

Charter Township of Lyon  
Planning Commission  
Regular Meeting Minutes  
March 24, 2014

Approved: April 14, 2014

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

Roll Call: Ed Campbell  
Jim Chuck  
Michael Conflitti, Chairperson  
Sean O'Neil, Board Liaison  
Carl Towne, Vice-Chairperson

Absent: Kris Enlow  
Deborah Sellis, Secretary

Guests: 6

Also Present: Jennifer Gatti, Township Attorney  
Chris Doozan, McKenna Associates

**Motion by Chuck, second by Campbell  
To excuse Deborah Sellis and Kris Enlow's absence.**

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

**MOTION APPROVED**

**APPROVAL OF AGENDA**

**Motion by Chuck, second by Campbell  
To approve the agenda as presented.**

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

**MOTION APPROVED**

**APPROVAL OF CONSENT AGENDA**

A. March 10, 2014 Meeting Minutes

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

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

**MOTION APPROVED**

**COMMENTS FROM PUBLIC** - None

**PUBLIC HEARINGS**

1. **AP-14-04, Hutto Text Amendment – Mobile Home Park District. Public hearing of proposed amendments to Section 28.02 of the Zoning Ordinance to allow truck rental and recreational vehicle storage in the Mobile Home Park District.**

**Representing AP-14-04: Jon Hutto, Owner**

Mr. Doozan reviewed the McKenna Associates memo dated 2/10/2014. He explained that if the Planning Commission wishes to consider amending the text of the Zoning Ordinance he recommends that Section 28.02(B)(1), which identifies special land uses permitted in the Mobile Home Park District be revised to read as follows:

1. Mini-warehouses and related ancillary uses, such as truck rental, subject to the requirements in Section 19.02(T).

Regarding text amendment 2, Mr. Doozan explained that this would be a new provision that would allow RV storage as a special land use in the Mobile Home Park District.

Mr. Hutto explained that these amendments will bring the existing uses, which have been in use for 15 years, into compliance and they will continue to expand storage facility as planned. He stated that he has no issue with the concerns outlined in the McKenna memo.

**Motion by O’Neil, second by Towne  
To open and close the public hearing at 7:05 due to no one wishing to comment.**

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

**MOTION APPROVED**

The Commissioners did not have any concerns regarding the text amendments. Mr. Towne explained that the applicant must bring in a site plan first so that the Commission can see the plans going forward.

**Motion by Towne, second by Chuck  
To recommend approval of AP-14-04 Hutto Text Amendment, Mobile Home Park District, #1 Special Land Use and #2 Outside Storage including all comments in the McKenna Associates memo dated 2/10/14.**

**Voice Vote: Ayes: Unanimous**

Nays: None

**MOTION APPROVED**

**OLD BUSINESS**

1. **AP-13-36, Spring Meadows (formerly New Hudson Meadows). Property located on the south side of Pontiac Trail, west of Milford Road. Site plan review of Phase 1 of a proposed single family residential development consisting of 29 lots on 7.25 acres. Phase 1 consists of lots 1 through 10.**

**Representing Parkside Village: Jim Clarke, Robertson Brothers Homes  
Tim Loughrin, Robertson Brothers Homes**

Mr. Doozan reviewed the McKenna Associates memo dated 3/9/14. He explained that the review identified six concerns that must be resolved prior to approval being granted:

1. Landscaping concerns cited in item 1 of the McKenna Associates memo must be resolved.
2. Siding specifications must be provided.
3. The garage door setback issue must be resolved.
4. Street lights must be provided.
5. The proposed street name is acceptable if it meets with the approval of the Fire Department and Road Commission of Oakland County.
6. The roof pitch must be between 6:12 and 12:12.

Mr. Clarke agreed to the items in the McKenna Associates memo and explained that the landscaped areas mentioned in the memo will be irrigated, the vinyl will be as specified, the garage doors will be revised so they meet the 5' setback and he agreed to 2 more additional street lights. Mr. Clarke stated that they also have no concerns with meeting all of the issues listed in the CES memo dated 3/16/14.

Mr. Towne commented that he does not like the elevations; he felt the garage is too small and the elevations are a lousy product. He stated that the sidewalk across the entrance to the sub is to be raised across the entrance to notify traffic to slow down so that drivers are aware that there could be pedestrians walking or bicycling in that area. He felt that townhouses or duplexes would have been a good fit in this area due to the higher density.

Mr. Clarke explained that the square footage of the homes will be between 1850-2400 sq. feet and the price point will be from \$260,000-\$323,000. Mr. Chuck commented that every house in the Township does not need to be \$400,000 and not everyone wants to live on a  $\frac{3}{4}$  of an acre. Mr. Clark stated that they are hoping to address buyers that want to be in the area and in the school system and they feel they will meet a market not currently met in the Township.

Mr. Towne questioned the trees on the site. Mr. Clarke explained that arsenic was found on the site so they have to do removal but most of that is in non-treed areas, but

tree removal would not be done until phase 2.

Mr. Conflitti suggested adding historical architectural details like scallops, gables, stone or brick to the elevations and he felt it would be more acceptable to everyone if that was done. Mr. Chuck agreed.

Mr. O'Neil agreed that architectural aspects would be an improvement. He questioned the distance between the homes and stated his concern that the homes need to have a 15' separation between structures due to safety concerns. Mr. Clark confirmed that they would not have a problem meeting the 15' requirement and they would work with the Fire Department to make sure the turnaround room is adequate.

Mr. Campbell stated that he liked the plan and the elevations; he stated it reminds him of a downtown area. He felt that this project would be the great catalyst that brings walkability to the downtown area.

Mr. Towne commented that he is looking into the future 30-50 years from now and how this project will hold up and how it re-sells. He questioned how much space there is between the sidewalk and the street. Mr. Clarke stated 30'. Mr. Towne stated he is surprised with some of the changes and he explained that he had questions concerning Ms. Zawada's review letter such as the extra soils. Mr. Clarke explained that it could be some soil that will be used for future phases, he wasn't sure it would even happen. Mr. Towne stated that the soils would have to be removed or grassed over. Mr. Clarke understood.

Mr. Clarke confirmed that the homes all have full basements.

**Motion by Campbell, second by Chuck**

**To approve AP-13-36 Spring Meadows including the 6 concerns listed in the McKenna Associates memo dated 3/9/14 and the CES memo dated 3/16/14.**

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

**MOTION APPROVED**

**NEW BUSINESS**

- 1. AP-13-35, Quadrants Industrial Research Center – Units 3, 16 and 17. Property located on the south side of Grand River Avenue, west of Napier Road. Site plan review of a proposed 100,000 sq. ft. industrial building.**

Representing Quadrants Industrial Research Center: Todd Wyett, Owner

Mr. Doozan reviewed the McKenna Associates memo dated 3/24/14. He explained that the following items need to be resolved:

1. The required bicycle path along Twelve Mile Road must be shown. If a

- path is not proposed, the Planning Commission may allow the developer to deposit into the Lyon Township Bicycle Path and Sidewalk Development Fund an amount equal to the cost of the bicycle path construction, with the cost being determined by the Township Engineer.
2. Sheet 1 of the Giffels Webster drawings should indicated that the Township does participate in the National Flood Insurance Program.
  3. Landscaping recommendations noted in item 4 on page 2 of the McKenna Associates memo must be addressed.
  4. When the end user I known, sign details shall be submitted to the Building Department for review. Also, an industrial Activity Statement and Traffic Impact Study must be submitted at that time.

Mr. Doozan explained that approval is recommended provided that the issues noted above are addressed on revised plans, and provided further that the approval apply to a warehouse or wholesale type use only, unless the applicant is able to obtain a variance from the lot coverage requirements noted.

Mr. Towne questioned the bike path. Mr. Wyett stated that he will donate the cost to the bicycle fund. Mr. Towne questioned what kind of business may go there. Mr. Wyett explained that this type of space is in demand and they will be going after the businesses that are interested in this type of space.

Mr. Wyett explained that if he built three separate buildings on the 3 lots he would not need a traffic impact study, for an industrial park that has been there 17 years why would a study be needed 17 years later. He stated he would rather spend the money now to save time.

Mr. Chuck requested that Mr. Wyett use vinyl instead of wood for the trash enclosure. Mr. Wyett agreed and stated they would use a Trex type material since it is more durable than vinyl.

Mr. Towne commented on the great investment to the Township and commended Mr. Wyett for choosing Lyon Township.

**Motion by Towne, second by O'Neil  
To approve AP-13-35 including the comments from the McKenna Associates memo dated 3/24/14 and the CES memo dated 3/19/14.**

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

## **MOTION APPROVED**

2. **AP-14-12, 22001 Kettle Lake Road – Forest Management Plan. Review proposed forest management plan.**

Mr. Doozan reviewed the McKenna Associates memo dated 3/17/14. He explained that the applicant has submitted a reasonable request that will have minimal impact on the small forest on the subject property. The applicant provided the required information on

how the trees will be removed it is recommended to approve the request submitted by Allen Young.

Mr. Chuck commented that he had a few questions and felt that the applicant should have been present, therefore he would vote no.

**Motion by Towne, second by Campbell  
To approve AP-14-12, 22001 Kettle Lake Road – Forest Management Plan  
as presented.**

**Roll Call Vote:      Ayes: Towne, Campbell, O’Neil, Conflitti  
                             Nays: Chuck**

**MOTION APPROVED**

**ADDITIONAL BUSINESS**

**1.      Community Reports**

Mr. Doozan reported that the Park Advisory Board will be hosting a Zombie Run and more information will be coming at a future date.

**Shirley Baker** – Ms. Baker suggested removing or adding the word “future” to the existing Lyon Township Park sign on Milford and 11 Mile Road.

**ADJOURNMENT**

**Motion by Campbell, second by Towne  
To adjourn the meeting at 8:08 p.m.**

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

**MOTION APPROVED**

The Planning Commission meeting was adjourned at 8:08 p.m. due to no further business.

Respectfully Submitted,

*Kellie Angelosanto*

Kellie Angelosanto  
Recording Secretary