

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
October 27, 2014

Approved: November 10, 2014

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

Roll Call: Ed Campbell
Michael Conflitti, Chairman
Kris Enlow
Sean O'Neil, Board Liaison
Carl Towne, Vice-Chairman
Jim Chuck

Guests: 7

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

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. Approval of the October 13, 2014 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

DDA REPORT

Ms. Archer reported that due to the number of employees brought in by Hirata and

Henrob, the Township was awarded a Category A Grant through MDOT. Between those two companies, they have brought in 229 jobs. This will be a \$1,000,000 reconstruction project. RCOC will cover \$50,000, and the DDA approved the other \$50,000 match. The Township may have an opportunity in the future to complete the paving on the other side of South Hill Road to Pontiac Trail.

Ms. Archer reported that there are 3 new businesses in the Township: a AAA Insurance Office opened at Lyon Crossing Center, Bigby Coffee Shop will have a ribbon cutting ceremony on November 3 also in the Lyon Crossing Center, and an internal medicine doctor will open his office on 11/14/14 in the Lyon Industrial Research Park. Ms. Archer also reported that she will be attending the Michigan Economic Development Associations Economic Toolbox seminar held in Lansing and the Michigan Festivals Conference the weekend of November 7. There will also be a meeting in November with SEMCOG.

Mr. Bell gave a presentation regarding the History of Lyon Township book. He explained that they have sold 1,000 books and are going to a second printing. He also reported that the builders in the Township are offering the book to their new homeowners as a gift at their closing.

PUBLIC HEARINGS – None

OLD BUSINESS - None

NEW BUSINESS

- 1. AP-14-54, Rathmor Park PD – Minor PD Amendment. Property located on the northwest corner of 10 Mile Road and Napier Road. Consider a minor amendment to the approved landscape plan.**

Mr. Doozan reviewed the McKenna Associates memo dated 10/20/14. The recommendation is for the Planning Commission to recommend approval of the revised entryway landscape plan for Rathmor Park (AP-14-54), subject to the applicant providing detailed information about species, number, size at time of planting, etc., for review and final approval by the Township Planner.

Mr. Seth Herkowitz of Hunter Pasteur homes stated that they are excited to present the revised landscape plan. He felt that they have achieved a design that everyone will be proud of and will be the gateway to Lyon Township.

Randy Metz from Grissim, Metz, Andriese Associates reviewed the new landscape plan for Rathmor Park. He explained that 10 Mile will have good portion of a natural style landscape. The desire was to take a portion of the property and enhance it to provide a unique character to this site and also appeal to the discriminating buyer. This plan includes amenities for families and lifestyle; it's more than just a landscape edge.

Mr. Towne stated that he was 100% for leaving open space, but he thought the plan was way too formal and the transitioning was terrible. Napier Road was too formal, he liked it the way it was before. He liked the open space. Mr. Metz explained the

sidewalk is a path throughout the development. Mr. Towne felt that the double rows of evergreens are too formal; the shrubs will be hard to maintain in that shape. Mr. Towne stated what we're not Novi, and he doesn't want to be Novi. Both entrances are too formal. He feels it's a terrible transition between two spaces.

Mr. Campbell stated that he loved it. It's simple enough to give people the ability to do whatever they want in the area, and he loved the open space. He thought it was a nice transition; it's creative, elegant, and stately.

Mr. Enlow asked what prompted the change in the landscape plan. Mr. Metz explained that it was a landscape scene; there was no space devoted to the people who would live there. They wanted to create a small and bold identity for this community that would appeal to the homebuyers that would want to live there. Mr. Herkowitz explained that the price points of the homes will start at \$400,000 and go upwards of \$500,000.

Mr. Enlow questioned the size of the evergreens. Mr. Metz stated that they are hopeful to use larger trees than what the ordinance requires. They are proposing evergreens to be 8', 10' or 12' depending on the location. Mr. Enlow stated it is probably the most formal landscape plan in the Township. He liked the open usable space, but he did not like the different materials that are being used. The pathway goes from asphalt to concrete, and he didn't think it fit in. Mr. Metz stated that road is to be a welcome mat in that area. Mr. Enlow stated he would prefer that the material is the same going along Ten Mile.

Mr. Chuck stated he agreed with Mr. Campbell, he liked the upscale look. He questioned the location of the sign and suggested placing it in the median. Mr. Metz stated he would take it into consideration so that it's visible when heading west on Ten Mile. He liked the project and felt they were raising the bar which breeds competition.

Mr. O'Neil, he stated he liked it, but had a concern that the brick is painted white. He didn't like the white brick and is concerned about the upkeep over time. He suggested adding the maintenance of that brick and the landscaping to the Master Deed and Bylaws. This design raises the bar and shows design excellence.

Mr. Towne stated he is very concerned with the upkeep of it, but he does love the open space. He also stated he likes the original signage. He doesn't think the plan mirrors what the Ten Mile Corridor should look like at all.

Mr. Conflitti stated that he'd prefer if the row of trees were down to make it more open looking, but he felt overall it was homerun.

Motion by O'Neil, second by Chuck

To recommend approval of Rathmor Park AP-14-54 including the comments from McKenna Associates dated 10/20/14.

Mr. Enlow questioned how much this deviates from the Ten Mile Corridor plan. Mr. Doozan stated that when looking at the west side, it is consistent. When looking at the east side, it is also consistent with the plan. The more formal area that makes up 35% of it is not consistent with the plan, because the plan envisions a more fluid, not as

formal, a more informal landscape for the entire frontage.

Mr. Chuck commented that the painted brick is a good point and asked if the applicant would consider colored brick. Mr. Metz stated yes they would.

Mr. Enlow questioned the irrigation system and the rust that could stain the white masonry. Ms. Zawada explained that the water will come from the Woodwind well system which has an iron removal system so it would be minimal, if any.

Roll Call Vote: Ayes: 5 (Campbell, Chuck, Conflitti, Enlow, O'Neil)
Nays: 1 (Towne)

MOTION APPROVED

2. AP-14-50, Ashwyck Meadows PD – Conceptual Review. Property located at the southeast corner of Pontiac Trail and Silver Lake Road. Conceptual review of a proposed single family residential development consisting of 88 homes on 62 acres.

Mr. Doozan reviewed the McKenna Associates memo dated October 21, 2014. Mr. Doozan concluded that the review letter identified issues that must be addressed before this proposal can move through the review process. The recommendation is that the applicant revises the plans to address the deficiencies identified in the McKenna Associates memo.

Ms. Zawada reviewed the October 24, 2014 CES memo. She explained the main comments are that more detailed volume calculations for the basins, overflow routes and the outlets for the detention basins are needed. Also, the applicant is proposing to build an offsite sewer and that preliminary layout should be included in packet. The applicant should clarify if sidewalks and street lighting is proposed. She reminded the Planning Commission that currently the sanitary sewer has plenty of capacity but it was not designed to take into account any additional rezoning. Mr. O'Neil stated that the sewer master plan capacity should be analyzed in the near future.

Mr. Kianicky gave a brief presentation and explained that he understood that they will need to come back. The main challenge with this site is the sanitary sewer that will be $\frac{3}{4}$ of a mile away with a cost estimate to be \$750,000. He explained that the site could be developed on septic systems but they didn't feel it was the responsible way.

The answer is to develop it as an upscale development with 88 homes they have looked at the zoning map and there is a mixture of zonings close to the site. They would like it to be zoned at R-0.75 but there is no such zoning in the Township. They would limit the amount density by submitting a PD. They have created a site plan for upscale homes north of \$400,000 with 100' foot lots. Buffers were Homeowners Association of Martindale Meadows and sent the site plan to Orchard Edge Estates. Met with the church as well and they would offer sanitary sewer to them. They increased the rear setback by 5'in order to protect the existing tree row by Martindale Meadows and preserved the landmark tree in the park area.

Mr. Towne stated it is a great layout, except the lots are too small. He felt that the plan

is preserving a lot, protects property owners on the south side with 50' buffer. He liked the way the wetlands were protected and he liked the way it flows but the lot size is too small.

Mr. Enlow stated that for the most part the layout looks good he liked the two entrances onto Pontiac Trail and the connection to Martindale Meadows. The usable open space is a concern and 50' greenbelt is somewhat more usable but he would like to see the center piece more usable. The walking trail should be a hard surface not limestone. He questioned where the pump station would be built. Mr. Kianicky stated the south west corner of the property. Mr. Enlow stated that there are too many lots for the underlying zoning.

Mr. Campbell agreed the density bump is a big deal, combination of usable open space and the size of the lots and the setbacks. The useable open space is the common thread with almost every development that has come before them. He is more comfortable with 20' between houses and stated that the lots should be more creative.

Mr. Towne stated he is against back to back driveways on side entry garages. He also commented on the northeast side there is a big swale with stagnant water and it smells.

Mr. Chuck commented that it is a work in progress and to continue working with Mr. Doozan.

Mr. O'Neil agree with everything, he questioned the recognizable benefits, bringing sanitary sewer is self-serving, either build one acre lots or bring sewer so he didn't consider that a benefit. He likes the connectivity, but concerns were voiced from the neighbors to the east and the connection to a road that is 30 years old. The connection proposes to introduce traffic for 88 homes and some of them will use Barclay. The current residents will get to foot the bill for their new road in a few years due to the added traffic from this proposed site and at some point the county or new development has to help support the existing residents for road maintenance. He felt that this is not consistent with the Master Plan. He wanted to see more on the side of recognizable benefit.

Mr. Kianicky stated that they had considerable discussion regarding the road connection. There will be much more traffic coming from Martindale Meadows to Pontiac Trail. In regards to the sewer, there is a general trend of water usage going down due to more conservation, he agreed a study should be done to update it. He did not think it should be factor in their decision.

Mr. Kianicky stated that the Master Plan is not correct. This property is surrounded by lesser zoning and they are proposing something that is in between the existing zonings. He felt that this zoning is a reasonable alternative but he understood the concerns.

Mr. Campbell questioned if the property was rezoned, based on current setbacks and knowledge of the parcel how many homes would be proposed. Mr. Doozan stated 108 homes with R-0.5 zoning and with the current setbacks.

ADDITIONAL BUSINESS

1. November 10, 2014 Agenda – Discuss the possible agenda.

Mr. Doozan suggested moving 3 items to the 2nd meeting of the month in November. The Planning Commission agreed to the change

COMMUNITY REPORTS

Mr. O'Neil reported that a budget workshop was held in preparation for the final budget review. There is money in the plan for a Capital improvement plan for 2015.

Mr. O'Neil also announced that after January 1, 2015 there will be a new Board liaison to relieve him for 2015.

Mr. Towne thought that the lights at the library needed to be switched to LED lighting. Mr. O'Neil stated that in general all facilities should be switched at once.

Mr. Doozan provided a hand out regarding why people move into a township why. The Census data showed it is to gain access to better housing.

ADJOURNMENT

**Motion by Chuck, second by O'Neil
To adjourn the meeting at 9:16 p.m.**

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

MOTION APPROVED

The Planning Commission meeting was adjourned at 9:16 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary