

Charter Township of Lyon  
Planning Commission  
Regular Meeting Minutes  
April 28, 2014

Approved: May 12, 2014

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

Roll Call: Ed Campbell  
Michael Conflitti, Chairperson  
Kris Enlow  
Deborah Sellis, Secretary  
Carl Towne, Vice-Chairperson

Absent: Jim Chuck  
Sean O'Neil, Board Liaison

Guests: 3

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

**Motion by Towne, second by Campbell  
To excuse the absences of Mr. O'Neil and Mr. Chuck.**

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

**MOTION APPROVED**

**APPROVAL OF AGENDA**

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

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

**MOTION APPROVED**

**APPROVAL OF CONSENT AGENDA**

A. April 14, 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-14-14, Lyon Towne Center PD Amendment. Planned development located on east side of Milford Road, north of Grand River Avenue. Public hearing to consider proposed PD amendment to allow a sign for Wild Bill's Tobacco that does not conform to the PD Agreement's sign requirements.**

Mr. Doozan explained that the applicant has not provided the necessary signatures so no decision can be made at this meeting. Since the notice was published for the public hearing, the Commission will continue with the public hearing.

Mr. Doozan reviewed the McKenna Associates memo dated 4/3/14. Mr. Doozan explained that the request involves a rezoning of the property, and it is very unusual to amend a zoning ordinance for the benefit of just one property owner. Mr. Doozan explained that given the four considerations listed in the McKenna Associates memo dated 4/3/14, he does not favor amending the Zoning Ordinance to benefit a single business since the ordinance provides options for a clearly visible sign that can more than adequately identify the business for passersby.

Ms. Zawada had no comments from Civil Engineering Solutions.

**Motion by Towne, second by Enlow**

**To open and close the public hearing at 7:06 p.m. due to no comments from the public.**

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

**MOTION APPROVED**

**Motion by Campbell, second by Towne**

**To table AP-14-14 Lyon Towne Center PD Amendment.**

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

**MOTION APPROVED**

**OLD BUSINESS** - None

**NEW BUSINESS**

**2. AP-14-17, Lyon Trail IV, PD. Property located on the north side of 8 Mile Road, west of Griswold Road. Pre-conceptual site plan review of a possible planned development consisting of 54 single-family homes on 42.24 acres.**

Representing AP-14-17: Nick Mancinelli, Clay Development Co., LLC.

Mr. Doozan reviewed the McKenna Associates memo dated 4/22/14. Mr. Doozan explained that the current submittal does not include several required items of information so this review is considered "pre-conceptual." The Planning Commission should offer comments on the proposed development to allow the applicant to refine the plans prior to compiling the additional information necessary for Planned Development conceptual review. No action will be taken at this time.

Ms. Zawada reviewed the CES memo dated 4/25/14. She agreed that there is a lot of missing information. She also explained that the plan does not depict any proposed sanitary sewer, other than a note stating that they propose public sanitary sewer. Also, the conceptual plan does not depict any proposed water mains, other than a note stating that they propose to connect to public water supply. The plan does not depict pavement widths or other detail. The proposed on-site roads are labeled as 60' wide public right of ways. Connections are not proposed to the existing Deer Haven Drive and Stedmann Drive, only to Gary Court.

Mr. Mancinelli explained that originally the plan was approved for 44 lots, but the area was so big it encompassed the entire land. Now the proposal is for 110' lots. He explained that during the economic downturn, he was able to purchase the additional property. He is proposing buffering between all the neighbors. He explained that the roads will be public roads. He will be providing a tree survey at a later meeting. He is saving trees and would be replacing the trees that are lost in the buffer zones.

Mr. Mancinelli agreed with the McKenna Associates memo where it explains that the proposed development shall not have an adverse impact on the Master Plan. .

Mr. Towne commented that he felt conceptually the plan works better with the two parcels together. Mr. Mancinelli explained that the road will not be joined to either Deer Haven or Stedmann, since those are private roads. There will be emergency access though.

Mr. Mancinelli stated that the lot size will be just over 1/3 of an acre. Mr. Conflitti questioned the types of soils in the area. Ms. Zawada explained that they are not at that level of detail yet. Mr. Doozan explained that sidewalks are required.

Mr. Towne commented that he would like to see side entry garages if possible and he did not want to see any back to back driveways.

Mr. Enlow stated that the lots have shrunk from the original plan, and a buffer area is being added along with 10 more lots. He questioned what the benefits are. Mr. Mancinelli explained that he will be saving trees and offering open space and a better product.

There was brief discussion regarding the stub roads. Mr. Doozan explained that the neighbors who are on a private road do not want a connection.

Ms. Zawada confirmed that there is not water in the detention ponds all year long.

Mr. Campbell noted that he appreciated the distance between homes and felt it was a nice plan.

The consensus of the Commission is that they were in favor of the proposed pre-conceptual plan.

### **ADDITIONAL BUSINESS**

#### **3. Community Reports**

Mr. Doozan reported that the final interview for the new DDA Economic Development Coordinator will happen on May 13. He also shared that the annual Business Breakfast was held. He provided a handout from the breakfast. The Township was awarded the SAW Grant which will provide ½ million dollars for planning for the sewer treatment plant and asset management. Hirata Corporation moved into the Township into the east side of the Ferguson building and will bring in 39 new jobs.

Mr. Towne raised his concern regarding new businesses that move into the Township and the Township is unaware of them. He reported that a new fertilizer business moved into the old Jerry Baker property.

### **ADJOURNMENT**

**Motion by Campbell, second by Enlow  
To adjourn the meeting at 7:52 p.m.**

|                    |              |                  |
|--------------------|--------------|------------------|
| <b>Voice Vote:</b> | <b>Ayes:</b> | <b>Unanimous</b> |
|                    | <b>Nays:</b> | <b>None</b>      |

### **MOTION APPROVED**

The Planning Commission meeting was adjourned at 7:52 p.m. due to no further business.

Respectfully Submitted,

*Kellie Angelosanto*

Kellie Angelosanto  
Recording Secretary