

Charter Township of Lyon  
Planning Commission  
Regular Meeting Minutes  
January 13, 2014

Approved: February 10, 2014

The meeting was called to order by Mr. Conflitti at 7:00 p.m.

Roll Call: Ed Campbell  
Jim Chuck  
Michael Conflitti, Secretary  
Kris Enlow  
Sean O'Neil, Board Liaison  
Deborah Sellis  
Carl Towne

Guests: 11

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

**APPROVAL OF AGENDA**

Mr. Enlow removed item #2 Quadrants from the agenda.

**Motion by Towne, second by O'Neil  
To approve the agenda as amended.**

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

**MOTION APPROVED**

**APPROVAL OF CONSENT AGENDA**

**Motion by Towne, second by Chuck  
To approve the December 9, 2013 Meeting Minutes as presented.**

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

**MOTION APPROVED**

**COMMENTS FROM PUBLIC - None**

**DDA REPORT** – Ms. Aniol reported on the successful Henrob Corporation’s Grand Opening. The DDA will be starting a photo history catalog of life and business in Lyon Township. The Design Committee is looking at tactical urbanism to jumpstart the streetscape. The Meadows of New Hudson site plan will be coming back to the Planning Commission at an upcoming meeting since the new zoning regulations have been adopted. A Business Appreciation Day will be held on 1/18/14 for McHugh’s Athletic Performance Center which will specialize in sports specific training. She also brought the Commission up to date regarding a request that was made by a group of residents regarding internet service that is unavailable in their area.

**PUBLIC HEARINGS** - None

**OLD BUSINESS**

1. **AP-12-20, Tanglewood PD Amendment – Tanglewood Greenbrier. Property located on the south side of 10 Mile Road, between Currie Road and Chubb Road. Final review of proposed PD amendment.**

**Representing AP-12-20: Bob Langan  
Patrick Keast, Seiber Keast**

Mr. Sloan reviewed the McKenna Associates memo dated 1/6/14. He explained that at this point, final approval, all issues should be resolved. Nevertheless, if the Planning Commission wishes to move this case forward to the Township Board, it is recommended that the following concerns be attached to a recommendation to the Board:

1. The revisions identified above shall be completed before consideration by the Board, and the Planned Development Agreement must be revised accordingly.
2. Review and approval by the Township Attorney and Township Engineer.
3. Executions and recording of the revised Planned Development Agreement upon approval by the Township Board.

Ms. Zawada reviewed the CES memo dated 1/10/14. She explained that item #8b of the Agreement, shall include the number of days after final site plan is approved that water main will be constructed and in service to the intersection of 9 Mile and Chubb. She also explained that the MDEQ wetland permit has not been issued and will need to be issued prior to final documents being submitted for Township Board consideration.

Ms. Zawada recommended that the referenced items in the CES memo dated 1/10/14 be addressed prior to the applicant submitting Final PD documents for Township Board consideration.

Ms. Gatti explained that the Master Deed documents will need to be reviewed to ensure that the maintenance responsibilities are included.

Mr. Langan stated that he would like to add 150 days for the deadline after one of the triggering events takes place to install the water main, barring acts of God. He explained

that the MDEQ is expected by the end of the month. If there are changes the plan would need to be altered and come back to the Township for review. Mr. Langan stated that they are willing make the approval contingent on the MDEQ permit and all conditions in the McKenna Associates and CES memos. He explained that they are finalizing the locations of the trees regarding the landscaping.

Mr. Towne stated he would like to have a bike lane on Chubb Road. Mr. Langan explained that would be up to the Township to incorporate a bike lane since a contribution is being made they are not involved in the Chubb Road construction.

Mr. Enlow asked if the old PD agreement was still valid. Ms. Gatti explained that this request is an amendment and the original PD would still be valid.

Mr. Enlow questioned how far the bike path paving extends to the east. Mr. Keast stated  $\frac{1}{4}$  mile.

Mr. Towne confirmed that the applicant had no issues with the setbacks on lot 9. Mr. Langan stated that there were no concerns. Mr. Towne suggested that the applicant look closely at the trees since some of the species the applicant suggested are not allowed. Mr. Langan stated that they would look into that.

**Motion by Towne, second by O'Neil**

**To approve final PD contingent upon final revised PD Agreement. Including all comments in the CES memo dated 1/10/14 and the comments in the McKenna Associates memo dated 1/6/14, with the McKenna Associates memo revised to remove (3)bicycle paths and (4)woodchips. Including the stipulation in the CES memo stating that item 8b of the PD Agreement will add 150 days to the deadline, after final site plan is approved that the water main will be constructed and in service to the intersection of 9 Mile and Chubb. Approval is also contingent upon Township Engineer and Township Attorney review.**

**Roll Call Vote: Ayes: Conflitti, Towne, O'Neil, Chuck  
Nays: Campbell, Enlow, Sellis**

**MOTION APPROVED**

Mr. Campbell explained that he voted no because he is a firm believer that Chubb or Currie Road needed to be paved. Mr. Enlow and Ms. Sellis echoed Mr. Campbell's comments.

**NEW BUSINESS** - None

**ADDITIONAL BUSINESS**

**1. Election of Officers**

**Motion by Towne, second by Chuck**

**To elect Michael Conflitti as Chairman.**

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

**MOTION APPROVED**

**Motion by Conflitti, second by Campbell  
To elect Carl Towne as Vice Chairman**

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

**MOTION APPROVED**

**Motion by Towne, second by Chuck  
To elect Debra Sellis as Secretary.**

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

**MOTION APPROVED**

**2. Sign for Hiller's**

Mr. Sloan reviewed the McKenna Associates memo dated 12/23/13. He explained that both the Planning Commission and Township Board review will be required for the Hiller's sign proposal. Review by the Planning Commission is required first. Before being put on the Planning Commission agenda, the required additional information identified in the memo must be provided. With respect to the easement, it would be acceptable at this point to submit a draft easement that would be executed and recorded after approval.

After discussion the Commissioners decided that they need to see a plan/picture of the proposed sign and they would like to know what portion of the 168.5' sign Hiller's would take up.

**3. Community Reports**

Mr. O'Neil stated that Mr. Dolan asked that he thank the Commission on his behalf for the work that they did together and that he enjoyed his time serving.

Mr. O'Neil brought the Commission up to date regarding the latest Board meeting.

**ADJOURNMENT**

**Motion by Campbell, second by Enlow**

**To adjourn the meeting at 8:12 p.m.**

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

**MOTION APPROVED**

The Planning Commission meeting was adjourned at 8:12 p.m. due to no further business.

Respectfully Submitted,

*Kellie Angelosanto*

Kellie Angelosanto  
Recording Secretary