

Charter Township of Lyon
Planning Commission
Meeting Minutes
April 24, 2017

Approved: May 22, 2017

The meeting was called to order by Mr. Conflitti at 7:00 p.m.

Roll Call: Patricia Carcone, Board Liaison
Jim Chuck, Secretary
Michael Conflitti, Chairman
Stephan Hoffman
Ron Pennington
Kurt Radke
Carl Towne, Vice-Chairman

Guests: 8

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

APPROVAL OF AGENDA

**Motion by Chuck, second by Pennington
To approve the agenda as presented.**

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

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

A. Approval of the April 10, 2017 Minutes

**Motion by Towne, second by Chuck
To approve the minutes of April 10, 2017 as presented.**

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

MOTION APPROVED

COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS

Jim Chuck – Mr. Chuck reminded everyone that there is an election on May 2nd and to

please get out and vote.

DDA REPORT –None

PUBLIC HEARINGS – None

OLD BUSINESS

1. **AP-16-35a, USA 2 GO – Site Plan Review. Property located on the west side of Milford Road, north of Grand River Avenue. Site plan review of a proposed 6,767 square foot gas station and convenience store.**

Mr. Doozan reviewed the McKenna Associates memo dated April 5, 2017. He recommended approval of the revised plans for USA 2 GO subject to the following conditions:

1. Lighting for freestanding sign must be note don the plan. The freestanding sign on Milford Road must be moved a minimum of 100 ft. from the cemetery boundary line. Additional details regarding the wall sign are required.
2. The landscaping issues identified in item 7 of the memo must be addressed.
3. The miscellaneous items identified in item 10 of the memo must be addressed.
4. Approvals are required from the Township Engineer and Township Attorney.
5. Special land use approval is required

Ms. Zawada referenced the CES memo dated April 17, 2017 pertaining to the site plan. She noted that the proposed 8 inch water main may need to be 12 inches to meet the minimum size of commercial projects. She also noted Fire truck maneuvering diagram must show complete maneuvering from start to finish without gaps. She noted everything else can be addressed during detailed engineering review.

Ms. Kimberlin referenced her memo dated April 19, 2017 and noted the following:

- The revised plans call for the project to include additional land and what was contained in the original submission. This additional land is part of the Lyon Crossing Planned Development, and as such is zoned PD. This additional land is also part of the Lyon Crossing Retail Condominium, specially a portion of Unit 9 and all of Unit 17.
- Note that if the 8 “deferred” parking spaces are constructed at some time in the future, a lot coverage variance may be necessary at that time.

The Planning Commissioners had comments but unfortunately the applicant was not present. Treasurer Carcone commented she wanted to know if a fence would be installed along the border of the cemetery. Mr. Chuck commented he would rather see the 8 “deferred” parking be installed. He would also want to see sod along the sidewalk, not grass seed since it is Milford Road.

At this time Mr. Doozan reviewed the Special Land Use as follows:

AP-16-35b, USA 2 GO – Special Land Use. Property located on the west

side of Milford Road, north of Grand River Avenue. Public hearing to consider a special land use to allow a gas station in the B-2 (Community Business) District.

Mr. Doozan reviewed the McKenna Associates memo dated April 5, 2017. As noted in the memo, a Traffic Impact Study is required by the zoning ordinance. Also, the applicant must provide evidence of the need for the facility. These requirements must be addressed before the Planning Commission can take action on the special land use application for USA 2 GO.

Motion by Chuck, second by Towne

To table AP-16-35a because the applicant is not present, and there are questions that need to be answered.

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

MOTION APPROVED

Motion by Towne, second by Chuck

To table AP-16-36b because the applicant is not present, and there are questions that need to be answered.

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

MOTION APPROVED

NEW BUSINESS

- 2. AP-17-07, Unit 4 – Quadrants Industrial Research Centre – Site Plan. Property located south of Grand River Avenue, west of Napier Road. Site plan review of a proposed 61,258 square foot industrial spec. building on 3.74 acres.**

Mr. Doozan reviewed the McKenna Associates memo dated April 11, 2017. He recommended that the Planning Commission approve the site plan for Unit 4 of Quadrant Industrial/Research Centre subject to the following conditions:

1. The location and screening of HVAC equipment must be noted on the plan.
2. Review and approval by the Township Engineer and Township Attorney are required.
3. Upon identification of an end-user, sign specifications will require approval by the Zoning Administrator. Also, the end-user will be required to submit an Industrial Activity Statement.

Ms. Zawada referenced the CES memo dated April 19, 2017. She noted the plans have been stamped "Approved as Noted". All items in their previous letter dated 3/31/17 can

be addressed during the detailed engineering plan review. Quadrants Development, LLC has agreed to this in their response letter.

Ms. Kimberlin noted the plans indicate that the entrance road which extends from the edge of Automation Court to the edge of the parking lot is 24 feet wide. This appears to be in conflict with Zoning Ordinance Section 12.09C which requires 31 feet.

Mr. Valentine provided a PowerPoint presentation. Mr. Doozan noted that the requirement for the entrance drive is 31' wide. Mr. Valentine agreed 31' wide is doable.

Mr. Towne commented he was very pleased the way the final plans came in, it's a great building and he is very happy to see a good site plan.

Motion by Chuck, second by Towne

To approve AP-17-07 forward abased on the recommendation of McKenna Associates dated April 11, 2017 and the CES memo dated April 19, 2017 with the addition of the 7' on the entrance driveway from 24' to 31'.

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

MOTION APPROVED

- 3. SP-17-08, Unit 5 – Quadrants Industrial Research Centre – Site Plan. Property located south of Grand River Avenue, west of Napier Road. Site plan review of a proposed 94,261 square foot industrial spec building on 7.09 acres.**

Mr. Doozan reviewed the McKenna Associates memo dated April 11, 2017. He recommended that the Planning Commission approve the site plan for Unit 5 of Quadrant Industrial/Research Centre subject to the following conditions:

1. The location and screening of HVAC equipment must be noted on the plan.
2. Outdoor lighting information shall be provided, as noted in item 7 of the memo.
3. The wetland boundary should be plotted onto the Preliminary Site Plan.
4. Review and approval by the Township Engineer and Township Attorney are required
5. Upon identification of an end-user, sign specifications will required approval by the Zoning Administrator. Also, the end-user will be required to submit an Industrial Activity Statement.

Ms. Zawada referenced the CES memo dated April 19, 2017 and noted the plans have been stamped "Approved as Noted". All items in their previous letter dated 4/3/17 can be addressed during the detailed engineering plan review and Quadrants Development LLC has agreed to this in their response letter.

Ms. Kimberlin noted again that the plans indicate that the entrance road which extends from the edge of Automation Court to the edge of the parking lot is 24 feet wide. This appears to be in conflict with Zoning Ordinance Section 12.09C which requires 31 feet.

Mr. Valentine provided a PowerPoint presentation and agreed to do 31' on the entrance drive instead of the proposed 24'.

Motion by Chuck, second by Towne

To approve AP-17-08 based on the CES memo dated April 19, 2017 and the McKenna Associates memo dated April 11, 2017 along with the 31' entrance drive instead of the 24'. Also, including the letter from the attorney dated April 14, 2017 and the March 29, 2017 letter from the Lyon Township Fire Department.

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

MOTION APPROVED

- 4. AP-17-09, Stellux Research Centre – Site Plan. Property located at the northwest corner of 12 Mile Road and Lakeview Drive (Unit 18 – Quadrants Industrial Research Centre). Site plan review of a proposed 27,500 square foot warehouse and office building on 2.23 acres.**

Mr. Doozan reviewed the McKenna Associates memo dated March 31, 2017. He recommended approval of the site plan for Stellux Research Centre subject to the following conditions:

1. A 22.5 front foot setback variance must be obtained for the building.
2. A 40-foot front setback variance must be obtained for the parking.
3. A 9-foot side setback variance must be obtained for the parking/loading.
4. Sign information must be provided.
5. Landscaping recommendations note in item 9 of the memo must be addressed.
6. Miscellaneous concerns cited in item 10 of the memo must be addressed.

Mr. Towne asked why this should be approved with all of the new setbacks. Mr. Doozan stated it will go to the ZBA. If it doesn't pass, then it would come back to the Planning Commission. Mr. Doozan stated his thinking was to get it to the ZBA and get what their thinking is on the variances.

Ms. Zawada referenced the CES memo dated April 14, 2017 and noted that they are recommending approval as noted of the site plan.

Site Layout and Utility Plan Sheet 3

1. All fire lanes should be shown and labeled on the plans.
3. General note #5 must be corrected to say fire hydrant coverage is 250 feet not 300 as currently shown.
4. There appears to be hydrant coverage gap along the north side of the building of 80 feet, this must be corrected.

The remainder would be addressed during detailed engineering review.

Ms. Kimberlin referred to her memo dated April 18, 2017 and noted a bicycle path along the frontage is required and also it appears this site plan may also have the same entrance with the entrance way dimension of 24' instead of 31'.

Scot Bowers provided a PowerPoint presentation. He agreed to do the 31' entrance drive instead of 24'. They can drop more plantings in and do 7' tall trees as opposed to 5'.

Mr. Chuck confirmed the truck wells are in the back of the building. He liked the looks of the building and he is concerned about the variance that will be needed.

Mr. Towne stated that the building is not handsome and he is against the setbacks on 12 Mile Road. There is nothing he likes about the building; he would be totally against it.

Treasurer Carcone explained she is concerned with the setbacks. She questioned how the building could be spruced up to better meet the requirements.

Dan Allor stated that he owns the building. Regarding the setbacks, they are dealing with two front setbacks.

Mr. Bowers explained they could highlight and add daylight windows on the 12 Mile side.

Mr. Hoffman questioned if the parking on 12 Mile is for employees. Mr. Allor stated it is for managers. Mr. Hoffman stated this building doesn't address a lot of things. To get to the front door from any parking space is an 80'+ walk. He suggested a corner entrance and to put all the office in the southwest corner. Mr. Bowers stated he didn't think that would be a problem, if they can get the parking.

Mr. Towne stated if this is approved it would be contingent upon the ZBA's approval of the variances. He would not have an issue with tabling until they go to the ZBA and they are able to get a look at the drawings.

Mr. Bowers reviewed the McKenna Associates memo requirements and he agreed to all of the items listed.

Motion by Hoffman, second by Chuck

To table AP-17-09 Stellux Research Centre contingent upon the applicant going to the ZBA and making the changes that were requested by the McKenna Associates memo, CES memo dated April 17, 2017 and the attorney memo.

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

MOTION APPROVED

ADDITIONAL BUSINESS

5. Community reports

Mr. Doozan reported that the Huron Valley gun range is aiming for a July opening.

Treasure Carcone brought the Planning Commissioners up to date regarding the last two Board meetings.

Mr. Radke questioned when Napier Road would be started. Ms. Zawada stated that the project will start in July, and the roundabout will be done this year.

ADJOURNMENT

**Motion by Towne, second by Chuck
To adjourn the meeting at 8:45 p.m.**

Voice Vote:	Ayes:	Unanimous
	Nays:	None

MOTION APPROVED

The Planning Commission meeting was adjourned at 8:45 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary