

Charter Township of Lyon
Planning Commission
Special Meeting Minutes
October 26, 2015

Approved: November 9, 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
Carl Towne, Vice-Chairman

Guests: 8

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 October 12, 2015 Minutes

**Motion by Chuck, second by Towne
To approve the October 12, 2015 minutes as presented.**

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

MOTION APPROVED

COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS - None

PUBLIC HEARINGS - None

OLD BUSINESS - None

NEW BUSINESS

- 1. AP-15-61, Rathmor Park PD – Phase III. Property located on the west side of Napier Road, north of 10 Mile Road. Conceptual review of a proposed planned development consisting of 54 single-family homes on 41 acres.**

Representing Rathmor Park: Randy Wertheimer, Hunter Pasteur Homes
 Andrew Milia, Franklin Properties
 Whitney Findlay, Franklin Properties

Mr. Doozan reviewed the October 20, 2015 McKenna Associates memo. He noted at conceptual review there is no formal action to be taken at this meeting. Instead, he recommended that the Commission offer advice to the applicant on the issues presented in the McKenna Associates memo.

Mr. Conflitti asked if Mr. Doozan recalled any other projects that had a 25% density increase. Mr. Doozan stated not off the top of his head; it's pretty high.

Mr. Enlow questioned if the pipeline easement can be counted as open space. Mr. Doozan stated yes.

Ms. Zawada referenced the CES memo dated October 22, 2015. She touched on the following points:

1. An offsite extension of public water main will be required for this project to loop the system. Easements will be needed across an adjacent parcel to extend to Johns Road. Water will also need to continue southerly along Johns Road to the existing main at Rathmor.
2. An offsite extension of public gravity sanitary sewer will be required to serve the westerly half of this project. Easements will be needed across an adjacent parcel to extend to Johns Road. A pump station and force main are proposed to continue south along Johns Road, and the pump station is in a different location from the Master Plan.
3. The pathway connecting the site to Johns Road needs to be shown on the plans as called for in the executive summary provided. As easement appears to be necessary.
4. The wetland report was not available at the time of this review and will be needed at the next submittal.

Mr. Wertheimer explained that they are asking for the exact same amount of density in order to be consistent. Phase 3 will be all 100' lots and is actually 1% less dense than they asked for in Phase 1 and 2. The Napier entrance is an important asset. This will likely not add to traffic congestion but will most likely alleviate it. They would like to contribute \$150,000 for the density bonus to use at the Townships discretion. Overall, they are very excited about the project and they are looking to expand what is already a great project.

Mr. Milia agreed with Ms. Zawada's comments and explained those will be addressed in the next round. He briefly reviewed the site via a power point presentation. Public benefits include financial contribution, installation of a pathway from Rathmor Park Phase 3 going west to Johns Road, an additional entrance off of Napier, exceeds open space requirement, Phase 3 will be managed by the same HOA as phase 1 and phase 2, water and loop to improve the overall water pressure, and to continue Phase 1 and 2 and the gateway.

Mr. Towne commented that the layout lends itself to no houses backing up to each other, which is a plus. There is an extensive list, and Mr. Doozan's report is thorough. He suggested removing lot number 11, which would open up all the open space. If they took out lot 47, that would make it more contiguous in the back area. There is a beautiful stand of trees in the back, and preserving the trees would be a great asset. He questioned where the entrance off of Napier is compared to the existing property. Mr. Wertheimer stated it is a couple hundred yards away from the existing property. Mr. Milia confirmed there is an easement for the utilities and it is about 200-300 feet from John's Road. Mr. Towne stated it is a great asset to link the back end. Ms. Zawada explained that pathways are required to be paved.

Mr. Enlow commented that there are a lot of trees and area that is already cleared in the center. He preferred the wooded area be preserved as the open space then have the cleared area. Ideally if they can make the pathway connection on Napier that would eliminate a pathway to nowhere. He was also curious to see the landscape plan. Phase 1 and 2 had a good density bonus and he felt good about that with the benefits that were provided, and now they have come forth with another monetary amount. He liked the connectivity to the other phase. He commented that one of the cul-de-sacs is too long.

Mr. Chuck stated that he did see the blue spruces and felt that the landscaping will be consistent. He liked the open space, and he liked the monetary amount because they do need traffic lights.

Ms. Carcone asked if there is opposition against the bike path because she felt the Board would ask for that. She thought the \$150,000 is nice, but times have changed in Lyon; people that live here don't want the density. Our public is saying they don't want the density, and they don't want the density bonuses. Regarding the layout she likes that nothing backs up to each other. She didn't like lot 21 and felt the removal of that lot may open up some additional open space. She would like to see the landscape plan. Mr. Wertheimer stated that Phase 1, Phase 2 and Phase 3 on Napier will mirror one another.

Mr. Wertheimer asked for direction on density.

Mr. Hoffman asked if the date was moved to get the light at Ten Mile and Napier. Ms. Zawada stated the funds moved, and right now they are looking at 2017/2018; it's a 3.5 million dollar project. The Township received 2 years of funding for this project. Ms. Zawada stated she would contact the Road Commission for further information, but the dates can change.

Mr. Wertheimer stated that Phase 3 will be in the spring of 2017. Mr. Hoffman commented on the dangerous intersection and said he can't see bringing in more traffic without having a traffic light there. If the infrastructure will be there by the time Phase 3 is developed, then he would feel a little more comfortable. But there are 4 other developments in that corner. Mr. Wertheimer stated that they want the light there as well and they would be happy to speak to the Road Commission on behalf of the Township. Ms. Zawada commented that the Road Commission won't touch the road until they can do it correctly with the road improvements.

Mr. Towne explained with the tree preservation and open space, he would be happy for them to look at taking out 2 to 3 lots. It's a great piece of property and a good looking project. It's contiguous with the first two phases as well.

Mr. Conflitti agreed with the removal of lots 11 and 47 and 12 and 21 would also be good. Mr. Wertheimer stated that they also want to keep the trees. They had asked for a 5' variance to preserve the trees creatively, as they don't want to take out any tree that doesn't have to come down.

Mr. Towne asked if a contingency can be placed that no building permits are issued before the fall of 2017. Ms. Kimberlin stated if it's negotiated as part of the Planned Development approval, a contingency can be placed. Mr. Doozan stated he would have to think about that.

Mr. Wertheimer stated they will do it. If the Planning Commission says they can't get a building permit until September 1, 2017 then he would agree to it. He is fine with that concept. In Phase 3, he would agree to that.

Mr. Conflitti stated he would like to see a landscape architect at the next meeting. Mr. Wertheimer stated that wouldn't be a problem.

Mr. Enlow stated that he was floating the number of 50 lots. Phases 1 and 2 do not have a Napier pathway due to the wetlands, so he questioned putting this in for Phase 3 unless it's only going north. Ms. Carcone stated that she would take the money for the pathway.

Mr. Chuck stated if two or three lots were removed, he would be comfortable.

COMMUNITY REPORTS – None

ADJOURNMENT

**Motion by Carcone, second by Towne
To adjourn the meeting at 8:05 p.m.**

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

MOTION APPROVED

The Planning Commission meeting was adjourned at 8:05 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary