

Charter Township of Lyon  
Planning Commission  
Regular Meeting Minutes  
February 9, 2015

Approved: February 23, 2015

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

Roll Call: Ed Campbell  
Patricia Carcone, Board Liaison  
Jim Chuck  
Michael Conflitti, Chairman  
Kris Enlow  
Stephan Hoffman  
Carl Towne, Vice-Chairman

Guests: 9

Also Present: Leann Kimberlin, Township Attorney  
Patrick Sloan, McKenna Associates

**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 January 12, 2015 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**

**Mark Hannon, 59488 Eight Mile Road** – Mr. Hannon commented that he lives next door to Hasencleaver Farms. He explained that his wife talked with the Township regarding the fire hydrant that was just installed. She was told that the Township paid \$7,000 to move the fire hydrant because in the future there will be a road. He

questioned why the Township would incur that cost when there hasn't been a preliminary approval yet. Ms. Carcone stated that she would investigate that further and call him.

**DDA REPORT – None**

**PUBLIC HEARINGS – None**

**OLD BUSINESS - None**

**NEW BUSINESS**

- 1. AP-15-03, GreenFields Development – PD Size Waiver. Property located on the south side of 10 Mile Road, west of Griswold Road. Applicant requests a waiver to allow for a Planned Development that consists of approximately 19.5 acres. The minimum size required for Planned Development is 40 acres, unless a waiver is obtained.**

**Representing GreenFields Development: David Field**

Mr. Sloan reviewed the McKenna Associates memo dated January 30, 2015. Based on the considerations cited in the memo it was recommended that the Planning Commission recommend approval of the waiver from the 40-acre minimum to allow this case to proceed under the planned development regulations.

If this request is approved by the Township Board, the applicant will be required to follow the 3-step planned development review process to obtain approval, at which time the Planning Commission and Board will have the opportunity to review density, layout, buffering, landscaping, and other pertinent issues.

Mr. Towne questioned the primary response from the Fire Department on map #15. He explained that it is marked as a high to medium hazard area and is probably only one of two or three in the Township. He questioned why that area is listed as high to medium. Mr. Enlow felt it is categorized that way due to the mulch and landscaping materials that are there.

Mr. Field confirmed that the industrial area is where a basin will be located to buffer the residential and provide a buffer for the industrial. He provided a draft plan to the Commission to review.

Mr. Towne stated that the owner of the Williamsburg Apartments came to the Township previously, and the Planning Commission had said at that time that the zoning should stay the same. He felt that this would provide a good mix, and this area is a transitional area.

Mr. Sloan confirmed that if there is a public hearing then it will extend beyond municipal boundaries. He read a few paragraphs that discuss the master plan for that area.

Ms. Carcone explained that 40 acres is not etched in stone; each development is

judged based on its own merit. She stated that she is in favor of waiving the size requirement and felt this would be a good transition.

Mr. Enlow stated that if it's done right, by getting the connection to the Yerkes Drain and getting the detention, he thought it could work out. He was not opposed to granting the waivers when there is a plan involved. He asked that Mr. Field be conscious of not having a long dead end street. He stated that they do have a Ten Mile Corridor Master Plan with landscaping requirements to consider when that portion goes to design.

Mr. Campbell questioned what the major industrial use will be. Mr. Fields commented that they are thinking that area will be used completely as retention, wild natural area.

Ms. Carcone suggested using a historical name for the road such as the person that originally owned that property. Mr. Field stated he would look into it.

**Motion by Towne, second by Chuck**

**To approve to the Township Board the PD size waiver AP-15-03 from the normal 40 acres to 19.5 acres including the information in the McKenna Associates memo dated January 30, 2015.**

**Shirley Baker** – Ms. Baker questioned how many cars will this add onto Griswold and questioned if there will be a street light at Griswold.

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

**MOTION APPROVED**

**COMMUNITY REPORTS**

Ms. Carcone gave a brief update of the last Township Board meeting. There was brief discussion regarding the Comcast Franchise Agreement. Ms. Carcone also commented that she is working with Ms. Zawada from CES Engineering on applications for grants to connect pathways.

**Dennis Lapoint** – Mr. Lapoint stated that he lives in Hidden Timbers, and he questioned if that grant is for bike paths. Ms. Carcone explained.

**Shirley Baker** – Ms. Baker raised concerns about the parking situation at the Dog Cemetery. Ms. Carcone stated that they have talked to the people that take care of the cemetery, and Mr. Chuck stated he also has spoken with the Sheriff in regards to the parking.

Mr. Towne asked Mr. Sloan to speak to Mr. Doozan about having a workshop for the 8 Mile corridor to get solid ideas on how they want it to look. Also, he stated that the ponds at Orchards of Lyon look like the setbacks are in the right of way. Mr. Sloan will check into that.

**ADJOURNMENT**

**Motion by Towne, second by Carcone.  
To adjourn the meeting at 7:38 p.m.**

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

**MOTION APPROVED**

The Planning Commission meeting was adjourned at 7:38 p.m. due to no further business.

Respectfully Submitted,

*Kellie Angelosanto*

Kellie Angelosanto  
Recording Secretary