

Charter Township of Lyon  
Planning Commission  
Regular Meeting Minutes  
May 12, 2014

Approved: June 9, 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  
Deborah Sellis, Secretary  
Carl Towne, Vice-chairperson

Absent: Kris Enlow

Guests: 6

Also Present: Leann Kimberlin, Township Attorney  
Patrick Sloan, McKenna Associates  
Leslie Zawada, Civil Engineering Solutions, Inc.

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

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

**MOTION APPROVED**

**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. April 28, 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** - None

**OLD BUSINESS**

1. **AP-13-39, Rathmor Park PD. Property located on the northwest corner of 10 Mile and Napier Road. Final review of a proposed residential planned development consisting of 95 single family units on 77 acres.**

Mr. Sloan reviewed the McKenna Associates memo dated 4/30/14 with the recommendation that the Planning Commission recommend approval of the final plan for Rathmor Park to the Township Board, including the Planned Development Agreement and plans, subject to the following conditions:

1. The irrigation plan shall be updated as noted previously in the McKenna Associates memo dated 4/30/14.
2. Approval by the Township Engineer and Township Attorney.

Ms. Zawada referenced the CES memos dated May 7, 2014 and May 12, 2014. She explained that the fire flow calculations are needed because there have been some complaints that the water level is low. A minimum of 35 psi is needed or the system will have to be looped. Regarding sanitary sewer and storm water all concerns have been addressed but she is waiting on correspondence from the DEQ regarding the approval of the layout.

Mr. Towne questioned the spacing of the fire hydrants. Ms. Zawada explained when there is a 20' easement right of way between homes it can be grassed over or a driveway can go in, unfortunately, those things would be removed when needed. She confirmed that the Township Engineer follows the "as built" paper trail.

Ms. Kimberlin stated that the PD has been reviewed and found to be acceptable. She asked if the applicant has the title to the property. Mr. Milia stated that they will have it soon.

Mr. Milia thanked the Township and offered to answer any questions.

Mr. Towne commented that he liked the variety of trees being offered and the sharp landscaping in the front. He is concerned with the softness of Napier Road.

**Motion by Towne, second by Campbell  
To approve AP-13-39, Rathmor PD including comments from McKenna Associates dated 4/30/14 and CES memos dated 5/7/14 and 5/12/14.**

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

**MOTION APPROVED**

- 2. AP-11-04, Hornbrook Estates PD Amendment, northeast corner of 11 Mile Road and Martindale Road. Consider amending the approved PD plan to remove Lot 74 and woodchip path.**

Mr. Sloan reviewed the McKenna Associates memo dated May 2, 2014. He explained that it is recommended that the Planning Commission take the following actions regarding the amendment to Hornbrook Estates.

1. Recommend that the Planning Commission recommend preliminary and final approval to the First Amendment to the Amended and Restated Planned Development Agreement Hornbrook Estates Single Family Development.
2. Recommend that the Planning Commission recommend approval of the Sixth Amendment to Master Deed for Hornbrook Estates, including replat No. 2, Hornbrook Estates (Exhibit B to the Master Deed).

Mr. Mancinelli explained that the Master Deed and Exhibit B were revised due to the removal of lot 74 and the wood chip path. He also explained that he will submit a check for \$1,000 to the Township and a check for \$1,000 to the Hornbrook Estates Homeowner's Association due to the elimination of the wood chip path. He explained that lot 74 was being returned to open space due to the fact that there used to be garbage dumped in that space years before and there was just too much to remove or have it be a safe dwelling due to the gases.

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

**To recommend preliminary and final approval to the First Amendment to the Amended and Restated Planned Development Agreement Hornbrook Estates Single Family Development.**

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

**MOTION APPROVED**

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

**To recommend approval of the Sixth Amendment to Master Deed for Hornbrook Estates, including replat No. 2, Hornbrook Estates (Exhibit B to the Master Deed).**

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

**MOTION APPROVED**

## **NEW BUSINESS**

1. **AP-14-19, Quadrants Industrial Research Center – Unit 6. Property located at 28355 Lakeview Drive. Site plan review to consider an industrial spec building.**

Mr. Sloan reviewed the McKenna Associates memo dated May 5, 2014. He recommended approval subject to the following conditions:

1. Off-street parking needs shall be verified once a tenant has been identified for the building.
2. Engineering approval shall be required.

Ms. Zawada reviewed the CES memo dated May 9, 2014. The curb cut needs to be moved a few feet other than that the plans are satisfactory as they are.

Ms. Kimberlin explained that the speculative building and use has not been determined and the Industrial Activity Statement needs to be provided before occupancy.

Mr. Wyett explained that the shell will be built first. He stated that there has been great interest in the site, and he is good with all of the comments from McKenna Associates and CES. He stated he will move the driveway as requested in the CES memo.

### **Motion by Towne, second by Campbell**

**To approve site plan for AP-14-19, Quadrants Industrial Research Center – Unit 6 with comments from the McKenna Associates memo dated 5/5/14 and the CES memo dated 5/9/14 as well as the comments from the Township Attorney.**

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

## **MOTION APPROVED**

## **ADDITIONAL BUSINESS**

1. **Community Reports**

Mr. O'Neil reported that Stoneleigh West PD, the Hutto Zoning Amendment, Trowbridge waiver, and Kirkway amendment were approved. He also explained the discussion the Board had regarding the proposed millage requests for the Fire and Police Departments that will be on the ballot at the August elections.

## **ADJOURNMENT**

**Motion by Campbell, second by Towne  
To adjourn the meeting at 8:00 p.m.**

**Voice Vote: Ayes: Unanimous**

**Nays:           None**

**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