

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

Approved: July 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
Carl Towne, Vice-Chairperson

Guests: 7

Also Present: Leann Kimberlin, Township Attorney
Chris Doozan, McKenna Associates
Leslie Zawada, Civil Engineering Solutions

APPROVAL OF AGENDA

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

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

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

- A. June 23, 2014 Meeting Minutes
- B. 12 Mile and Haas Road Tree Preservation Permit

**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-14-24, Grand River Medical Associates. Property located at 55840 Grand River Avenue. Public hearing to consider a special land use request for 2,630 square foot medical office.**

Representing Grand River Medical Associates: Kal Haddad, HES Engineering
Mark Evangelista, owner

Mr. Doozan reviewed the McKenna Associates memo dated July 2, 2014. He explained that the findings presented in the memo indicate that the proposed medical office meets all of the special land use criteria, except one related to compatibility with the Master Plan, and in particular, the Future Land Use Map. It is important to consider that the Future Land Use Map is a general guide to development. Because of the low intensity character of tenants occupying the buildings on the parcel on which the medical office is proposed to be located, it is likely that the subject parcel will be changed to Research/Office or Gateway Corridor when the Future Land Use Map is next amended, to be consistent with the zoning designation. Based on those considerations it was recommended that the Planning Commission recommend approval of the proposed special land use to the Township Board, involving a medical office use in a Research Office District (AP-14-24).

Ms. Zawada referenced the CES memo dated July 11, 2014. She explained that if the property is approved and connects to the sewer, the medical waste is prohibited or subject to the Townships industrial pre-treatment program.

Mr. Towne questioned if the retention pond in the front is sized properly. Ms. Zawada stated that she has not reviewed the site plan because nothing on the actual site is changing, just internal changes so she did not do a full review of the retention basin. She was not aware of any issues.

Mr. Haddad explained that everything looked good. He explained that the Doctor really wants to be a part of the community and build his business. He also has associates that could follow and occupy the remainder of the building.

Mr. Evangelista explained that they were encouraged to get a medical use in that building and hopefully will have some support services come in. He has never seen any standing water in the area and felt that the retention pond was more than adequate to handle any runoff.

The doctor's father spoke and explained that the office will offer internal medicine and a family practice. The doctor is currently located in Milford and practices at Providence, Botsford, Huron Valley, and Henry Ford Hospital.

Mr. Chuck stated that he thought this was a good addition. He felt the area was

understaffed as far as medical offerings.

Mr. Conflitti asked who was responsible for the parking lot. Mr. Evangelista stated that once this is approved, the topcoat will go on in the parking lot. He is trying to get the other members involved.

Motion by Towne, second by Chuck

To open the public hearing at 7:13 and then close it due to no one wishing to comment.

Mr. Towne stated that Mr. Doozan was spot on in the observation of the special land use being granted for a medical office. He thought with the new downtown, everything will evolve and move back towards Napier. He is strongly in favor of this request and thinks this is a good way to sell the Township.

Motion by Towne, second by Chuck

To recommend approval to the Board for a special land use for AP-14-24 Grand River Medical Associations including comments from the McKenna Associates memo dated July 2, 2014 and the comments from the CES memo dated July 11, 2014.

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

MOTION APPROVED

OLD BUSINESS - None

NEW BUSINESS

- 2. AP-14-23, Orchards of Lyon II – Site Condominium Review. Property located between Grand River Avenue and Pontiac Trail, west of Milford Road. Review of an amended Master Deed and replat 1 of the condominium subdivision plan.**

Mr. Doozan reviewed the McKenna Associates memo dated July 9, 2014. He explained that upon satisfactorily addressing the two issues cited in the McKenna Associates memo, he would recommend that the Planning Commission recommend approval of the proposed amendments to the Orchards of Lyon II condominium, subject to review and approval by the Township Engineer and Township Attorney.

Mr. O’Neil questioned how Mr. Doozan would like to see the roads dealt with. Mr. Doozan stated that he didn’t have a preference, but he thought Ms. Zawada would like to see them as easements.

Ms. Zawada referenced the July 11, 2014 CES memo. She explained that there are numerous comments regarding the Exhibit B and a few issues with road names. She is

comfortable handling these administratively but she recommended that if approved it is subject to the CES review letter.

Ms. Kimberlin stated that she agreed with Mr. Doozan regarding clarification of the Master Deed to include the deletions and avoid any future confusion.

John Ackermann, representing Pulte Homes, explained that they have addressed all of the CES comments and they have no problem addressing the comments from McKenna Associates as well.

Motion by Chuck, second by Towne

To approve the Site Condominium Review AP-14-23 Orchards of Lyon II contingent upon completion of the items in the letters from McKenna Associates memo dated July 9, 2014 and the CES memo dated July 11, 2014.

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

MOTION APPROVED

COMMUNITY REPORTS

Mr. O'Neil gave status updates regarding the last Board meeting. He commented that the Griswold Road project was discussed at great length due to the additions to the project which has caused the Townships contribution to increase.

Mr. Doozan provided an article from Better Cities & Towns that he thought the Commission would find interesting.

Mr. Conflitti reminded the Commissioners of the upcoming workshop Planning Commission meeting scheduled before the regular meeting at 6:00 p.m. on July 28, 2014.

Mr. Chuck reported that volunteers are still needed for the Kite Festival Extravaganza.

Ms. Archer stated that she is so impressed with the volunteers for the Kite Festival Extravaganza. She reported that she will be attending the International Council of Shopping Centers (CSC) on July 24, to help attract businesses. She will also attend the One Stop Ready program on July 23. Economic development is in process of doing a yearly review. Also, a database was approved for her at the last DDA meeting.

ADJOURNMENT

Motion by Chuck, second by Towne

To adjourn the Planning Commission meeting at 7:50 p.m.

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

MOTION APPROVED

The Planning Commission meeting was adjourned at 7:50 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary