

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
September 9, 2013

Approved: October 14, 2013

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

Roll Call: Lise Blades, Vice-Chairman
Ed Campbell
Michael Conflitti, Secretary
Kris Enlow
Sean O'Neil, Chairman (arrived at 7:04)
Carl Towne

Absent: John Dolan, Board Liaison

Guests: 14

Also Present: Chris Doozan, McKenna Associates
Jennifer Gatti, Township Attorney

**Motion by Campbell, second by Towne
To excuse Mr. Dolan's absence.**

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

MOTION APPROVED

APPROVAL OF AGENDA

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

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

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

Mr. Enlow added additional language to the minutes.

**Motion by Towne, second by Campbell
To approve the August 12, 2013 Meeting Minutes as amended.**

Voice Vote: Ayes: Unanimous
Nays: None
Absent: Dolan

MOTION APPROVED

COMMENTS FROM PUBLIC - None

DDA REPORT - None

PUBLIC HEARINGS

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

Mr. Doozan reviewed the McKenna Associates memo dated July 16, 2013. He explained that the proposed revisions to the Zoning Ordinance would accomplish the following purposes:

1. Allow a variety of parks and recreation facilities in the B-3 zoned portion of the park.
2. Provide for a greater range offer recreation activities in the R-1.0 zoned portion of the park, consistent with the current uses. This is accomplished principally by making revisions to the definitions of “Park” and “Recreation Activities.”
3. Address issues in Section 19.02.X, which deal with Recreation Facilities, where the existing provisions are at variance with the current use of the park.

Motion by Towne, second by Blades
To open the public hearing at 7:11 p.m.

Voice Vote: Ayes: Unanimous
Nays: None
Absent: Dolan

MOTION APPROVED

Shirley Baker – Ms. Baker questioned if this will affect any of the new parks. Mr. Doozan stated no.

Motion by Blades, second by Campbell
To close the public hearing at 7:12 p.m.

Voice Vote: Ayes: Unanimous
Nays: None
Absent: Dolan

MOTION APPROVED

Ms. Blades questioned if this will affect any other parcels that would meet the 30 acre mark in B-3. Mr. Doozan stated no. Ms. Blades expressed her concern that this is re-writing an ordinance that will

apply to Township-owned property. Mr. Doozan explained that it would include profit making ventures like a go-cart business.

Ms. Blades and Mr. Towne explained that they would be against having a motor cross type of event in the park due to the noise.

Mr. Doozan explained that currently the ordinance does not say anything about festivals or fairs, and those will now be permitted uses. All of the others are examples of what can take place in the park. The new language will clarify what kind of activities can happen in the B-3 district.

Ms. Blades felt that she could not support an ordinance amendment when only the Township would benefit from the changes.

Mr. Enlow suggested deleting the minimum acreage requirement. Ms. Blades felt that would be perfect and a way to merge business and create funding.

Mr. Doozan offered to insert the language "Privately owned and controlled parks and recreation facilities" to Section 32.02, subsection B, under Special Uses. This would allow them in a B-3 district, but they would be special land uses. The Commission agreed with the new wording.

Motion by Towne, second by Conflitti

To recommend approval of AP-13-25 Zoning Ordinance Amendments, which includes Section 3-02 of definitions, Section 23.02(b) Special Land Use in the R-1, Section 24.02(a) Principal Use and structures, 0.5 Family district, Section 32-02(a) principal use and structures in the B3 general business including in the McKenna letter 32.02(b) on use of privately owned recreational facilities as a special land use. Section 19.02(z) Recreational Facilities. Also, remove Motor Cross from the list of approved activities.

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

MOTION APPROVED

- 2. AP-13-26, Zoning Ordinance Amendments, Wireless Communication Facilities. Public hearing to consider proposed amendments to Section 19.02 of the zoning Ordinance.**

Mr. Doozan reviewed the McKenna Associates memo dated July 22, 2013 and August 14, 2013.

**Motion by Blades, second by Towne
To open the public hearing at 7:42 p.m.**

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

MOTION APPROVED

**Motion by Lisa Blades, second by Enlow
To close the public hearing at 7:42 due to no comments.**

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

MOTION APPROVED

**Motion by Blades, second by Campbell
To recommend approval of AP-13-26, Zoning Ordinance Amendments, Wireless
Communication Facilities as presented.**

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

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. Doozan explained that the Township Board is still reviewing the information and they have expressed concern regarding the appearance of the solar array display.

**Motion by Blades, second by Enlow
To recommend approval of AP-13-03, Revisions to the Zoning Ordinance to
permit small wind and solar energy projects.**

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

MOTION APPROVED

NEW BUSINESS

- 1. AP-13-27, Estates of Hutsfield PD. Property located on the northeast corner of 8 Mile and Griswold Road. Pre-conceptual review of a proposed planned development consisting of 218 single-family homes on 67 acres and future development on the remaining 7 acres.**

Mr. Doozan reviewed the McKenna Associations memo dated 8/20/13.

Mr. Mancinelli explained that the property is very expensive, and he asked if the Commission would

consider easing up on the open space requirements. He explained that if they decided to go with 50' lots, there would be 250-260 homes. If they went with 70' lots then there would be 230-240 homes. He explained that the open space may go down due to the wetlands being regulated. The Master Plan allows for 400 units, and this proposal is half that number. He explained there would be more units if the wetlands are deemed to be non-regulated. He explained that the additional 7 acres would most likely be used for more homes but that they would consider a senior living complex depending on the success of Cambrian of Lyon. The cost of the homes would be between \$220-260,000 with square footage between 2000-2300 square feet. Mr. Mancinelli explained that they just completed a 40' product that was really nice in Canton.

Mr. Towne felt that this product fit better than the previous project, he liked the open space. Mr. Mancinelli expressed his concern that some of the wetland areas will be deemed as regulated wetlands now.

Ms. Blades asked that the natural features along Griswold be kept as much as possible for screening for the neighbors that own 10 acres. She questioned what the 7 acres are being held for. Mr. Mancinelli explained that they would use that area for lots and stated there would be no commercial.

Mr. O'Neil felt that a 55' lot for a 2-story home would not look nice. He didn't think it would be a safe situation to have such narrow lots.

Mr. Conflitti felt that the open space was not acceptable if it went down to 10%. He also expressed his concern that this part of Eight Mile will begin to be the less desirable part of the Township.

Ms. Blades suggested reducing the size of the homes because she is not opposed to the project and recognizes the benefits as a resident and as part of the Commission.

Mr. Mancinelli questioned if 55' lots are more acceptable, what about the open space requirement? Mr. Enlow felt that since the applicant was putting \$100,000 towards the paving of Griswold Road, the lower open space would be more acceptable.

Mr. Towne felt that 7.5' setbacks were the ticket. He also liked the boulevard entrance and felt that would clean up the 8 Mile corridor. He felt this would be a perfect opportunity to landscape the boulevard. He thought 7.5' setbacks would work, and this would change the flavor of the 8 Mile district.

Mr. Enlow stated there should be something to make sure that the parks are used as parks and not extensions of lots.

Mr. Mancinelli explained that they are waiting to get the analysis of the wetlands.

Mr. Enlow confirmed that there is a stub road to the north. Mr. Mancinelli stated that there are supposedly non-regulated wetlands in that area. Mr. Enlow stated to make sure that's the case.

Mr. Campbell stated that it is fairly wooded to the north and wondered if that would be kept. Mr. Mancinelli stated that he didn't know yet because they haven't gotten that far.

Ms. Blades questioned if the trees needed to be included in the tree survey where they would be

removed during the paving of Griswold. Mr. Doozan stated that the applicant wouldn't have to do tree identification in that area.

Mr. Campbell stated that 7.5' setbacks are the better choice due to the number of units.

Mr. Enlow stated that he appreciated the site offering 3 entrances/exits.

Ms. Blades explained that she would like to see a separation so the homeowners don't have the liability of outside kids coming through to play at the parks. Mr. Mancinelli stated that there will be no play equipment, and there really isn't a way to stop kids from other areas coming through to use the park. They do try to keep the parks internal to the site.

Mr. O'Neil stated that he would not object to an assisted living facility in that 7 acre area. Mr. Mancinelli explained that there is a strong need for facilities like that in the area.

1. Community Reports

Mr. Doozan reported that Mr. Sloan attended the Re-development Ready Conference and would report on it at the next meeting. Mr. O'Neil explained that he also attended and gave a brief account of the conference.

ADJOURNMENT

**Motion by Towne, second by Blades
To adjourn the meeting at 8:43 p.m.**

Voice Vote:	Ayes:	Unanimous
	Nays:	None

MOTION APPROVED

The Planning Commission meeting was adjourned at 8:43 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary