

Charter Township of Lyon
Planning Commission
Meeting Minutes
January 11, 2016

Approved: January 25, 2016

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: 5

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 December 14, 2015 Minutes

**Motion by Towne, second by Chuck
To approve the December 14, 2015 minutes as revised.**

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

MOTION APPROVED

COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS

Father Kosanovas and Brother Francis of Miles Christi explained they have a family center on Johns Road that they just finished building. They like the development and the business that is coming, but they are concerned with the increase in people. They recently found a spotlight from their landscaping that was thrown at one of their

windows. They requested that the police check the area more often, due to the influx of many new people. Rathmor Park is coming on the north side of their building, and there are two retention ponds between them. They like that privacy but requested that the developer consider installing more trees as a buffer. Mr. Conflitti stated they can talk to the developer and pass along their concerns. Ms. Carcone stated she would talk to Ms. Zawada about the retention ponds.

PUBLIC HEARINGS - None

OLD BUSINESS

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

Mr. Doozan referenced the McKenna Associates memo dated October 7, 2015.

Ms. Carcone commented that they have not registered one person. Ms. Kimberlin stated that Milford and Milford Township and Wolverine Lake have this on their books as well, and none of them have issued any licenses yet.

Mr. Chuck stated that they need to put something on the books for this. His feeling is that it needs to be as difficult as it can be and still stay within the law. He liked the spacing of the schools, daycares and parks. They don't need to reinvent the wheel if they like what they see here. Mr. Towne agreed but stated that the liquor law says 500' from a school; he thought they should do 500' feet across the board. He didn't think the permit was needed since it can't be enforced.

Motion by Chuck, second by Towne

To recommend approval of AP-15-59 Medical Marijuana regulations based upon Mr. Doozan's recommendations and the regulation shall be 500' from day care centers, schools, parks, and duplication of caregivers. There was no objection from the public to medical marijuana coming into the township for those who attended the public hearing. Also to include the memo dated 12/3/15 from the Township Attorney and the McKenna Associates memo dated 10/7/15.

**Roll Call Vote: Ayes: Unanimous
 Nays: None**

MOTION APPROVED

NEW BUSINESS

- 1. AP-15-65, Lyon Towne Center Signs. Property located on the east side of Milford Road, north of Grand River Avenue. Review of a proposed second tier of tenant signs to be added to the existing entranceway structure.**

Mr. Doozan reviewed the McKenna Associates memo dated 12/30/15. The proposed

signs would have the positive effect of increasing public awareness of the location of three additional tenants in Lyon Towne Center. There have been no negative consequences from the initial three tenant signs. Consequently, he recommended approval of this proposal.

Mr. Towne stated this layout was changed after the initial package was delivered. It was delivered on the 6th. Now in the eleventh hour, it is 3 signs spread across the whole brick wall. Mr. Doozan stated it was the same configuration all along, the first diagram was showing one wing of the 3 wing structure so it looked like they were just adding 3 additional when in reality that was the left wing which was showing 6 additional on the left and 6 additional on the right for a total of 12 tenant signs.

Tony Antone, developer of Lyon Towne Center. Mr. Antone explained they've gotten a lot of requests from the smaller businesses to get signage onto Milford Road, and they wanted to do it without compromising the original signage. He reviewed the proposal for 3 anchor signs in the center with 6 signs on each side. With this layout, everyone who owns an outlot would have one sign.

Jim Anderson, Huron Signs. Mr. Anderson explained it would fill the space without increasing the footprint. He provided photos of the existing sign and explained how the sign would appear. Mr. Antone stated they would like to add two spotlights that point at the two sides of the signs.

Ms. Carcone stated she loved it. It would provide some recognition to the businesses, since it can be hard to identify what kind of businesses are located there from the freeway.

Mr. Towne stated the Sunoco gas station will be blocked, and he felt that was a problem. Both wings are not the same size of the center. Mr. Anderson stated that the height has gone up. Mr. Towne stated new landscaping needs to be put in, as it has been there 15 years and needs to be refreshed. Mr. Antone stated that he had no problem with that at all. Mr. Towne stated as long as the center stays open that it would still provide the view to the gas station. Ms. Carcone stated that the gas station does sit low below grade.

Mr. Enlow asked if they can make a provision that it is one business from the Starbucks strip mall and not eight tiny signs. Mr. Antone stated yes.

Motion by Chuck, second by Carcone

AP-15-65 approve based on McKenna Associates memo dated 1/7/16 and the fact there are no concerns or issues from the legal team. New landscaping shall be added and only 1 business per sign for a total of 12 retail names.

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

MOTION APPROVED

ADDITIONAL BUSINESS

Community Reports

Ms. Carcone gave a brief update regarding the last Township Board meeting.

Mr. Doozan shared two articles with the Planning Commissioners one entitled “10 Tired Traffic Myths that didn’t get a rest in 2015” and “What the U.S. needs to know about Japan’s Vacant Property Crisis.”

Election of Officers

Mr. Towne explained he would like to step down from the Parks and Recreation Advisory Board.

**Motion by Towne, second by Carcone
To nominate Mike Conflitti as Chairman of the Planning Commission. Mr. Conflitti accepted the nomination.**

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

MOTION APPROVED

**Motion by Towne, second by Carcone
To nominate Kris Enlow as Secretary of the Planning Commission. Mr. Enlow accepted the nomination.**

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

MOTION APPROVED

**Motion by Chuck, second by Carcone
To nominate Carl Towne as the Vice Chair of the Planning Commission. Mr. Towne accepted the nomination.**

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

MOTION APPROVED

**Motion by Chuck, second by Carcone
To nominate Carl Towne as the Planning Commission liaison to the ZBA. Mr. Towne accepted the nomination.**

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

MOTION APPROVED

**Motion by Chuck, second by Carcone
To nominate Stephan Hoffman, Mike Conflitti, Carl Towne and Kurt Radke
to the Recreation Advisory Board. They will rotate the liaison position.**

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

MOTION APPROVED

Mr. Chuck reported that there will be a meeting on Thursday, January 14 at 6:30 p.m. regarding the potential new library. This will be the first of 3 meetings and it should be informative and beneficial.

ADJOURNMENT

**Motion by Chuck, second by Enlow
To adjourn the meeting at 8:09 p.m.**

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

MOTION APPROVED

The Planning Commission meeting was adjourned at 8:09 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary