity in the housing stock is good for the community. More appropriate wellhead protection is needed. He stated there are plenty of gas stations in the area. He asked the Commission to stand their ground and deny.

**Mike Barber, 23283 Currie Road** – Mr. Barber referred to meeting minutes from 2002 where a gas station was turned down. Some of the concerns then were light pollution, hours of operation, no “talking” gas pumps or announcements. He also listed concerns regarding a car wash. He asked if there will be a new traffic light or 4 way stop or if the road will be widened

**Judy Roscoe, 25700 Milford Road** – Ms. Roscoe stated that a gas station with a child care center next to it was too dangerous; the safety of the children should come first. She is not in support of a gas station.

**Marea Boulard, 24440 Tara Drive** – Ms. Boulard is concerned with the lighting aspect. She explained that her street tried to get a light at the end of Tara Drive and Ten Mile for the bus stop and they were told they could not put a light in because Ten Mile is a country style road. She felt that the light from gas station would drastically affect the country style road.

**Nicole Sleeva, 24242 Tara Drive** – Ms. Sleeva agreed with the previous speaker and felt that the lights from the gas station would be overwhelming to their street. She questioned what the road off of the residential section to the east is for.

**Bruce Whitney, 56655 Ten Mile Road** – Mr. Whitney stated that he owns the property next to the fire hall and has been in the community for 45 years. He stated that in his experience, the Township has always been a formidable advocate for the residents. He felt that the Township was now desperate for tax revenue, but he wants to maintain the integrity of the Township. He felt that the applicant was irresponsible by turning in plans that had the wrong address on it and did not want the Commission making decisions when the plan is flawed. He spoke on his concern for the gas vapors that would be in the air. He stated that this is a residential area, and it’s a bad idea. He felt that the applicant obviously did not listen to what the Commission asked of him by continuing to come before the Commission with the same request.

**Bob Cue, 56900 Appaloosa Lane** – Mr. Cue stated that he does not want a gas station. He is concerned with his well water, and he does not want that to be contaminated. He is concerned with light pollution and felt that they were losing the country feel that he moved here for.

**Laura Williams, 56645 McKenzi Lane** – Ms. Williams commented that the vapor from the gas can go 300’ into the air. She has major environmental concerns regarding their wells, the health risks, the noise, the light pollution and their property values. She is concerned that if this is approved the site can never be used for anything other than a gas station. There have been 4 attempts to put a gas station in this location, and it has always been denied. She felt there is enough property available to have this in another location that is better suited. She questioned if a lot line can be moved around the wellhead protection area and if it was legal to do so. She did not feel that this service

would be providing a substantial benefit to the community which is a requirement for a PD.

**Dorcas Cue, 56900 Appaloosa** – Ms. Cue stated that she is concerned with their water and that she can't afford to have water hooked to her home. Staying here is important.

**Bob Schram, 57562 Hidden Timbers** – Mr. Schram stated that there are a number of residents in attendance, and they are surprised this application has come this far with such a long list of non-compliant items. The only economic benefit is to the tenants of the gas station. He asked that the Commission does not look at this as tax dollars.

**Dennis Lapensee, 57299 Hidden Timbers** – Mr. Lapansee stated he is opposed to a gas station.

**Dan Szuster, 24700 Milford Road** – Mr. Szuster stated that his property backs up to the PD. He is concerned with his well, the quality of homes, the number of homes and the type of residents that will move in there.

**Motion by Lisa Blades, second by Towne  
To close the public hearing at 10:14 due to no further comments.**

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

### **MOTION APPROVED**

Mr. Robinson explained that he is respectfully asking to move through the process. He stated that there is a controversial core of this project. They have spent time and energy in the design of architecture. He apologized for the condition of the plans and meant no disrespect. He stated that he did not think how long he owned the property was applicable. He stated that they are exercising their right to ask the question and appreciated the time and effort that it took. Mr. Dolan stated that he didn't like the idea of drawing a line in the sand regarding the wellhead protection area. Mr. Robinson stated that their intent is to fully honor the wellhead protection area.

There was discussion that the applicant purchased the property knowing it was zoned residential, and there is a wellhead protection line. Ms. Blades questioned if alcohol would be sold at this location. She also questioned that Outback Drive is probably only 100' away and stated that it constitutes a road. She stated that the Master Plan is also against this proposal.

Mr. Robinson stated that he questioned the relevance regarding the length of ownership.

**Motion by Towne, second by Conflitti  
To recommend to the Township Board to deny AP-13-10, 10 Milford 18 PD, for not meeting minimum criteria for a PD, locating with a wellhead protection area, all of the comments made at this meeting and all comments in the McKenna Associates memo dated 8/5/13 and CES memo**

dated 8/5/13. Mr. Doozan will check the PD requirement for the 400' distance regarding Outback Drive clarification

Roll Call Vote: Ayes: Unanimous  
Nays: None

**MOTION APPROVED**

**OLD BUSINESS**

1. **AP-13-03, Revisions to the Zoning Ordinance to Permit Small Wind and Solar Energy Projects. Consider proposed amendments to Section 23.02 and 24.02 of the Zoning Ordinance.**

Mr. Towne questioned if there were standards in the building code if the structure had to be sound before securing a solar panel or wind apparatus.

**Motion by Towne, second by Blades  
To postpone AP-13-03 to the September meeting.**

Voice Vote: Ayes: Unanimous  
Nays: None

**MOTION APPROVED**

**NEW BUSINESS**

1. **AP-13-25, Zoning Ordinance Amendments – Parks and Recreation. Consider proposed amendments to Section 3.02, 19.02, 23.02 and 32.02 of the Zoning Ordinance.**

**Motion by Towne, second by Conflitti  
To schedule a public hearing for AP-13-25, Zoning Ordinance Amendments – Parks and Recreation for the regular meeting in September**

Voice Vote: Ayes: Unanimous  
Nays: None

**MOTION APPROVED**

2. **AP-13-26, Zoning Ordinance Amendments – Wireless Communication Facilities Consider proposed amendments to Section 19.02 of the Zoning Ordinance.**

**Motion by Towne, second by Blades  
To schedule a public hearing for AP-13-26 Zoning Ordinance Amendments – Wireless Communication Facilities for the regular meeting in September.**

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

**MOTION APPROVED**

- 3. AP-13-22, Lyon Business Center Parking Lot. Property located at 55500 Grand River Avenue (northwest corner of Grand River Avenue and South Hill Road). Site plan review of a proposed 181 space parking at the southeast corner of the building.**

**Representing AP-13-22: Joe Webb  
Dennis Schultz**

Mr. Sloan reviewed the McKenna Associates memo dated 7/25/13 that identified the following three issues:

1. A project completion schedule, per Sub-section 5.05(B)(9) of the Zoning Ordinance.
2. The required 3-foot high screen along the south and east sides of the proposed parking lot, pursuant to Sub-section 15.01(F)(1) of the Zoning Ordinance.
3. A lighting plan that meets the standards of Section 12.11 of the Zoning Ordinance.

Ms. Zawada reviewed the CES memo dated 8/5/13. She explained that the project and the plans have been stamped "Approved as Noted" that the detailed engineering plans shall be require to be reviewed and approved prior to construction. The plans shall provide additional elevations to ensure the plans conform to the engineering design standards and ADA.

Mr. Webb agreed with all conditions in the CES memo and the McKenna Associates memo. Mr. Webb explained that only issue they had was putting the berm on the east side due to the slope. He agreed to put in a partial berm on the east side.

**Motion by Enlow, second by Campbell**

**To approve AP-13-22 Lyon Business Center Parking Lot based on the applicant's agreement to comply with all comments in the CES memo dated 8/5/13 and the McKenna Associates memo dated 7/25/13. The partial berm on the east side is also deemed to be acceptable.**

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

**MOTION APPROVED**

**1. Community Reports**

Mr. Dolan reported that an offer of employment has been given to the perspective Fire Chief. A new Ford Explorer was approved for purchase for the Fire Department. Best Storage variances were approved, and Enclaves of Lyon were approved.

Mr. Doozan explained DTE Solar is on the agenda for the 8/27/13 PC meeting even

though the Township Board did not take action on the amendment. There are developers that are looking at the northwest corner of Napier and Ten Mile Road. Mr. Doozan provided an article to the Commission entitled "What Municipalities Can Do to Support Place Making".

## **ADJOURNMENT**

**Motion by Towne, second by Blades  
To adjourn the meeting at 10:54 p.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 10:54 p.m. due to no further business.

Respectfully Submitted,

*Kellie Angelosanto*

Kellie Angelosanto  
Recording Secretary