

Charter Township of Lyon
Board of Trustees
Special Meeting Minutes
December 19, 2013

Approved: February 3, 2014

The meeting was called to order by Mr. Young at 7:05 p.m.

Roll Call: Michele Cash, Clerk
Patricia Carcone, Treasurer
John Dolan, Trustee
Sean O'Neil, Trustee
Lannie Young, Supervisor

Absent: Steven Adams, Trustee
John Hicks, Trustee

Guests: 11

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

CALL TO THE PUBLIC - None

APPROVAL OF AGENDA

**Motion by Cash, second by Carcone
To approve the agenda as presented.**

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

MOTION APPROVED

PUBLIC HEARINGS

**Establish Industrial District Number Four, 55500 Grand River Av., New
Hudson, I 48165; Parcel 21-03-426-006**

Ms. Aniol gave a brief explanation regarding establishing an Industrial District in the Township. The Hirata Corporation is a production engineering and production equipment manufacturer to the automotive industry. The company currently employs 84 employees in North America but about 1200 worldwide. The company has outgrown their current location in Wixom. The company desires to enter into a 15 year lease with

Ashley Lyon, LLC due to the company's growth. The company will invest 1.2 million dollars in new personal property and proposes to create 44 full time positions over the next 3 years. These jobs are anticipated to provide a weekly salary of \$1445.00 and include a benefit package. Based on the company's investment and training the State is offering \$200,000 through the Michigan Business Development Program. There is another \$250,000 that has been pledged for job training assistance through Oakland Community College and Michigan Works. These incentive packages are subject to the Township Board approval for the IDD and abatement and the Township needs to have an executed lease before it can act. Ms. Aniol explained the abatement process/benefits.

Ms. Aniol introduced the following people that have been involved in this process:

Ken Bowen, Ashley Lyon, LLC.
David F. Schneck, General Manager Hirata Corporation
Arnold Peek, Quality/Safety Manager, Hirata Corporation
Khalfani Stephens representing the MEDC
Michele Eaton representing Oakland County

Mr. Peek gave a short power point presentation giving an overview of the Hirata Corporation. He explained that they want to stay in the area and it is a benefit since it is a growing community. He stated that there are usually about 200 Japanese guests that will visit the company annually and will utilize lodging, shopping and local restaurants in the area. Mr. Schneck gave an overview of the business and what is offered. Mr. Peek stated that there are no chemicals on site or hazardous waste.

Supervisor Young opened the public hearing at 7:46 p.m.

Michele Eaton, Oakland County Economic Development and Community Affairs. She stated that she is so pleased to be here. She stated that it is a strong financial company and they want to train locally. This is a company that is hitting several initiatives and she is pleased to be working with them.

Khalfani Stephens, MEDC. Mr. Stephens stated that when they called on Hirata it led to this large long search for the right property. They expanded that search to include Lyon Township and they loved that Lyon Township was on the dime and ready to move along. He really supported this project and is glad to see the Township support it as well.

Supervisor Young closed the public hearing at 7:50 p.m. due to no further comments.

A. Resolution Establishing Industrial Development District Number Four

Mr. Quinn explained that the Resolution is in order.

**Motion by Cash, second by Carcone
To resolve establishing the Industrial Development District Number Four.**

**Roll Call Vote: Ayes: Carcone, Cash, Dolan, O’Neil, Young
 Nays: None
 Absent: Adams, Hicks**

MOTION APPROVED

B. Parkside Village Planned Development Conceptual Review, AP-13-38

Representing Parkside Village: Howard Fingerroot, Pinnacle Homes

Mr. Doozan reviewed the McKenna Associates memo dated December 16, 2013. Ms. Zawada reviewed the CES memo dated 12/5/13, she explained that the property that is titled as a park right now is property that will be donated to the Township and may need to be utilized as regional detention in the future instead of a park.

Mr. Fingerroot gave a brief background on Pinnacle Homes.

Mr. Fingerroot explained that they are donating 18 acres at the trail head which is adjacent to the 22 acres that the Township already owns which can be used as a park. He explained the 5 components for the project as follows:

1. Estate size homes on 90’ lots located adjacent to the golf course and will be 3,000-3,800 sq. foot layouts.
2. Manors of Parkside will be located to the north on 70’ lots with offerings of 2,500-3,000 sq. ft. floor plans.
3. Villas at Parkside will be to the east in the development and will be the empty nester product offering 1700-2200 sq. foot ranch living.
4. The north side will offer multifamily and will act as a buffer to the industrial use to the east.
5. Mixed use will be used in this portion if the ring road goes through at the north end of the property. Live/work units will be offered if the ring road goes through as projected.

Supervisor Young explained the importance of keeping a balance of residential and industrial uses. To have more rooftops closer to the downtown district is important too. He is not in support of a stub road going to the east, but is in support of this project. Regarding the park, in order to properly develop the corridor they have to have a retention/detention close to the drain which this area would provide. He felt the empty nester product was great.

Ms. Zawada explained that some thought needed to be placed regarding a regional detention if the corridor is going to be developed. All of the discussion regarding if the portion of land would be a pond or a park is all conceptual.

The Board was generally in favor of the conceptual design of the project.

C. Proposal to Amend Trails at Mill River Consent Judgment

Mr. Doozan reviewed the McKenna Associate's memo dated 12/11/13. He explained that the Zoning Enforcement Officer found that the houses in Trailside were not being designed and built in accordance with a minimum roof pitch of 10/12 thus generating the need for an amendment to Exhibit O to the Consent Judgment.

**Motion by Carcone, second by Dolan
To adopt the 6th amendment to the Consent Judgment.**

**Roll Call Vote: Ayes: O'Neil, Dolan, Cash, Young, Carcone
 Nays: None
 Absent: Adams, Hicks**

MOTION APPROVED

D. Purchase of Building Department Vehicle

Supervisor Young referred to his memo dated 12/13/13 explaining that in an effort to meet the increasing growth demands placed on Building Department personnel, processes and equipment to consider the purchase of a vehicle per the attached specifications and pricing. The addition of a vehicle as well revising the way we administer the department will help meet current demands and improve efficiency within the department.

**Motion by Carcone, second by Dolan
To approve the purchase for the Building Department in the amount of \$29,161.00 in 2014 budget.**

**Roll Call Vote: Ayes: Dolan, Young, Cash, Carcone, O'Neil
 Nays: None
 Absent: Adams, Hicks**

MOTION APPROVED

E. Resolution for Federal Aid Paving Project

Supervisor Young gave a brief explanation regarding requesting Federal Aid for the future paving of Currie Road.

**Motion by Dolan, second by O'Neil
To adopt resolution 2013-27 to support a local match for the paving of Currie Road between Eight Mile Road and Ten Mile Road.**

Roll Call Vote: Ayes: Cash, O'Neil, Young, Dolan, Carcone
 Nays: None
 Absent: Adams, Hicks

MOTION APPROVED

F. Planning Commission Liaison Appointment

Trustee Dolan thanked the Board for the opportunity to serve on the Planning Commission for 5 years. Trustee O'Neil also thanked the Board for the opportunity.

**Motion by Young, second by Dolan
To appoint Sean O'Neil as the Township Board Planning Commission Liaison.**

Voice Vote: Ayes: Unanimous
 Nays: None
 Absent: Adams, Hicks

MOTION APPROVED

ADJOURNMENT

**Motion by Carcone, second by Cash
To adjourn the meeting at 8:51 p.m. and moved into Closed Session**

Voice Vote: Ayes: Unanimous
 Nays: None

MOTION APPROVED

The Board of Trustees meeting was adjourned at 8:51 p.m.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary

Michele Cash

Michele Cash
Lyon Township Clerk