

**Charter Township of Lyon  
Downtown Development Authority  
And Development Council  
Regular Meeting  
September 13, 2016**

Chairman Jay Howie called the meeting to order at 7:00 p.m. (6:57)

**Members Present:** Jay Howie  
John Bell  
Robert Heidrich  
Tim Miner  
Mark Szerlag  
Tamra Ward  
Lannie Young

**Also Present:** Christina Archer, DDA/Economic Development Coordinator, Chris Doozan, Township Planner/McKenna Associates, Loren Crandell, Township Engineer/Giffels-Webster

**3. Public Discussion**

Jay Howie explained that the indoor gun range proposed by Huron Valley Guns was received very positively by the Planning Commission at their meeting on September 12<sup>th</sup> and they are requesting more information.

**4. Approval of Prior Meeting Minutes**

**John Bell made a motion to approve the minutes of the regular meeting held on Tuesday, August 9, 2016 and the special meeting held on August 19, 2016 as submitted. Mark Szerlag offered support for the motion, which was approved unanimously.**

**5. Approval of Consent Agenda**

**Tamra Ward made a motion to approve the July/August 2016 consent agenda in the amount \$8846.24. Tim Miner offered support for the motion, which was approved by a roll call vote.**

**Roll call: Ayers: Lannie Young, Tim Miner, Tamra Ward, Robert Heidrich, John Bell, Mark Szerlag, Jay Howie  
Nays: None**

**6. Approval of Agenda**

**Mark Szerlag made a motion to approve the agenda with the addition of DEQ Monitoring Well under the heading New Business, Item #6. Tamra Ward offered support for the motion, which was approved unanimously.**

7. **Presentation:** None

8. **Engineer Update**

**A. Old Business**

1) New Hudson Drain

Loren Crandell provided an update on the cleaning of the New Hudson Drain. Mr. Crandell believes that the cost to clean all sections of the drain would be approximately of \$1.5 million. Shortening the range being cleaned to two (2) sections, Milford Road to Martindale Road would probably be around \$500,000.

The project was submitted to Verdeterre Contracting, a contractor used by the Township in the past for their input on cost. Although he has just received the numbers and hasn't had a chance to really look at them closely Mr. Crandell stated that they are estimating \$800,000 and with contingencies probably a final cost of \$1 million. Loren stated he would like to look over the numbers received from Verdeterre and then has additional questions he would like to direct to them. He will further report on this at the next meeting.

Lannie Young stated future development is what is making this a priority.

2) Storm Water Plan Update

Loren Crandell stated that he has been asked to put together what he would consider a feasibility study. One for the Northeast section and one for the Southeast section. The Northeast section has an existing retention basin but there have been issues with Lyon Industrial. Considerable discussion regarding retention and detention basins in these areas took place.

Mr. Crandell will present the findings of his study to Leslie Zawada the township engineer but before construction can even be considered he feels property control has to be dealt with first. This being very important. A report will be submitted at the next meeting.

3) Sign Ordinance Revisited

Tina Archer presented the question of revisiting the sign ordinance for the benefit of new business in the community. Complaints from them have been lodged because in some cases new businesses upon coming into the community are not aware of what signage is permitted and what is not

Discussion on what can be done to aid them took place.

Chris Doozan stated that he doesn't believe it is necessary to review and makes changes to the current sign ordinance since that was just done a short time ago. He suggested addressing signage relating to new business and certain time limits that additional signage might be allowed.

Chris Doozan, Tina Archer, Lannie Young and Mark Spencer will meet to look into this issue.

## **B. New Business**

### **1) IFTE Application**

Mark Szerlag stated that the Economic Restructuring Committee reviewed the IFTE Application submitted by S W North America. Their score was 262 which would make them eligible for a 4 to 6-year tax abatement. The committee recommended approval of this application and some discussion took place regarding the length of time and if an exact number of years should be designated. Lannie Young suggested that since this has to go to the Township Board for final approval the number of years be left as they are.

**Tamra Ward made a motion to support the recommendation of the Economic Restructuring Committee to support the four (4) to six (6) year term range tax abatement for SW North America and we make a formal recommendation to the Township Board of Trustees to consider this at their October 3, 2016 meeting and they adopt the recommendation of the DDA. Tim Miner offered support for the motion, which was approved unanimously**

### **2) Treasurer's Report-2017 Budget**

Lannie Young presented some information on the 2017 Budget but would like to get clarification on several items from Treasurer Patricia Carcone regarding letter she submitted. Mr. Young will bring back 2017 Budget numbers back to the October meeting.

### **4) 4<sup>th</sup> Section of Ring Road**

John Bell suggested that if at all possible we look into completion of the fourth section of the ring road. This project will be taken under consideration when setting the 2017 Budget.

### **4) Address and Message Sign**

Jon Bell stated that he is proposing that we erect an electronic message sign in front of the Township hall. This sign could be used to display messages and meetings and events taking place in the Township. This sign could also display the address of the Township Hall which occasionally causes confusion. Several designs were presented. The DDA members were in favor of this idea and Mr. Bell will present this idea to the Township Board as well as the other Commissions to get their feelings.

5) Baseball Stadium

Tina Archer reported that she and John Bell attended the SEMCOG Alternative Bus Tour recently. They visited the cities of Royal Oak, Ferndale and Clawson and then went to Utica to see the minor league baseball park they have opened this year. It was previously a landfill for large items and now houses an eight (8) acre stadium with the capacity to seat 2000. Their first season has been a success with all seats sold out. Ms. Archer continued that it is very affordable for families has many amenities that are all branded. The owner is Andy Applebee who is looking for another location possibly on this side of town. They are looking for the property to be donated and they will build and own the stadium. The DDA has an open invitation to tour this stadium. Discussion regarding property within the Township and Mark Szerlag has scheduled a meeting with the Huron Clinton Metro Park Authority regarding property they own. Tina Archer stated that she would like to be part of that discussion.

6) DEQ Monitoring Well

Lannie Young reported that in some of the wells on Homedale and Cherry a trace of some nitrates and methane have been detected. All of these elements are way below the alarm stage for drinking water. The state would pay for new wells if some were borderline but these are not even close.

Mr. Young continued explaining that the MDEQ would like to sink monitoring wells to see if anything is migrating from the landfill. The two locations will be on Grand River near the detention pond and as close to the fence as possible and at the old PB Putters site and as close to the cemetery as they can get. The wells will remain for a year and then be abandoned and filled but could be taken out at any time if necessary.

**Lannie Young made a motion that the DDA with the approval of the Township Board Direct the Township Supervisor to enter into a contract with the MDEQ to install Monitoring wells on the DDA purchased property along Grand River Avenue as Noted in the DDA Meeting of September 13, 2016. Tamra Ward offered support for The motion, which was unanimously approved.**

**10. DDA Coordinator Update:**

Tina Archer reported that:

1. Tina questioned whether the DDA would like to revisit the subject of Business Registration, stating it would be helpful when new businesses come in in existing buildings. Don Collick is willing to make a presentation to the DDA regarding this. Tina will ask Don to submit the information he has for the members to review and then possibly schedule a presentation.
2. A review of the DDA Sub Committees is necessary due to lack of chairpersons and members.

3. Manufacturing Day is coming up again. High School Students are participating in a bus tour to a variety of companies to view what they do.
4. Tina noted that she paid a business retention visit to Martin Industries along with someone from Oakland County Development. Martin has several facilities and are interested in consolidating them. Tina will keep in contact with them in hopes of finding a location and retaining them in Lyon Township.

**A. DDA Projects**

Chris Doozan reported that Huron Valley Guns was on the Planning Commissions agenda this past Monday. The Planning Commission members were very enthused with what they were presented. Next week this will be on the Z.B.A. agenda for Special Land Use and then it will come back to the Planning Commission and then to the Township Board.

**B. Lease Revenue Report**

Tina Archer reported that lease payments are up to date with the exception of the Rice Street house. This is being addressed with legal consultation.

**C. Welcome To Lyon Initiative**

Tina Archer stated that South Lyon Dental will be honored when celebrating their 40<sup>th</sup> anniversary on Wednesday September 14<sup>th</sup> at 2:00 p.m. Anyone able to attend is encouraged to do so.

**D. Parks & Recreation Advisory Board**

John Bell reported that a subcommittee is working on funding for the new park utilizing grant applications. Donating to a Friends Group for something like this is much easier than donating to Government.

**E. Board Member Comments/Announcements**

No comments

**12. Committee Information and Updates**

- A. Economic Restructuring Given previously in meeting
- B. Promotion No Report
- C. Design Working on drainage issues.
- D. Organization No Report

**13. Items removed from the Consent Agenda for Action or Discussion**

None

**Adjournment: Lannie Young made a motion to adjourn. Tamra Ward offered support for the motion, which was approved unanimously. Meeting adjourned at 9:25 p.m.**

Respectfully submitted,

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Rose Case  
Recording Secretary

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Robert Heidrich  
DDA Secretary