

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
October 12, 2015

Approved: October 26, 2015

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

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

Guests: 4

Also Present: Leann Kimberlin, Township Attorney
Chris Doozan, 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 September 28, 2015 Minutes

**Motion by Towne, second by Hoffman
To approve the September 28, 2015 minutes as presented.**

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

MOTION APPROVED

COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS

PUBLIC HEARINGS - None

OLD BUSINESS

- 1. First amendment to the 2012 Master Plan. Review comments from outside agencies; consider setting a public hearing date.**

Mr. Doozan reviewed the McKenna Associates memo dated October 12, 2015 which gave a brief overview of the comments that were received from the surrounding entities of Green Oak Charter Township, City of Novi, Road Commission for Oakland County and Oakland County Coordinating Zoning Committee. If the Planning Commission is comfortable with the Master Plan Amendment in its present form, then it would be an appropriate time to schedule a public hearing.

Mr. Towne felt that an open house would be appropriate, one with questions and answers and a second one with an open arena to have the public view it. Mr. Chuck agreed. After further discussion the Planning Commission decided one open house will be sufficient.

Mr. Doozan confirmed the open house will be held on November 12, 2015 from 6:00 p.m. – 8:00 p.m. A public hearing will be scheduled for the regular meeting on November 23, 2015.

Steven Emsley – Mr. Emsley asked that the Township commit to not just using the newspaper for noticing the public he suggested that they use Twitter, and the Township's Facebook account. He has a big problem with item 3. He talked to a Novi councilman quite a bit, and their problem was that the developer was proposing a path to the Novi Park as a public benefit for Lyon Township.

Motion by Towne, second by Chuck

To schedule a public hearing for November 23, 2015 for the 1st Amendment to the Master Plan.

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

MOTION APPROVED

NEW BUSINESS

- 2. AP-15-49, Maynard Meadows. Property located on the west side of Pontiac Trail, north of 8 Mile Road. Site plan review of a proposed site condominium consisting of 11 single family homes on 7.46 acres.**

Mr. Doozan reviewed the McKenna Associates memo dated September 22, 2015. It was recommended that the Planning Commission approve the site condominium plan conditionally, per the procedure set forth in Section 5.04(C) of the Zoning Ordinance. The following conditions were recommended:

- 1. The concerns cited in the McKenna Associates letter dated 9/22/15 must be addressed on revised dated plans.**

2. The plans are subject to approval by the Road Commission for Oakland County and the Michigan Department of Environmental Quality.
3. The plans are subject to approval by the Township Engineer and Township Attorney.
4. The condominium master deed, bylaws, and condominium subdivision plan are subject to Township administrative approval.

The CES memo dated September 28, 2015 was referenced. Ms. Kimberlin commented on the maintenance of the storm water basins and a performance guarantee is required for the tree protection.

Mr. Mancinelli explained that this submittal represents a 20 year timeframe for him and he felt it is fitting that this development is across from his first development of Lyon Trail. This project will have eleven homes. They have done the revisions and he believed the project conforms to the Township requirements and the conditions can be worked out. He will address the buffer strip. The entrance was moved to the furthest point north, 600' is the maximum for this property. Specifications for the street lights will be submitted. Upon final site plan approval, it will be sent to the postal department for their review so they can decide how they want the mailboxes set up. He will work out the entrance sign location with Mr. Doozan and Ms. Zawada. Ms. Zawada's concerns will be easy to work out prior to final site plan. Financial guarantees will be submitted before any pre-construction meetings.

Mr. Mancinelli stated that the homes will consist of ranches from 1610 sq. ft. and colonials from 1908 sq. ft. with prices starting in the mid \$200,000s with a similar product in Oakmonte Estates at Mill River. He requested approval of the preliminary plan.

Mr. Mancinelli explained briefly how they will remove the existing septic field and tank on the property. He also reviewed the one acre split which is not part of the development.

Mr. Conflitti asked if the entrance was optimum. Mr. Doozan stated yes.

Mr. Chuck stated that the developer did a nice job figuring it out, and he's happy with it.

**Motion by Chuck, second by Carcone
To move AP15-49 forward based on the CES memo 9/28/15 and the
McKenna Associates memo dated 9/22/15.**

Ms. Carcone asked if the first cul-de-sac area is going to be sprinkled. Mr. Mancinelli stated yes; it will be sodded and landscaped. Ms. Carcone stated that she really appreciated that, as it gives a much nicer presentation.

Mr. Radke questioned if they will run power and water under the road. Mr. Mancinelli stated they have a battery operated power source, then they bring the water to it.

Mr. Hoffman commented on the traffic in that area and he was surprised how close the units are to the road. He had envisioned more commercial in that area but he had no

problem with it.

Mr. Chuck also commented that he is glad to see homes that are affordable.

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

MOTION APPROVED

Ms. Kimberlin told Mr. Mancinelli that she needs to clarify the new ordinance requirement because there is a possibility they may have to go before the board for approval. Mr. Mancinelli stated that was ok, he was expecting to go before the Board anyway so it would be a bonus if he didn't.

Steven Emsley – Mr. Emsley commented how it was refreshing to see larger lots and he felt this was done very professionally. He commented that some extra greenspace by the pipeline would be nice.

3. AP-15-59, Medical Marijuana Regulations. Revisions to the Zoning Ordinance to allow cultivation and use of medical marijuana on a limited basis.

Mr. Doozan reviewed the McKenna Associates Memo dated 10/7/15. He recommended if the Planning Commission is comfortable with the regulations as written, he recommended that a public hearing be scheduled for the next available date.

Regarding a qualifying patient, Mr. Towne questioned if it is already in our zoning ordinance that it must be so many feet from a school, or does that need to be added? Mr. Doozan stated there is nothing in it, but Ms. Kimberlin stated she believed that there is a state law that has a limitation.

Mr. Towne stated he wants to make sure all the rules are followed.

Steven Emsley - He was a caregiver to his aunt. Two kinds of caregivers, one who is actually taking care of a patient and one who is growing the full 60 plants. He commented on the smell that would be coming from that home, fire concerns as well. He thought it read perfectly. He would go with the odor if there was an issue and the fire safety.

**Motion by Towne, second by Chuck
To schedule a public hearing at the next available date.**

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

MOTION APPROVED

COMMUNITY REPORTS

Treasurer Carcone gave an update regarding the last lengthy Board meeting.

ADJOURNMENT

**Motion by Chuck, second by Enlow
To adjourn the meeting at 8:29 p.m.**

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

MOTION APPROVED

The Planning Commission meeting was adjourned at 8:29 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary