

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
February 10, 2014

Approved: February 24, 2014

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

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

Absent: Ed Campbell

Guests: 7

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

**Motion by O'Neil, 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 Chuck
To approve the agenda as presented.**

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

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

- a. January 13, 2014 Meeting Minutes
- b. Kirkway Estates PD minor amendment – roof pitch

**Motion by Towne, second by Sellis
To approve the Consent Agenda as presented.**

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

COMMENTS FROM PUBLIC - None

PUBLIC HEARINGS - None

OLD BUSINESS - None

NEW BUSINESS

1. **AP-14-03, Henrob Corporate Campus – Phase 2. Property located on the northeast corner of Grand River Avenue and South Hill Road. Site plan review of a proposed second phase to consist of 43,100 square feet of office/reception space, 100,000 square feet of manufacturing space, and 22,167 square feet of warehouse space.**

**Representing AP-14-03: Wayne Perry, Desine Inc.
Allen Scott, Rand Construction
Michael O’Leary, Lindhout Associates
Rob Lefevre, Henrob
Andy Kline, Rand Construction**

Mr. Doozan reviewed the McKenna Associates memo dated 2/7/14. With the recommendation to approve the site plan for the Henrob Research, Development and Tool Manufacturing Center subject to the following conditions:

1. The legal description must be corrected.
2. The height of the building must be decreased by two feet or a variance must be sought.
3. Colors of exterior materials must be provided to allow completion of the architectural review.
4. Lighting levels at entrances must be increased to a minimum of one foot candle.
5. Approval of the Grand River Avenue curb cut must be obtained from the Road Commission for Oakland County.
6. The Planning Commission must accept the proposed number of parking spaces as being sufficient or a variance must be sought.
7. Final engineering approval must be obtained.

Also, the following recommendations were made:

1. Recommend that Lots 21-02-376-010 and 21-02-376-016 be combined, as noted in item 2 of the McKenna Associates memo dated 2/7/14.
2. Recommend that the landscaping recommendations set forth in item 11 be implemented.

Mr. Conflitti questioned the location of the bike path. Mr. Doozan explained it begins at Grand River and stops just north of the property line. The plan calls for the bike path to go as far north as Pontiac Trail in the future.

Mr. Chuck questioned the material that will be used to screen the trash receptacles. Mr. Scott answered that it will be cinderblock material.

Ms. Zawada reviewed the CES memo dated 2/4/14. She stated that they recommend approved as noted below:

1. The detention volume provided in the pond is adequate; however, please replace the "forebay spillway stone channel" with a traditional standpipe. Highlight and label the 1 foot freeboard contour on the plan.
2. The plans state that an exception is requested for reducing the minimum cover over storm sewer pipe. Specific locations will need to be reviewed during construction plan review.
3. Additional sanitary sewer capacity is being requested for the proposed building. Please note pre-treatment is required for the sanitary sewer system.
4. Grand River approach improvements and the underground detention outlet will require review and approval from RCOC.
5. A downstream analysis of the stormwater discharge shall be required during detailed engineering review.
6. According to the DEQ paperwork submitted, an above ground storage tanked is proposed for flammable or combustible liquids. The exact location of this tank needs to be clearly identified and approved on engineering plans.
7. A pathway shall be required along South Hill Road.
8. Detailed engineering review shall be required for all improvements of the development, and revisions may be required to the proposed sanitary sewer, water main, storm sewer, grading and roads.
9. Please note that the sanitary sewer capital charges are due 90 days after approval of the Planning Commission per the Township Utility Ordinance, the applicant should fill out the top portion of the attached form and return to our attention to complete.

Mr. Perry gave a brief overview of the campus and explained that building one is complete and in working order. The second phase building will house engineering, production tool assembly, machine shop engineering, product development, and training. He explained that the legal description will be corrected and he stated that they have been debating the lot combination and felt there was no reason that the lots couldn't be combined. Mr. Doozan explained that the reason he would like to see the lots combined because there are many issues with access easements which could include tax complications.

Mr. Perry agreed to fix the lighting and the curb cut and he explained that the proposed parking is more than adequate. He will work out the landscaping plan with Mr. Doozan in order to meet all concerns/comments. Regarding Ms. Zawada's comments he stated that he is in agreement with all of the concerns and will address those items during the engineering review.

Mr. Perry stated he had no issues with meeting the 1 foot candle requirement as well.

Mr. Towne asked for a Fire Department review. Mr. Perry stated that the Fire Department did look at it originally and they can have them do it again.

Mr. Towne confirmed with Mr. Perry that the MSDS sheets would be included in the package. Mr. Towne stated that it would behoove Henrob to keep minor changes that are made on file.

Mr. O'Neil suggested including a cross access easement with the existing buildings to the east along Grand River. Mr. Chuck agreed and felt that shared access points are beneficial. Mr. Perry stated that they would take that suggestion under advisement.

Mr. O'Leary gave a detailed overview of the Henrob Campus and provided building material samples to the Commission. Mr. O'Leary explained that the mechanical units on the ground will be landscaped and screened from public view as required. Mr. O'Leary confirmed that they are lowering the building height from 42' down to 40' and will therefore meet the building height requirement.

Mr. Towne questioned the elevator. Mr. O'Leary felt that it would probably be an OTIS elevator but that it hasn't been specified as of yet.

Mr. Doozan thanked Mr. O'Leary for his very professional presentation.

Mr. Chuck also stated that he appreciated the use of more durable materials for the dumpster screening. He likes the campus and he felt Henrob is a wonderful addition to the Township.

Mr. Towne stated that he hoped the hiring of local people continued and that there is a need for participation in the community. He welcomed Henrob to the Township and stated that he loves the building.

Mr. O'Neil stated that he would like them to explore the option of the cross access.

Motion by Chuck, second by Enlow

To approve AP-14-03 Henrob Corporation contingent on the revisions listed in the McKenna Associates memo dated 2/7/14 and the comments in the CES memo dated 2/4/14 as presented.

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

MOTION APPROVED

ADDITIONAL BUSINESS

1. Community Reports

Mr. O'Neil reported that Mr. Jason Bibby was appointed to the Community Center

Committee. The temporary gate at Crystal Creek will be removed. There was also a discussion regarding the traffic on Ten Mile Road and investigating the installment of a security system at the Township Hall.

Mr. Doozan provided an article entitled "Planning Commissioners Can Promote Quality of Life" to the Commission.

Mr. Doozan also reported on the proposed Meadows New Hudson project.

Mr. O'Neil stated that he would like to see the pathway committee revisited. Mr. Doozan explained that Giffels-Webster has provided an estimate and he will be reviewing that soon.

ADJOURNMENT

**Motion by Towne, second by Chuck
To adjourn the meeting at 8:05 p.m.**

Voice Vote:	Ayes:	Unanimous
	Nays:	None

MOTION APPROVED

The Planning Commission meeting was adjourned at 8:05 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary