

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
April 14, 2014

Approved: April 28, 2014

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

Roll Call: Ed Campbell
Jim Chuck
Michael Conflitti, Chairperson
Kris Enlow
Sean O'Neil, Board Liaison
Deborah Sellis, arrived 7:01 p.m.
Carl Towne, Vice-Chairperson

Guests: 9

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

APPROVAL OF AGENDA

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

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

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

A. March 24, 2014 Meeting Minutes

**Motion by Towne, second by O'Neil
To approve the Consent Agenda as presented.**

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

MOTION APPROVED

COMMENTS FROM PUBLIC - None

PUBLIC HEARINGS

1. **AP-14-11, Kirkway Estates PD – Phases 3 and 4. Property located on the north side of 9 Mile Road, between Chubb Road and Napier Road. Public hearing to consider a proposed amendment to reduce the number of lots from 56 to 54.**

**Representing AP-14-11: John DePorre, Pinnacle Homes
Bill Anderson, Atwell**

Mr. Doozan reviewed the McKenna Associates memo dated April 9, 2014. He recommended that the Planning Commission recommend approval to the Township Board of the preliminary plan for the amendment to the Kirkway Estates Planned Development (AP-14-11), subject to the following conditions:

1. Adjusting the building envelopes on lots affected by the 25' wetland setback.
2. Compliance with the conditions of approval in the Township Engineer's March 19 letter.

Ms. Zawada reviewed the March 19, 2014 CES memo. She also agreed that the adjustment of the building envelopes on lots affected by the 25' wetland setback needed to be addressed. Ms. Zawada also explained that there is a pond located to the south of this phase that has had drainage problems since this development was initially constructed. This PD Amendment allows the drainage pattern to flow towards the new proposed pond and enlarge that pond to 100 year volume. The applicant is improving the drainage and mitigating the existing flooding problem. She stated that the PD is favorable to the overall development and she is in support of it. The other issues listed in the memo should also be addressed by the applicant.

Mr. Chuck commented that this sounds like it is a win/win situation for current and future residents.

**Motion by Towne, second by Campbell
To open the public hearing at 7:07 p.m.**

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

MOTION APPROVED

Mr. DePorre stated that they have had a great experience with Kirkway, and they have had a good working relationship with the Township. He commented that the Township has great people doing the consulting work and working here.

**Motion by O'Neil, second by Towne
To close the public hearing at 7:08 due to no one wishing to comment.**

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

MOTION APPROVED

Mr. Anderson explained that they have worked closely with the current residents and the Homeowners Association to address the concerns. Pinnacle Homes is working hard to correct the problems and he felt that the residents are satisfied. He explained that 2 lots have been removed in the NE corner to correct the drainage issue. Lots 109 and 110 do cross over the wetland buffer area. Mr. Anderson explained that they can trim the unit line so it is out of the conservation line and they can maintain the building envelope on Lot 110 so the same product can be consistent throughout the development. There are 3 trail systems that were in the original plan, and they would like to keep those as well.

Mr. O'Neil stated that the plan he is reviewing shows that the building envelope on Lot 110 is encroaching. Mr. Anderson stated that the building envelope will be pulled to the south and squared off. Mr. Doozan explained that new plans will need to be submitted showing that lots 109 and 110 are out of the wetland buffer.

Motion by Towne, second by Enlow

To recommend approval to the Township Board of the preliminary plan for the amendment to the Kirkway Estates Planned Development (AP-14-11), subject to the comments regarding lots 109 and 110 drawing back the lines to meet the conservation buffer and referring back to the 2004 statute as far as the zoning that does not have the 25' setback. Including all comments in the McKenna Associates memo dated April 9, 2014 and the CES memo dated March 19, 2014.

