

Charter Township of Lyon
Planning Commission
Special Meeting Minutes
October 29, 2013

Approved: November 12, 2013

The meeting was called to order by Mr. O'Neil at 7:00 p.m.

Roll Call: Lise Blades, Vice-Chairman
Michael Conflitti, Secretary
John Dolan, Board Liaison
Kris Enlow
Sean O'Neil, Chairman
Carl Towne

Absent: Ed Campbell

Guests: 5

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

**Motion by Blades, second by Towne
To excuse Ed Campbell's absence.**

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

MOTION APPROVED

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 October 14, 2013 Meeting Minutes as presented.**

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

COMMENTS FROM PUBLIC - None

DDA REPORT - None

PUBLIC HEARINGS - None

OLD BUSINESS

1. **AP-13-19a DTE Solar Array – Site Plan Review and AP-13-19b DTE Solar Array.** Property located along the north side of I-96, west of Old Plank Road. Site plan review of a proposed 750 kW solar array and public hearing to consider a special land use request for a proposed 750kW solar array.

**Representing AP-13-19: Jeff Eckhout, Nova Consultants
Mick Blunden**

Mr. Doozan reviewed the McKenna Associates memo dated 10/22/13 and gave the following recommendation:

1. Special Land Use. Recommend approval of the special land use to the Township Board, subject to final approval of the site plan.
2. Site Plan. Approve the site plan, subject to the following conditions:
 - a. Completion of the landscape screening plan, as noted in item 7 of the McKenna Associates memo dated 10/22/13, subject to final approval by the Township Planner.
 - b. Sign corrections, as noted in item 9 of the McKenna Associates memo dated 10/22/13.
 - c. Correction to Sheet Key Note 6 (it indicates “14’ Swing Gate,” but points to a gravel drive).
 - d. Correction to Sheet Key Note 10 (it indicates “New 12’ Wide Gravel Maintenance Drive,” but points to a swing gate in the front and to an open space near the middle of the site).

Mr. Eckhout confirmed that there will be a 7’ fence around the inverter and it will be hidden behind the array. He explained that they are meeting the height requirements. With regard to the landscaping Mr. Eckhout explained that they will continue to work with the planner to make sure the ordinance is met.

Ms. Blades commented that overall she is supportive of the project.

Mr. Eckhout explained that two free standing signs are proposed and then they would like a small sign on the inverter fence that won’t be visible. Mr. Towne stated that they are allowed only one free standing sign and one on the fence. Mr. Eckhout stated that they would amend that to determine where the signs will be placed.

**Motion by Towne, second by Conflitti
To recommend approval to the Township Board for the Special Land Use**

AP-13-19b, DTE Solar Array.

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

MOTION APPROVED

Motion by Towne, second by Blades

To approve the Site Plan Review for DTE Solar Array, AP-13-19a with all of comments from the McKenna Associates memo dated 10/22/13 and the applicant has agreed to work with the Township Planner to correct all of the items listed.

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

MOTION APPROVED

- 2. AP-13-05, Riverwood Estates PD (formerly Foriz Farms). Property located on the north side of Ten Mile Road, north of Currie Road. Final review of a proposed 223-unit single-family residential planned development on 181 acres.**

Mr. Doozan reviewed the McKenna Associates memo dated 10/25/13. He explained that the number of lots has decreased from 227 to 223 detached units on 3 vacant parcels. The applicant has also agreed to contribute \$85,000 into the bike path fund in lieu of building the bike path on Ten Mile Road. Mr. Doozan explained that all 13 concerns listed in the memo can be addressed prior to the Township Board meeting without change to the overall layout and design of the project. Consequently, he recommended that the Planning Commission recommend approval to the Township Board of the final Planned Development plan and Planned Development Agreement for Riverwood Estates, subject to revisions identified in items 1 through 13 in the McKenna Associates memo dated 10/25/13.

Ms. Zawada reviewed the CES memo dated 10/29/13. She explained that G2 Consulting Group was retained to review the preliminary plans for the proposed roadway to be constructed at the east side of the Riverwood Estates development. She explained that the roadway will meet industry standards where crossing organic soils and if weight is kept to a minimum especially not allowing construction traffic or garbage pickup the road would last much longer. She discussed what level of maintenance may be required for the road and if maintenance was needed it would only be the upper level of the road that would need repair. She explained that she cannot provide a life expectancy number for the road due to the many variables that come into play. Ms. Zawada also explained why Oakland County is not interested in the road. Ms. Zawada stated that there are things that can be done to protect the future residents and they will have some control on the longevity of that road as well.

Mr. Enlow stated he is concerned that if the roads are private now, would the two connections to the north be null and void? There was brief discussion regarding the

proposed north entrances. Mr. Quinn recommended leaving the cul-de-sacs. Mr. Doozan stated that they can have public roads attach to private roads.

Ms. Zawada explained that the fence along the northern perimeter will be incorporated into the plan.

Mr. Perry stated that they are comfortable with the McKenna Associates comments. He explained that Bob McDowell was hired to do the geo-technical regarding the road, and he has 40-50 years of experience in Oakland County with these types of roads. He offered examples of roads that were more of a challenge to Mr. McDowell than this road will be. He explained that they do not design roads that will fail, but there are potential problems with flexible pavement. He offered an example of a development that the Township could visit that has the same type of road which was installed 18 years ago and has not had any failures. He explained that the developer will be on this site for the next 6 years or so and will be responsible for any failures to that road.

Mr. Towne stated that he is comfortable with the proposal, as did Mr. Dolan.

Mr. O'Neil confirmed that the applicant will create a separate easement document so the cul-de-sacs at the north end are depicted. Mr. Perry stated that they would extend the property lines to the right of way and he would recommend not putting the curb cuts in the cul-de-sac. Ms. Zawada asked that the plans clearly indicate potential future connection points.

There was discussion regarding installing the bike path vs. donating to the bike path fund. Mr. Perry stated that he would prefer not installing the bike path due to the exorbitant cost and since there is no one to maintain it. Mr. Perry explained that there is a 10' wide pathway going from Woodwind to the easterly drive of the development. Ms. Zawada stated that the planned development agreement has been negotiated with the developer, and the developer has provided access through their development. There was discussion regarding using the money for other connections in the area as well due to the difficulty of installing a path on the north side of Ten Mile Road.

Mr. Doozan confirmed that he is satisfied with the proposed landscaping along Ten Mile. He explained that the segment on the east side conforms to the corridor appearance. As it moves west, it will be blending with the natural area.

Mr. Doozan confirmed that all comments have been revised and all issues can be easily addressed.

Mr. O'Neil confirmed that the applicant will provide the easements for the east bike path and road right of ways. Mr. Perry agreed.

Motion by Blades, second by Towne

To recommend approval to the Township Board of AP-13-05 subject to the conditions in the McKenna Associates memo dated 10/25/13 and the CES memo dated 10/29/13 and final approval of the PD agreement. The cul-de-sacs in the north end of the development will be kept for possible connections, the applicant agrees to donate \$85,000 to the bike path fund,

and obtain the easements along the east bike path and road right of ways.

Roll Call Vote; Ayes: Unanimous
 Nays: None

MOTION APPROVED

NEW BUSINESS - None

ADJOURNMENT

**Motion by Towne, second by Blades
To adjourn the meeting at 8:18 p.m.**

Voice Vote: Ayes: Unanimous
 Nays: None

MOTION APPROVED

The Planning Commission meeting was adjourned at 8:18 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary