

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
May 11, 2015

Approved: May 26, 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: 7

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

APPROVAL OF AGENDA

**Motion by Chuck, second by Towne
To approve the agenda as revised.**

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

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

A. Approval of the April 27, 2015 Minutes

**Motion by Towne, second by Enlow
To approve the April 27, 2015 minutes as presented.**

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

MOTION APPROVED

PUBLIC HEARINGS – None

OLD BUSINESS - None

NEW BUSINESS

1. **AP-15-22, New Hudson Methodist Church – Parking Lot Addition. Property located at 56730 Grand River Avenue. Site plan review of a proposed parking lot.**

**Representing AP-15-22: Gordon Roach
 Jason Arnold, Civil Engineer**

**Motion by Chuck, second by Towne
To recuse Kris Enlow from discussion.**

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

MOTION APPROVED

Mr. Doozan reviewed the McKenna Associates memo dated May 4, 2015. It was recommended to approve the proposed site improvements for New Hudson Methodist Church, subject to the following conditions:

1. The plans are subject to approval by the Township Engineer.
2. The locations of barrier-free signs must be moved to the east side of the sidewalk.
3. Exterior lighting information must be provided, as noted.
4. Landscaping recommendations noted above must be reflected on revised plans.

Ms. Zawada referenced the CES memo dated May 8, 2015. She explained that the properties east of Milford Road do not have a storm sewer for those properties to discharge to. She recommended that the DDA do a storm water management plan. When the revised plan was provided, they met last week and felt that a detention basin needs to be created and storm sewer built all the way to Grand River. The church would have to request a variance from the Township Board. Long term it makes more sense than disturbing such a large portion of their property. She is ok to approve it contingent on a variance from the Township Board.

Mr. Arnold explained that the existing site does not have a retention basin at all which is why the asphalt is in such bad condition. They are doing a reduction of impervious surface with this site plan. He has designed the backwards system before and felt it would be a viable solution. They still may have a large area in order to make the hydraulics work.

Mr. Chuck asked if the engineer is comfortable with Ms. Zawada's suggestion. Mr. Arnold stated yes.

Mr. Towne questioned if the applicant agreed with the items listed on the McKenna Associations memo. Mr. Arnold stated yes.

Motion by Chuck, second by Campbell

To approve AP-15-22 with all contingencies mentioned in the McKenna Associates memo dated May 4, 2015 and the CES memo dated May 8, 2015 and any variances that may be needed.

Roll Call Vote: Ayes: Unanimous
 Nays: None

MOTION APPROVED

2. **AP-15-31, Tanglewood Greenbrier – Minor PD Amendment.** Property located at the southwest corner of 10 Mile Road and Chubb Road. Applicant requests a minor PD amendment to change the minimum side yard setback from 8’ to 5’. A total of 30’ would still be maintained between homes.

Representing AP-15-31: Paul Schick, Pulte Homes
 Pat Keast

Mr. Doozan reviewed the McKenna Associates memo dated May 1, 2015. In terms of overall appearance and function of the Greenbrier Planned Development the proposed amendment will have little, if any, impact. On the other hand, the amendment would improve maneuverability for vehicles on each lot. In light of these contingencies, it was recommended that the Planning Commission recommend approval of the proposed setback amendment in Tanglewood Greenbrier.

Ms. Zawada reviewed the CES memo dated May 4, 2015. She explained that Phase 1 has already been constructed and may affect their plot plan review. Requested that the engineer address these on the overall engineering plans for phases 2 and 3. Also, the hydrants and manholes may need to be adjusted in Phase 1.

Mr. Keast confirmed that they have no issues with Ms. Zawada’s requests. In phase one, they will honor the easements so there is no encroachment into those easements.

Mr. Towne questioned maneuverability. Mr. Keast stated that driveway widths are usually 23-24’ and it’s a standard size to have 25’.

The Commissioners had no issues with the request except for a comment about not having room to plant a tree with a 5’ setback.

Motion by Towne, second by Carcone

To recommend to the Board approval of AP-15-31, Tanglewood Greenbrier, Minor PD Amendment to change the minimum side yard setback from 8’ to 5’ keeping a total of 30’. Including memos from McKenna Associates dated 5/1/15 and CES memo dated 5/4/15.

Roll Call Vote: Ayes: Unanimous
 Nays: None

MOTION APPROVED

3. AP-15-32, Cummins Bridgeway – Additional Parking. Property located at 21810 Clessie Court. Site plan review of a proposed parking lot addition.

Mr. Doozan reviewed the McKenna Associates memo dated April 29, 2015. It was recommended that the Planning Commission approve the site plan for expansion of the parking for Cummins Bridgeway provided that the tree issues cited in this letter are addressed on revised plans. Please note that any such approval would not include the area labeled “Potential Future Parking”.

Ms. Zawada referenced the CES memo dated April 29, 2015. She commented that the proposed drive at the East end of the proposed parking lot addition may need to be extended 10 feet to provide space for the two most Easterly parking spaces to back out. They also recommend that a parking lot loop should be provided to connect to the north and the applicant should clarify if the proposed walk going north connect to the existing walk.

Michael Schonsheck agrees with all comments except for the wider drive. They are looking at possibly doing an addition in the future and the wider drive would serve for truck traffic. They would rather not connect the drives at this time but connect them when the addition is done. Other than that they will comply with all of the comments. Mr. Doozan stated he had no problem with that explanation. Ms. Zawada stated that she would be more comfortable after the Fire Department reviews the wider drive.

Motion by Towne, second by Chuck

To approve AP-15-32 additional parking differing the dimensional parking question to the fire department and have it handled internally, if satisfied. Including all comments from the McKenna Associates memo dated April 29, 2015 and the CES memo dated 4/29/15.

**Voice Vote: Ayes: All
Nays: None**

MOTION APPROVED

COMMUNITY REPORTS

Ms. Carcone gave a brief update on the previous Board meeting.

Mr. Doozan handed out a graph that listed the Planning Commission cases in 2014 and an article on Complete Streets.

ADJOURNMENT

**Motion by Towne, second by Chuck – ct/jc
To adjourn the meeting at 8:03 p.m.**

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

MOTION APPROVED

The Planning Commission meeting was adjourned at 8:03 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary