

Charter Township of Lyon  
Planning Commission  
Meeting Minutes  
January 9, 2017

Approved: February 13, 2017

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  
Stephan Hoffman  
Ron Pennington  
Kurt Radke  
Carl Towne, Vice-Chairman

Guests: 11

Also Present: Leann Kimberlin, Township Attorney  
Chris Doozan, McKenna Associates  
Leslie Zawada, Civil Engineering Solutions

**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 12, 2016 Minutes**

**Motion by Towne, second by Chuck  
To approve the minutes of December 12, 2016 as presented.**

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

**MOTION APPROVED**

**COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS - NONE**

**DDA REPORT** – None

**PUBLIC HEARINGS** - None

**OLD BUSINESS** - None

**NEW BUSINESS**

1. **AP-16-38, Magna International Expansion – Site Plan. Property located at the southeast corner of Grand River Avenue and South Hill Road. Site plan review of a proposed 231,000 square foot expansion on an existing manufacturing/warehouse building.**

Mr. Doozan reviewed the McKenna Associates memo dated January 4, 2017. He explained the review revealed the following key findings:

1. Parking setback variances are required.
2. DTE substation information and screening is required.
3. Information about mechanical and HVAC equipment and method of screening is required.
4. A Transportation Impact Study is required.
5. Landscaping upgrades are necessary.

Mr. Doozan explained that he does not recommend that the Planning Commission approve the plan for Magna International until those five issues noted are addressed.

Representing Magna: Paul Thurston, Becknell  
Kelly Mills, Becknell  
Paul Lewsley

Mr. Doozan confirmed the proposed size is 10,080 sq. feet of office, 75,000 sq. ft. of production area and 157,290 sq. feet of storage warehouse area.

Ms. Zawada referenced the CES memo dated January 4, 2017 with the following key comments:

**Sheet SP-1 Site Layout Plan**

1. Fire Department approval required. The following are some of the items of concern:
  - a. Fire lanes and fire lane signs.
  - b. Hydrant locations.
  - c. Site Maneuvering.
  - d. Knox Box location.

**Sheet C-1 Site Demolition Plan**

1. Paving materials for Grand River Avenue and South Hill Road within right of ways to meet Road Commission requirements with approvals and permits from their office.

## Sheet 5 Site Utilities Plan

1. There are 2 areas of the proposed building expansion that have a hydrant coverage gap. This must be corrected. See red marked plan for areas of concern. (Entire building must be within 250 feet of a hydrant.)

Ms. Zawada noted that all of these issues will be handled during detailed engineering and the sanitary sewer capital charges are due per the Township's Utility Ordinance.

Ms. Kimberlin referenced her memo dated January 4, 2017. She offered the following comment:

- Sheet SP-1 Site Layout Plan general notes should be revised to indicate that the wetland area to be filled totals 0.22 acres and to include the correct building and parking setbacks as detailed in the Township Planner's review letter.

Mr. Thurston explained they are requesting full site plan approval for their full expansion of 231,000 sq. feet. They will be coming back in 2-3 weeks with full engineering for the 42,000 sq. ft. expansion which will help Magna pursue business at a quicker pace and reduce permitting time. A power point presentation was provided. Phase one was completed in July of last year. They wanted to get this full expansion approved so they can do incremental build outs as necessary.

Ms. Mills explained they are committed to the building. Regarding the parking variance for the setbacks along South Hill and Grand River, the code is ambiguous. It mentions that the location of parking is measured from existing setbacks for commercial/office, but there is no mention for location and what those setbacks should be measured from for industrial. They took the interpretation from how this was ruled in 2015 and matched what was originally intended for the site plan.

Mr. Lewsley explained the question about the parking setback did come up for the initial review of the project in 2015. The ordinance is vague, and the parking lot expansion is identical to what was shown as a future parking lot at that time in 2015 and it was approved on that basis. The impact of different interpretations would result in losing all the proposed parking along South Hill that was anticipated. He thinks this is a big item from Magna's standpoint and if it's the opinion that they need a variance then they would do that but he felt it could be avoided. Mr. Doozan stated the issue in 2015 referred to the setback measurement line, which was the source of the confusion. Since then, the definition was amended. Mr. Doozan stated the ordinance has changed and that the variances are necessary.

Ms. Mills explained the substation on the plan is just a placeholder for a future substation. At this time, Magna does not require the power capability but will need it in the future. DTE requested the location along Grand River, so it was located in the center of the full building. It will be screened, and the size is about a 90'x 90'. Ms. Zawada stated that she didn't know if that is the only place it can be placed and felt it would fall to the Planning Commission.

Treasurer Carcone stated that the screening is horrible; this is the building that she gets

the most complaints about. She would not be in agreement regarding the location of the substation. It's not an attractive building to begin with, and there has to be a lot of improvement regarding the landscaping. Mr. Thurston agreed. There was no irrigation in the phase 1 budget, and that has since been corrected. There was also a delay to utilize the pond system to feed the irrigation; the biggest thing was also the time of year. Regardless, all the landscaping will be corrected, and it will be increased.

Mr. Towne stated we only get one shot at it. The plans showed an 8' berm and from the day it was put up, he was at the building department saying that the berm wasn't a sufficient size. There have been complaints. He is against having the substation out front; it's got to be moved.

Ms. Zawada stated she didn't know if DTE could make that a requirement. If the Commission decided that the location is an issue, then it's really on the applicant to present proof that it is in the only option and provide documentation from DTE.

Mr. Doozan stated after review he still felt the variances are required for the setbacks. Mr. Doozan explained that the definition of setback was changed.

Ms. Mills explained any of the mechanicals will be similar to the first phase, roof-mounted and screened from view. Ms. Mills stated the method of screening is that it is far enough back from the parapet wall that it can't be seen and those notes can be added to the plans. Mr. Hoffman confirmed with the applicant that the sign will be installed this year.

Ms. Mills stated they are currently updating the traffic impact study for the full expansion, at the time of the original traffic study there were no major implications. The big traffic question are the curb cuts to South Hill Road, and those are only permissible should the road be paved. Should that road be paved then it would a separate design and permitting for the curb cuts. Mr. Towne stated they did talk about the traffic patterns and he wondered if it is the same pattern. Mr. Crawford explained to the east he thought they were using Wixom Road. They are not shipping to the Lansing plant ,so he will bring that information back.

Mr. Thurston stated he agreed with the comment regarding the need for improvement with the landscaping.

Mr. Towne stated he would like to have the consultation look at the elevation of the berm to make sure it's what was in the plan. Ms. Zawada stated that there is an existing bond that was posted for phase one and any outstanding items could be covered in the bond, and she will take a look at the elevation.

Mr. Conflitti stated the substation will be an obstacle.

Mr. Towne stated that the construction trailer should have been removed in August, since the construction is completed. It says clearly it has to be removed within so many days. Mr. Thurston stated he would call and make arrangements to have that done tomorrow.

Mr. Thurston stated he can fix the landscaping and the berm, but he can't fix the urgency in getting this expansion running and creating jobs especially since the plan has been approved once.

Mr. Doozan stated in terms of the site plan, they can come back as soon as they can. The next meeting would be January 23rd. The other option would be to redesign the parking. Mr. Lewsley stated that if they can provide a floor plan that substantiates the numbers, they can revisit how important it is to include those spaces along South Hill Road. Mr. Towne noted they can approve less parking spaces.

Mr. Chuck stated phase 3 is in the future; let's deal with phase 2 now. It's clear that they need a variance. He felt a lot of this should have been buttoned up instead of at the 11<sup>th</sup> hour. The Township wants them here. He suggested taking a look at Henrob and to come back and blow their socks off. These issues need to be handled.

Mr. Thurston stated that they are more disappointed in the landscaping than they are.

Ms. Davini explained she liked to maintain the Township and its beautification. She confirmed it's 250 parking spaces at the full buildout that will be added. If you look at the back side of the plant it's critical to have the parking spaces for the trailers. If they can't work something out in the front for the substation then they could dig it deeper and screen it. If it was moved to the back, then she will lose the parking that's needed. The exterior signage will go up soon. There will be a row of trailers that have to move somewhere else if the substation is moved.

Ms. Zawada suggested a few options where the substation could go.

Ms. Kimberlin stated as far as the ZBA, there is a 15 day statutory notice, but a non-regular meeting could be held if the members are available to move their time frame up.

Mr. Radke clarified if they changed the parking and move the substation, then there is no need for a variance.

**Motion by Towne, second by Chuck  
To table Magna referencing items in the McKenna Associates memo dated 1/4/17.**

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

## **MOTION APPROVED**

## **ADDITIONAL BUSINESS**

### **2. Election of Officers**

**Motion by Towne, second by Carcone  
To nominate Michael Conflitti as Chair.**

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

**MOTION APPROVED**

**Motion by Chuck, second by Carcone  
To nominate Carl Towne as Vice Chair.**

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

**MOTION APPROVED**

**Motion by Towne, second by Carcone  
To nominate Jim Chuck as Secretary.**

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

**MOTION APPROVED**

**3. Community reports**

Treasurer Carcone provided an update regarding the last Board meeting.

**ADJOURNMENT**

**Motion by Chuck, second by Hoffman  
To adjourn the meeting at 8:28 p.m.**

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

**MOTION APPROVED**

The Planning Commission meeting was adjourned at 8:28 p.m. due to no further business.

Respectfully Submitted,

*Kellie Angelosanto*

Kellie Angelosanto  
Recording Secretary