

Charter Township of Lyon  
Planning Commission  
Regular Meeting Minutes  
October 14, 2013

Approved: October 29, 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: 8

Also Present: Chris Doozan, McKenna Associates  
Jennifer Gatti, Township Attorney  
Leslie Zawada, Civil Engineering Services

**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 September 9, 2013 Meeting Minutes as presented.**

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

**COMMENTS FROM PUBLIC - None**

**DDA REPORT - None**

**PUBLIC HEARINGS**

**1. Zoning Regulations for New Hudson. Public hearing to consider new zoning regulations for the New Hudson area.**

Mr. Doozan gave a PowerPoint presentation which highlighted how the new regulations will achieve the new Vision Plan for the New Hudson area by allowing a shorter approval process and clarifying regulations.

Mr. Doozan reviewed the McKenna Associates memo dated 10/14/13. He explained that the adoption of the new zoning regulations for New Hudson will trigger a few ancillary zoning revisions, including the following:

- \* Lee Wholesale would be rezoned from B-1 to I-1. Otherwise, Lee Wholesale would be the only B-1 zoned property left in the Township.
- \* Upon rezoning Lee Wholesale, Article 30.00, B-1, New Hudson Development District can be deleted in its entirety.
- \* Delete Article 41.00, TC, Town Center Overlay District in its entirety.

After discussion, the Planning Commission deleted Day Care Centers and Nursery Schools from the core area. They also decided drive-thru and drive-in restaurants would not be allowed in the core or edge areas, and industrial uses were removed from the edge area. The Commission also questioned the map and felt it should be re-drawn to remove RBI.

**Motion by Campbell, second by Blades  
To open the public hearing at 8:00 p.m.**

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

**MOTION APPROVED**

**Shirley Baker** – Ms. Baker questioned if a New Hudson sign will go up.

**Motion by Blades, second by Campbell  
To close the public hearing at 8:01 p.m. due to no further comments.**

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

**MOTION APPROVED**

Mr. O'Neil commented that he felt that they are taking the right steps to streamline the approval process, and he is encouraged that they are moving in the right direction. He explained that he would have liked to have received more public input, but there has been very little feedback given even after sending out information. Ms. Blades agreed.

Mr. Campbell felt that this will add clarity for developers and will create excitement.

Mr. Enlow questioned the use of kennels. The Commission decided that kennels are not a permitted use in any category.

**Motion by Towne, second by Blades**

To recommend approval to the Township Board of the Planning Commission recommendations on Form Based Code for Charter Township of Lyon including the comments in the McKenna Associates memo dated 10/14/13 allowing brew pubs but not allowing microbreweries, to adopt Section 41.105, Modifications to Existing Development In Section 21.204 remove the industrial uses from the edge district, removing drive-thru and drive-in restaurants, and removing nursery schools and day care centers from the core area. Kennels will not be allowed in any sub areas. Also, recommend to move the core line to the property that borders RBI.

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

**MOTION APPROVED**

**OLD BUSINESS** - None

**NEW BUSINESS**

- 1.      AP-13-30, Stoneleigh West PD. Property located at the southwest corner of 10 Mile and Milford Roads. Conceptual review of a proposed planned development consisting of 52 single-family homes on 43 acres.**

**Representing Stoneleigh West PD:      Andy Milia, Franklin Properties  
    Randy Wertheimer, Hunter Pasteur Homes  
    David Goldberg, Ten and Milford, LLC  
    Duane Bennett, D. Bennett Enterprises**

Mr. Doozan reviewed the McKenna Associations memo dated 10/7/13. He explained that no action is taken by the Planning Commission at Conceptual Review. He recommended that the Commission offer advice to the applicant on the issues presented in this letter.

Ms. Zawada reviewed the CES memo dated 10/3/13 and explained that the applicant should address the referenced items and finalize sanitary sewer and water main locations of the Preliminary PD submittal.

Mr. Milia gave a brief PowerPoint presentation which gave an overview of the proposed project for the 3<sup>rd</sup> phase of Stoneleigh West.

Mr. Wertheimer explained that they have built 25-30 homes per year in the 10 Mile Corridor. He explained that the average home price in Stoneleigh West will be \$450,000 for a home of 2500-4200 sq. feet.

Mr. Milia stated that there is a significant amount of open space and it exceeds the requirements of the ordinance, he stated that the majority of the lots back up to open

space. Mr. Bennett explained that there are 13 acres if not open space. Mr. Milia explained that the infrastructure dictates the site plan design due to the sanitary sewer that was already installed.

Concerns were raised regarding the need for an access to Nine Mile Road and the congestion along Ten Mile Road. Mr. Milia stated that they have done everything that they could do to accommodate future planning regarding the access points.

Mr. Wertheimer explained that they have a high standard of landscape requirements and he felt that the landscaping will help to alleviate the look of house after house due to the layout.

Mr. Towne commented that he likes the plan and felt that the extra density was not an issue due to the future connectivity, the larger lots, and Oakland County roads. He also liked the more than required amount of open space.

Ms. Blades commented that she didn't like the density, but overall the plan was good.

Mr. Milia thanked the Commission for their comments and feedback.

**2. AP-13-32, Commercial Uses in Industrial Districts. Consider proposed amendments regarding the amount of commercial uses allowed in industrial districts.**

Mr. Doozan reviewed the McKenna Associates memo dated 9/12/13. He reviewed the recommended revisions to the Zoning Ordinance to accommodate recreation facilities provided by the private sector subject to special land use approval in the I-1 and I-2 zones.

**Motion by Towne, second by Campbell  
To schedule a public hearing for the November meeting.**

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

**MOTION APPROVED**

**3. AP-13-33, Recreation Facilities in Industrial Districts. Consider proposed amendments regarding allowing certain recreation facilities in industrial districts.**

Mr. Doozan reviewed the McKenna Associates memo dated 9/12/13.

**Motion by Towne, second by Blades  
To schedule a public hearing for the November meeting.**

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

## **MOTION APPROVED**

### **ADDITIONAL BUSINESS**

#### **1. Budget Discussion**

Line items were briefly reviewed and there was brief discussion regarding scheduling 24 Planning Commission meetings for 2014 but budget for 18 meetings with the thought that some of the 2<sup>nd</sup> meetings will be cancelled for lack of business items.

#### **2. Community Reports**

Mr. Dolan apologized for missing the last few meetings and explained that if the Commission ever felt he was not participating fully then he would gladly step down if there would be an impact due to his absences. He explained that the last Board meeting had many housekeeping items that were taken care of, and Riverwood Estates was approved as were the zoning issues.

Mr. Doozan reported that there are 3 possible developments coming forward in the future. There was brief discussion regarding the sidewalks by Sayre Elementary.

## **ADJOURNMENT**

**Motion by Campbell, second by Blades  
To adjourn the meeting at 9:49 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 9:49 p.m. due to no further business.

Respectfully Submitted,

*Kellie Angelosanto*

Kellie Angelosanto  
Recording Secretary