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

MOTION APPROVED

OLD BUSINESS - None

NEW BUSINESS

- 1. AP-14-15, Trowbridge PD Size Waiver. Consider allowing a planned development consisting of 26.1 acres, as opposed to the required minimum of 40 acres.**

Representing AP-14-15: Bruce Michael

Mr. Doozan reviewed the McKenna Associates memo dated 4/8/14 he explained that based on the considerations outlined in the memo it is recommended that the Planning Commission recommend a waiver from the 40-acre minimum parcel size for a planned development to the Township Board in the case of Trowbridge Land Holdings, LLC.

Mr. Michael explained that the total acreage is 26.1 acres and the adjacent properties to the north and west are currently developed and occupied by viable homes and cannot

be feasibly purchased to increase the size of the assemblage to 40 acres. He explained that wetland investigations and topographic and boundary surveys of the property have are likely regulated by the State MDEQ. The property lends itself to Planned Development because it is governed by two different zoning designations and encumbered by significant regulated wetlands, the Planned Development option would result in: 1) creation of a consistent, integrated development with consistent lot sizes and; 2) preservation of wetlands and wooded areas on the site.

Mr. Michaels explained that they are proposing 90' to 100' lots, and their objective is to build a product comparable to the Pinnacle Homes project that is nearby. He stated it will be a half-million dollar product.

Ms. Zawada stated that water/sewer will have to be extended from Kirkway. There was brief discussion regarding water/sewer capacity.

Mr. Towne questioned how much property fronts on 9 Mile Road. Mr. Michaels stated 661'. Mr. Michaels confirmed that he understood that a contribution will be required for the bike path along 9 Mile and Napier Road. He also confirmed that he spoke to Supervisor Young and understood that they will also contribute funds to the paving of Napier Road.

Mr. Towne stated he is comfortable with the request and felt it would be an asset to the community.

Mr. O'Neil stated that he felt that ½ acre lots are plenty and meet the expectations; 1 acre lots shouldn't be encouraged due to sewer. He had no objection. Ms. Zawada stated that sewer capacity is a fixed capacity and it should be noted that one day, years from now, it will be full. The Sanitary Sewer Master Plan was based off the Township Zoning Map. There was brief discussion regarding water/sewer capacity.

Mr. Conflitti questioned how many homes are proposed. Mr. Michaels stated at this time 32-35 homes, which is consistent with the present zoning.

Motion by Chuck, second by Towne

To approve AP-14-15, Trowbridge PD Size Waiver and allow a planned development consisting of 26.1 acres, as opposed to the required minimum of 40 acres.

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

MOTION APPROVED

ADDITIONAL BUSINESS

- 1. Community Sports Center – Presentation regarding the possibility of utilizing the current Mulligan's Golf Center property as a community sports center.**

**Representing: Sam Falk
Brady Crosby**

Mr. Falk explained the growing need for a recreation outlet in the area due to the overcrowding at existing centers

Mr. Crosby explained that the Ten Mile Corridor offers an opportunity to build something other than residential and they felt this location is in the heart of the community and will draw residents from surrounding communities as well as local residents. They are proposing tennis, golf, and a goldfish swim club. They will offer golf year round with heated boxes and indoor simulators, 8 indoor tennis courts and 3 mini courts along with turf fields for soccer and lacrosse.

The Commission was in total agreement with the proposal and felt that this project is something that is needed in the community. They all felt it would be welcomed by the residents.

1. Community Reports

Mr. O'Neil gave a brief account of last week's Board meeting.

Mr. Doozan reported that interviews were held for the new DDA Economic Development Coordinator and they hoped to hire someone in the next few weeks. He also shared that the annual Business Breakfast will be held at the Township Hall on 4/25/14 at 8:00 a.m. The Township was awarded the SAW Grant which will provide a half million dollars for planning for the sewer treatment plant and asset management of the sewer system. He also provided a copy of the Residential Development Summary Update and an article entitled "Americans are Very Confused by What They Want Out of Communities."

ADJOURNMENT

**Motion by Towne, second by O'Neil
To adjourn the meeting at 8:30 p.m.**

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

MOTION APPROVED

The Planning Commission meeting was adjourned at 8:30 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary