

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
August 10, 2015

Approved: August 24, 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: 6

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

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 July 27, 2015 Minutes

Mr. Enlow suggested a minor addition to the minutes.

**Motion by Towne, second by Enlow
To approve the July 27, 2015 minutes as revised.**

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

MOTION APPROVED

COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS - None

Mr. Chuck reported that the Ethnic Festival is the last event of the summer and is being

held this weekend.

PUBLIC HEARINGS

- 1. AP-13-31, The Meadows of Lyon PD- Preliminary Review. Property located on the south side of 9 Mile Road, east of Griswold Road. Public hearing to consider preliminary review of a proposed planned development consisting of 47 single-family homes on 74 acres.**

Mr. Doozan reviewed the McKenna Associates memo dated August 5, 2015 which identified unresolved areas of concern that require additional essential information to address completely.

Ms. Zawada reviewed the CES memo dated July 8, 2015. Due to the amount of items that need to be addressed, Ms. Zawada recommended that the applicant is not ready for final.

Mr. Bennett gave a short PowerPoint presentation of the project.

Mr. Bennett explained that the lot widths are 100' wide and some are 90' lots in the cul-de-sac areas. Lot six shows 5' on one side and 5' on the other side. The reason it is like that is because there is open space next to it. Mr. Towne stated that the Planning Commission has always had an issue with the open space between lot 6 and 7. Mr. Bennett stated if they look at the landscape plan, they are proposing planning to screen the rear of lot 6 from the existing home on the hill. That area is shown as general common areas in the Master Deed; the Homeowner's Association will maintain it. Mr. Towne asked why they can't make lot 6 larger so they don't have to deal with the 5' on one side and 5' on the other. Mr. Bennett stated that they could, but the size of lot 6 would end up being 23,000 square feet. Builders prefer to have the lots be about the same size. Mr. Towne stated that they want to make it consistent throughout the whole development, and he couldn't see any reason why they couldn't make it at 23,000 sq. foot lot. Mr. Doozan stated that the space also does not meet the requirements of usable open space.

Mr. Hoffman commented that he liked the space and he could see kids playing on that lot. Mr. Chuck stated that his sub has a few of these spaces that are used, and he liked the idea of what they are trying to do to screen the existing neighbor. Mr. Bennett stated he can do 5' on one side and 25' on the other on all of the lots mentioned in Mr. Doozan's memo, for consistency.

Mr. Bennett reviewed the stub street location. Mr. Doozan explained that the ordinance states that a cul-de-sac should not exceed more than 660' and this one is 2,850'. Mr. Bennett stated that he didn't want to move the stub road. Mr. Doozan emphasized that it is a real serious problem to have a 2,850 foot long. From the location of the stub, it may as well not be put in.

Mr. Enlow stated that it is the length of the cul-de-sac beyond the stub street that bothers him the most; he didn't care where the stub street went. The Road Commission recommends 660 feet. Various options were discussed.

Mr. Towne stated that in the best interest of the Planning Commission, the stub road needs to be moved.

**Motion by Enlow, second by Chuck
To open the public hearing.**

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

MOTION APPROVED

**Motion by Towne, second by Campbell
To close the public hearing due to no comments.**

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

MOTION APPROVED

Mr. Bennett stated that he understood they would like to use Mr. Doozan's recommendation and move the stub as far to the south as possible. Mr. Enlow stated he would like to see it more to the west. He can't approve a dead end cul-de-sac of more than 1,000 feet, it just doesn't sit well. If that stub was there, he felt it could be a safer subdivision.

Mr. Towne asked if they can put a notation on the plans that would allow us to go in and put that stub road in if that Clark piece was developed or the Township piece was developed. Ms. Zawada stated it would have to be dedicated to the Road Commission as part of the project. Mr. Bennett stated that he understood what they are saying.

Mr. Bennett reviewed the proposed bike path route and the contribution that will be made on the portions that aren't done. Mr. Towne stated that there still needs to be access to Griswold from the two developments. Ms. Zawada stated that there are other technologies that can be used and it should be done.

Mr. Bennett stated that there are a lot of items that are left to do as far as engineering goes. They did conceptual work on the basins and they will do on the Meadows exactly what they have done on the Woodlands. They will have all of the engineering issues done before they come back in for final. They will never come back and ask for approval before the engineering issues are done. Treasurer Carcone stated that the engineering issues should be addressed before this project goes to the Board. Ms. Zawada agreed.

**Motion by Chuck, second by Towne
To table AP-13-31 on the basis of the McKenna Associates memo dated August 5, 2014 and the CES memo dated July 8, 2015 and the additional information that is needed for the Planning Commission to make a proper decision.**

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

MOTION APPROVED

OLD BUSINESS – None

NEW BUSINESS - None

COMMUNITY REPORTS

Treasurer Carcone gave a brief update on the last Township Board meeting.

Mr. Doozan commented that the Board approved the distribution of the draft Master Plan to the surrounding communities. The first phase of the findings for the Safe Routes to School are moving along regarding the application. He reported on a U.S. Supreme Court decision regarding signs. He also provided an article on infrastructure to the Planning Commission.

Mr. Towne questioned the Spring Meadows project and extending the sidewalk. Ms. Zawada stated that she can bring it up at the next administrative meeting.

Mr. Hoffman questioned what was going in by the big tower on Ten Mile. Ms. Zawada explained it is a senior center. Mr. Hoffman asked if there is an ordinance about keeping everything out on their driveway; it has become unsightly. Ms. Zawada explained there is a blight ordinance.

ADJOURNMENT

**Motion by Chuck, second by Carcone
To adjourn the meeting at 9:14 p.m.**

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

MOTION APPROVED

The Planning Commission meeting was adjourned at 9:14 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary