

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
June 22, 2015

Approved: July 13, 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, Secretary
Stephan Hoffman
Carl Towne, Vice-Chairman

Guests: 3

Also Present: Leann Kimberlin, Township Attorney
Chris Doozan, McKenna Associates

APPROVAL OF AGENDA

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

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

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

A. Approval of the June 8, 2015 Minutes

**Motion by Towne, second by Campbell
To approve the June 8, 2015 minutes as presented.**

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

MOTION APPROVED

COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS

Mr. Chuck reported that Magna has chosen Lyon Township to build their new building which will come along with 250 new jobs.

PUBLIC HEARINGS - None

OLD BUSINESS

- 1. AP-15-37, ASHE Enterprises Building – Site Plan Review. Unit 29 of Lyon Industrial/Research Centre, located north of Grand River Avenue, east of Lyon Center Drive East. Site plan review of a proposed 28,450 square foot industrial building to be used for manufacturing and warehousing.**

Mr. Doozan explained the revised plan was reviewed on June 8, 2015 at which time it was tabled for the applicant to address concerns. The design of the front façade was a key concern. The applicant is largely in compliance with ordinance requirements, and he would recommend approval of the site plan subject to the following conditions:

1. The exterior lights must be on the north and east sides of the building.
2. Miscellaneous corrections in item 4 of the McKenna Associates memo must be addressed on revised plans.
3. Plans are subject to approval by the Township Engineer.
4. Further assessment of the architectural design by the Planning Commission is required.

Mr. Doozan confirmed that Ms. Zawada from CES is in agreement.

Mr. Vollmar reviewed the exterior elevations and explained that they doubled the height of the brick along the front elevation and increased the glass. Some cast stone accents, were added and the metal signage has been reduced.

Mr. Hoffman stated he appreciated the brick and felt it was nice to have more variation, he thought an awning or sunscreen would make it even better. He appreciated the break and stated its better.

Mr. Enlow asked what color is the wall sign. Mr. Hebreer stated black. Mr. Enlow stated that the south side is the side someone sees first as you come down Research Drive. Mr. Hebreer stated that he agreed he thought it would look better on the south side.

Mr. Hebreer confirmed the lights will be on the north and east side where the doors are located. Mr. LeClair stated that there are no additional lights.

Mr. Hebreer and Mr. LeClair stated that they are agreeable to the notes in the McKenna Associates memo.

Ms. Carcone stated that she appreciated the brick but felt that a canopy would add more to the plan. She was disappointed that only more brick was added and that they didn't go further with the plan.

Motion by Chuck, second by Towne

To approve AP-15-37 to approve with the conditions as sited in the McKenna Associates memo dated June 18, 2015.

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

MOTION APPROVED

NEW BUSINESS

2. Master Plan Updates. Review of proposed amendments to the adopted 2012 Master Plan.

Mr. Doozan explained even though the State law says the Master Plan has to be updated every 5 years, given the growth of the Township it is expected that an update is needed.

The following 5 areas of the Township are in need of an update:

1. The Milord Road Corridor, south of New Hudson.
2. The northwest part of the Township,
3. The 10 Mile Road Corridor
4. 9 Mile Road and Griswold
5. The southeast area of the Township.

The first area is the Milford Road Corridor which goes from where the bike path is to 12 Mile Road. This is an area that is in transition. It was at one time agricultural, but it will transition towards residential with Mill River and the proposed Parkside Development. Farther south it is all residential as well. They believe there is more potential for residential development rather than the older industrial development that is there today.

Mr. Doozan stated there is too much industrial; the Township has enough for decades. There is an opportunity here for transition and to be able to support the New Hudson District.

Mr. Doozan stated he didn't like the commercial by the ring road since it would take away from the New Hudson District.

Mr. Doozan confirmed with the Commissioners that he is hearing that they agree with low density single family in area #1 and Research Office east of Parkside to a depth of 660'.

Mr. Doozan stated with regard to #2, the Ten Mile Road Corridor, the issue here is there is a lot of Planned Developments. Due to the recession the Township had to make bargains with the various property owners to get the property off the Township's hands. One of the tools was to allow higher density. Some of these were developed at a higher density than otherwise would have been permitted under the ordinance. Riverwood got to what amounts as high density single family. Some of the vacant parcels have been designated as moderate density single family but could represent a potentially high density than the current zoning allows for those vacant areas. There was concern

regarding the water in this area. Ms. Carcone stated that they are already working on it, and Ms. Zawada needs to verify this change would be feasible.

Mr. Doozan stated at the corner of Milford and Ten Mile on the northeast corner, there could be more room for commercial at that intersection. The current map shows that area as Rural Residential which is not feasible. After deliberation, the Commission was comfortable with keeping Dandy Acres at R-1.0 and then the "L" shaped parcel but change the residential parcel south of the church to commercial, with no residential on the corner. There was some discussion about expanding the commercial to the church line on the northwest side of Milford Road.

Mr. Doozan explained that the new planned developments are in the SE corner of the township. This area for a long time has been zoned R-0.5 even though there have been no utilities here there has been that conflict in the Master Plan and Zoning Ordinance. This conflict was just on paper but now that there are sewers it has to be dealt with. The designation is high density, single family which is comparable to R-0.5 zoning. This will not change the parcels; they are just making the zoning and the Master Plan fit together.

Mr. Enlow stated that everything that was a one acre lot can now be 8/10 of a lot, which is a blanket increase in density. Mr. Towne stated that he is comfortable with a 35,000 sq. foot lot. Mr. Doozan stated he could include some text to go along with it.

Mr. Doozan explained that there are a few parcels of significance in the southwest part of the Township at 9 Mile and Griswold Roads such as the Hutto Parcel, which is currently zoned R-M2. Other parcels include the Woodlands of Lyon and the other parcel is the Meadows of Lyon, across the street from the Woodlands of Lyon. They are trying to make the Master Plan comparable with the Zoning Ordinance in this area as well. With the Hutto parcel, it looks like that won't be multiple family but will go to single family, high density, which is comparable to the RM-2 designation.

The Commissioners agreed that the Township parcel to the south should be moderate density.

Mr. Doozan explained that they looked at the anticipated development of sanitary sewer and water facilities in the northwest portion. There are areas that developed prior to sanitary sewer and water that are R-0.3 and R-0.5 densities. This is before the Oakland Health Division had their one acre limit for properties that have a septic system. Was it reasonable to require the vacant properties that are potentially serviceable by utilities to be at the low density single family residential? He thought a moderate density single family would be more appropriate. The Commissioners felt that there should be a buffer around Deer Creek Road.

Mr. Doozan stated he will provide a comparison so the Commissioners can visualize what the area would look like at one acre and 1.25 acres.

Mr. Towne asked that the area just west of Emelbe Pond be investigated due to the smell by the low area.

Mr. Enlow stated he would rather not increase the density in the northwest portion without getting something for it. Mr. Towne and Ms. Carcone stated that they would like to see a comparison first and that 35,000 sq. foot lot does not bother them.

Mr. Doozan reviewed the process for amending the Master Plan.

Mr. Towne suggested adding the piece near the funeral home. Mr. Doozan stated he can look at it.

COMMUNITY REPORTS - None

ADJOURNMENT

**Motion by Towne, second by Chuck
To adjourn the meeting at 8:43: p.m.**

Voice Vote:	Ayes:	Unanimous
	Nays:	None

MOTION APPROVED

The Planning Commission meeting was adjourned at 8:43: p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary