

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
August 11, 2014

Approved: August 25, 2014

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

Roll Call: Ed Campbell
Jim Chuck
Michael Conflitti, Chairman
Kris Enlow
Carl Towne, Vice-Chairman

Absent: Sean O'Neil, Board Liaison

Guests: 7

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

**Motion by Towne, second by Campbell
To excuse the absence of Sean O'Neil.**

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

MOTION APPROVED

APPROVAL OF AGENDA

**Motion by Towne, second by Campbell
To approve the agenda as submitted.**

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

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

**Motion by Towne, second by Enlow
To approve the July 28, 2014 workshop meeting minutes as presented.**

**Voice Vote: Ayes: 3
Nays: None
Abstain: Chuck, Campbell**

MOTION APPROVED

**Motion by Towne, second by Enlow
To approve the July 28, 2014 regular meeting minutes as presented.**

**Voice Vote: Ayes: 3
Nays: None
Abstain: Chuck, Campbell**

MOTION APPROVED

Mr. Towne commented that the applicant planted more trees than expected in the Tree Ordinance.

**Motion by Towne, second by Enlow
To approve AP-14-38, Tree Preservation, Joel Visnyak**

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

MOTION APPROVED

COMMENTS FROM PUBLIC

None

NEW BUSINESS

- 1. AP-14-33, Stoneleigh East PD. Property located on the south side of 10 Mile Road, east of Milford Road. Conceptual review of a proposed single-family residential development consisting of 45 units.**

**Representing Stoneleigh East: Randy Wertheimer, Hunter Pasteur Homes
Andy Milia
Whitney Findlay, Franklin Construction**

Mr. Doozan reviewed the McKenna Associates memo dated August 4, 2014. He explained that the review letter has identified issues that must be addressed prior to preliminary plan development, including measurement of lot width, clarification of whether the bike path will be extended over the Yerkes Drain, provision of additional open space to comply with the 20% minimum requirement, and provision of an updated traffic impact statement.

Ms. Zawada referenced the CES dated August 8, 2014 memo. The exact configuration of the water main sanitary sewers and storm sewers are typically done during the detailed engineering review, but she pointed out that the applicant is proposing to connect to an existing 21 inch gravity sewer; capacity will need to be verified. The Township Sewer Operator shall also be involved, since it will be crossing the Yerkes Drain. Approval from MDEQ will be required, since wetlands appear to be regulated.

Four Bay and detention basin volume counts and sizing will be reviewed. Applicant may consider extending the pathway to the west to connect to the original Stoneleigh PD pathway as well as considering increasing the detention volume to service the Fire Station property.

Mr. Conflitti questioned if there are water run-off issues. Ms. Zawada explained that when the applicant grades, everything will be directed to the storm sewers that will have a pond before it outlets to the Yerkes Drain.

Mr. Milia explained that they are excited regarding this new phase. He gave a short presentation regarding the site and how they will fit together with the existing Stoneleigh property.

Mr. Wertheimer explained that the recent homes have been running about \$475,000. He explained that the open space issue was not done intentionally, and they had no problem reducing a couple of lots in order to meet that open space requirement.

Mr. Towne stated he would personally like to see the lower end lots get dropped. He questioned if sheds or pools would allowed. Mr. Milia stated that pools are allowed per the developer, and they have to be in ground pools. Mr. Wertheimer stated that sheds are not allowed, and fences are only allowed if there is a pool. He confirmed that Florida rooms are not allowed.

Mr. Towne stated this project offers a lot of benefit to the Township.

Mr. Chuck stated that the applicant has demonstrated the quality in Stoneleigh and Stoneleigh East. He liked the benefits to the Township, and the revenue is to the Township's benefit. He liked the access and the roads and stated it is a nice project.

Mr. Campbell agreed, and he loved the layout. He felt it was a creative plan and well done.

Mr. Enlow stated that when the applicant is creating more open space, he ask that they create an area that can be used by the residents as opposed to using the outside perimeter of the property. Mr. Milia agreed. Mr. Enlow would like the pathway to be built, as opposed to contributing the money. Mr. Milia agreed.

Shirley Baker – Ms. Baker questioned where the road comes out and how close it is to the traffic light on Ten Mile. She questioned if any improvements will be done at 10 Mile, since left hand turns will be made into that subdivision.

Mr. Milia stated that they will have to go through the Road Commission for Oakland County, and a traffic study will also be done.

2. AP-11-12, Asbury Hill PD, Condominium Review. Property located on the south side of Grand River Avenue, west of Martindale Road. Condominium review of a proposed 59 unit PD.

Mr. Doozan reviewed the McKenna Associates memo dated August 11, 2014. He

explained that McKenna recommends approval of Asbury Hill Condominium documents and plans (AP-11-12) subject to the following conditions:

1. The issues cited in the McKenna Associates memo dated August 11, 2014 shall be properly addressed in revised documents.
2. The documents and plans are subject to review and approval by the Township Engineer and Township Attorney.

Ms. Zawada referenced the CES memo dated August 8, 2014. She explained that her biggest concern is that the Township Board has not approved the final PD yet. The Exhibit B documents shall be consistent with the approved Final PD Site Plan once the Township Board has taken action, this should lag behind the approval so one last review can be done.

Mr. Towne questioned the pond that overflowed onto Grand River. Ms. Zawada stated that detailed engineering review has not been done yet, but she was not aware of that happening.

Ms. Kimberlin referred to her memo dated August 11, 2014 and explained that more detailed issues regarding terminology were needed. She did point out that the developer has presented a document related to maintenance issues as far as the road goes, considering there were resident concerns with the other development. The document as presented does not give the existing development direction as to when maintenance needs to be done. The Township may wish to address that.

Mr. Healy has a master where both projects were covered. It was decided it would be easier to have common maintenance. There was discussion regarding the maintenance and the Homeowner's Association and how to handle the main decision making vs. the everyday common obligations. There are 50 residents in one development and only 7 on the other.

Mr. Campbell asked how the condominium owners would be assessed for maintenance and repairs on the condominiums since the houses would not be on that list. Mr. Healy explained that the existing condos will keep their own association and they have different costs but some of the expenses are shared.

Motion by Towne, second by Chuck

To recommend approval to the Township Board of AP-11-12 Asbury Hill PD as presented. Including the comments in the CES memo dated August 8, 2014, the McKenna Associates memo dated August 11, 2014 and the August 11, 2014 Township Attorney memo. Approval of Township Engineer and Township Attorney are also needed and required.

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

MOTION APPROVED

COMMUNITY REPORTS

Mr. Doozan reported that Henrob has approached the Township regarding their 3rd building. It will be an upcoming item on the Planning Commission agenda soon.

Mr. Doozan also provided a hand out regarding U. S. Energy.

Mr. Enlow suggested adding the DDA Report back onto the agenda.

ADJOURNMENT

**Motion by Towne, second by Chuck
To adjourn the meeting at 8:10 p.m.**

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

MOTION APPROVED

The Planning Commission meeting was adjourned at 8:10 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary