

Charter Township of Lyon
Planning Commission
Meeting Minutes
July 25, 2016

Approved: August 8, 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: 3

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

APPROVAL OF AGENDA

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

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

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

A. Approval of the July 11, 2016 Minutes

**Motion by Chuck, second by Towne
To approve the July 11, 2016 minutes as presented**

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

MOTION APPROVED

COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS

Mr. Chuck reported that the 4th Annual Summerfest was successful, although it was very hot. The community really likes it, and they really enjoyed it. He also explained that LEO is always looking for volunteers if anyone is interested in becoming involved in the community.

Ms. Kimberlin commented that the Color Run was successful as well.

DDA REPORT – None

PUBLIC HEARINGS

AP-16-22, Mother-in-Law Suite – Special Land Use. Property located on the north side of 9 Mile Road, west of Griswold Road. Public hearing to consider a special land use to allow construction of a mother-in-law suite as an addition to an existing single-family home.

Mr. Doozan reviewed the McKenna Associates memo dated July 20, 2016. Regarding the Special Land Use, he recommended that the Planning Commission recommend to the Township Board approval of the special land use request from Lee Paschke, calling for construction of a mother-in-law suite, subject to the following condition:

The mother-in-law suite shall never be occupied by anyone other than a family member, as defined in the Zoning Ordinance, and shall never be operated as a rental apartment.

Regarding the site plan approval, he recommended that the Planning Commission approve the site plan, subject to obtaining a 110 sq. ft. floor area variance from the Zoning Board of Appeals.

The CES memo dated 6/23/106 stated that the plan for the proposed mother-in-law suite is that it is subject to Health Department Review and approval.

Ms. Kimberlin had no additional legal concerns at this time.

Mr. Paschke stated he is fine with the health department approval, and he is also fine with the zoning ordinance. Mr. Towne stated that they want to make sure they meet all of the land uses before a special land use is given. He asked why this is a necessity. Mr. Paschke explained that his mother is disabled, so they couldn't build it in a typical basement set up because they needed a first floor space in order to accommodate a wheelchair. The larger size is needed to accommodate the spaces that he needs and to give her some independence.

Mr. Towne thought it was great. Independence is tremendous, and we should respect our adults in this way. It is an unusual situation, but he is very comfortable with it. It's a pleasure to have some clarity on it, and he felt all the bases are covered. All the setbacks are met, and that is what swayed him to agree to a special land use.

Treasurer Carcone commended them as well for stepping up to take care of their mom.

Mr. Hoffman offered suggested making the bathroom larger to accommodate a turning radius of a wheelchair. All of the Planning Commissioners were in agreement with this request and commended the applicant.

**Motion by Chuck, second by Enlow
To open the public hearing at 7:17 p.m.**

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

MOTION APPROVED

**Motion by Chuck, second by Enlow
To close the public hearing at 7:18 p.m. due to no one wishing to comment.**

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

MOTION APPROVED

**Motion by Chuck, second by Enlow
To approve AP-16-22, Mother-In-Law Suite – Special Land Use contingent upon the approval of the Oakland County Health Department and the ZBA. Including the comments in the McKenna Associates memo dated 7/20/16 and the comments from CES dated 6/23/16.**

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

MOTION APPROVED

**Motion by Chuck, second by Enlow
To approve the site plan based on the McKenna Associates memo dated 7/2016 and the CES letter 6/23/16 and contingent upon approval from the ZBA as well as the Oakland County Health Department.**

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

MOTION APPROVED

OLD BUSINESS - None

NEW BUSINESS - None

COMMUNITY REPORTS

There was brief discussion regarding the South Lyon Pumpkinfest location.

ADJOURNMENT

**Motion by Chuck, second by Carcone
To adjourn the meeting at 7:33 p.m.**

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

MOTION APPROVED

The Planning Commission meeting was adjourned at 7:33 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary