

Charter Township of Lyon
Planning Commission
Meeting Minutes
May 22, 2017

Approved: June 12, 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: 21+

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 24, 2017 Minutes

**Motion by Towne, second by Pennington
To approve the April 24, 2017 minutes as presented.**

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

MOTION APPROVED

COMMENTS FROM PUBLIC ON NON-AGENDA ITEMS

Mr. Chuck reported the 9th Annual Lyon Township Kite Festival is June 3rd and 4th, and volunteers are still needed.

PUBLIC HEARINGS

- 1. AP-17-12, Zoning Map Amendments – Wellhead Protection District. Public hearing to consider an amendment to the Zoning Map to amend the boundaries of the Wellhead Protection Overlay District.**

Mr. Doozan reviewed the May 2, 2017 McKenna Associates memo. He explained the Wellhead Protection Overlay District is necessary for the protection of the public's water supply. Therefore, he recommended that the Planning Commission recommend approval of this amendment to the Zoning Map to amend the Wellhead Protection Overlay District boundaries.

Mr. Towne questioned if they can do any predicting in the Master Plan or is it looked at when the Master Plan is revised. Mr. Doozan stated it is important to look at in the Master Plan.

**Motion by Towne, second by Chuck
To open the public hearing at 7:06 p.m.**

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

MOTION APPROVED

**Motion by Towne, second by Chuck
To close the public hearing at 7:07 p.m.**

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

MOTION APPROVED

**Motion by Chuck, second by Towne
To move forward AP-17-12 to amend the zoning map to expand the Wellhead Protection Overlay District based on the McKenna Associates memo dated May 2, 2017.**

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

MOTION APPROVED

OLD BUSINESS

- 2. AP-17-09, Stellux Research Centre – Site Plan. Property located at the northeast 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 May 4, 2017. He explained that if the Zoning Board of Appeals approved the three variances on May 15, 2017 so he would recommend that the Planning Commission approve the site plan for Stellux Research Center subject to the following conditions:

1. Signs shall be subject to further review and approval.
2. An Industrial Activity Statement must be submitted.
3. Proof of property ownership must be submitted.
4. A 10-foot-wide asphalt bike path must be provided along Twelve Mile Road or an equal contribution to the sidewalk and bike path development fund.

Ms. Zawada reviewed the CES May 9, 2017 and noted she is recommending approval and noted that there is a hydrant coverage gap on the north side of the building. All other items will be addressed at detailed engineering.

Ms. Kimberlin explained the ZBA did approve the 3 variances at the May 15, 2017 meeting.

Mr. LeClair noted that they did meet with the Fire Department, and they will add the additional hydrant. The 10-foot bike path was looked at, and there is quite a bit of equipment in that location with the pump station and control panel, there is no room to get a sidewalk through there. The contribution to the sidewalk fund is agreeable.

Mr. Bowers gave an overview of the changes to the architectural design.

Mr. Hoffman stated he liked the new changes. Mr. Towne also liked it and said he had no issue with the donation to the sidewalk fund.

Motion by Towne, second by Chuck

To approve the site plan for AP-17-09, Stellux Research Centre in the Quadrants Industrial Research Centre, unit 18. The re-working of the architecture on two entrances made a lot of sense. Including the memo from the Attorney dated 5/17/17, the CES memo dated 5/9/17 and the McKenna Associates memo dated 5/4/17. Also, including the addition of the fire hydrant at the request of Fire Department and the contribution to the trail in lieu of the sidewalk on 12 Mile Road.

Stephen Emsley, 51824 Eight Mile - Mr. Emsley suggested backing the pad up in order to get the sidewalk there. The lack of continuity of the sidewalk is a concern since it defeats the purpose of having a sidewalk stop and then start. It would be nice to do anything to get a path through there as opposed to a contribution.

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

MOTION APPROVED

Mr. LeClair stated there is no sidewalk on either side of the site. He appreciates the comment, but there is nothing to connect to and from.

NEW BUSINESS

- 3. AP-17-10, Oak Ridge PD – Conceptual Review. Property locates south of Grand River Avenue, west of Napier Road. Conceptual review of a proposed planned development consisting of 71 single family houses on 88.53 acres.**

Mr. Doozan reviewed the McKenna Associates memo dated May 8, 2017. He noted no action shall be taken by the Planning Commission at the conceptual review stage. Instead, he recommended that the Planning Commission offer advice to the applicant on the issues presented in the memo.

Mr. Doozan reviewed the McKenna Associates memo dated May 19, 2017. He explained subsequent to completing their conceptual review, the applicant submitted a Traffic Impact Assessment for Oak Ridge Planned Development.

As noted in the previous memo, no action shall be taken by the Planning Commission at the conceptual review stage. The information in the TIA is presented for the Planning Commission's review and comment.

Ms. Zawada reviewed the CES memo dated May 15, 2017. She noted the following:

1. The sanitary sewer easement across the country club property and this site is a public benefit that will help with sewer capacity issues in the future.
2. They would be willing to provide support for the northerly cul de sac length of 658 feet vs. the typical 600 feet, due to the unique characteristics of this site.

Mr. Fingerroot explained he really thinks this a good development, and he is not looking for any density bonus. He provided a PowerPoint presentation of the proposed development. He wanted to make sure they were sensitive to the wetlands around there, and he worked with the DEQ in developing the plan. There are 60 acres of open space, and a solid 30 acres of woodlands that will be protected. Proposed 20' wide sanitary sewer easement from Johns Road, to Township WWTP. There would be a secondary access point to WWTP to alleviate Woodwind Village private road usage. Decommissioning sewage lagoons is also proposed.

Treasurer Carcone felt that the units are too close together. She understood the public benefit is the sewer, she appreciated the road to get it out of Woodwind, but she is having trouble with the closeness. She also noted the large lots on the east side and the condos on the west side. Mr. Fingerroot explained he is not using the whole parcel because he believed saving 30 acres of trees is important. They are putting in less infrastructure with public roads and public utilities. It is a win/win in terms of clustering. It's good for a municipality to have a variety of things to choose from.

Brian Finity, from the Walnut Creek Board, explained that they decided to sell because the lagoons are aging, and they have had to look at the future plan. Their master plan has a missing component of a youth academy, and the sale of this land will allow them to complete their master plan. They aren't going to develop another 9 holes on the golf

course, and they were quite fickle of who they brought forth with the protection of the land. It is the right time.

Mr. Hoffman stated he had no issues with the size; looking at clustering homes is good stewardship of the earth. This utilizes less land and is more efficient. He has no problem with this.

Mr. Conflitti liked the preservation of natural features. He is concerned by the wetland buffer. If residents can't do anything on that land on their property, residents are always back at the Township because they are not happy with their yards. Mr. Keast explained there would need to be something in the Master Deed and Bylaws to restrict it, and it would limit pools. He also pointed out in the overall site plan another reason because at the south end they would have to cross the Blackwood Drain a second time. Adding a second access to make a loop road would mean that they would need to fill quite a bit of wetlands, and they decided to leave as much as they can up front. They can live with the restrictions so they remain preserved.

Mr. Radke questioned if there were deck issues. Mr. Doozan felt there could be at 66, 67, and 68 where the wetland buffer is at the rear of the lots. There might be deck limitations depending on how large the unit is.

Mr. Towne stated he is all in favor of saving woodland. Walnut Creek is a huge part of the community, and preserving that is paramount. There should be some movement somewhere as far as some of the side yard setbacks and setbacks along Ten Mile Road. This gives nothing back to the Ten Mile Corridor. The 3 lots in the front must go. He couldn't go against zoning. He thought it was a great plan that can be looked at and worked with. There are certain criteria that must be met in the Zoning Ordinance. He did not like the 3-car garage in the front. He also did not like the idea of filling in any wetlands. There are so many conflicting parts of this development, and it really made him think a lot. He noted the wrong location is on the agenda and it should read the property "located north of 10 Mile, west of Johns Road".

Mr. Radke noted there are a lot of great things in the plan. He thought the homes were too close. Mr. Pennington is torn too, as he agrees the preservation of the woodlands is great. He likes the front garages, but the homes are too close.

Mr. Chuck commented there is a buyer out there, and he felt there was room for 75' lots. He does agree with Mr. Fingerroot that the older millennials are starting to buy, and they want smaller lot sizes.

Mr. Pennington stated he appreciated the applicant not asking for a density bonus.

Robert Bathurst, 24790 Valleywood Drive – Mr. Bathurst would like to see the land sold. He liked the plan. He is concerned with the sludge tankers damaging their roads. He would like to see this new road be a primary road, not secondary.

4. AP-17-11, Unit 6 – Lyon Industrial Research Centre – Site Plan. Property located north of Grand River Avenue, east of Milford Road (30119 Research Drive). Site plan review of a proposed 28,906 square foot industrial spec

building on 2.16 acres.

Mr. Doozan reviewed the McKenna Associates memo dated May 15, 2017. He recommended approval of the site plan for Unit 6 Industrial Building, subject to revision of the plans to address the concerns cited in this letter, as well as any concerns cited by the Township Engineer or Township Attorney. The concerns cited in this letter are as follows;

1. Additional information is required concerning the type of HVAC screening.
2. The boundaries of the areas to be served by underground irrigation must delineated.
3. In accordance with Planning Commission desires, he recommended that the dumpster screening gates be changed to wood composite material.

Ms. Zawada reviewed the CES memo dated May 9, 2017 and recommended approval as noted.

Mr. Hensel provided a PowerPoint presentation and explained they are trying to promote density since it promotes connectivity. They were approved last year, but the approval expired. They are now ready to move forward, and nothing has changed. The self-contained HVAC in roof top units that are surrounded by siding that matches the main portion of the building.

Mr. Hoffman suggested adding a few feet to the parapet. Ms. Hensel stated there is a requirement of not going over 16' or they would need a ladder to access. He would rather not do that.

Mr. Towne felt that the HVAC units should be screened.

Mr. Hensel stated he had no issue with the composite wood for the dumpster screening.

Mr. Doozan stated that the screening would be the same color as the siding of the building behind it so it would blend in. Treasurer Carcone stated she had no problem with it.

Mr. Hensel explained the green space is irrigated.

Mr. Hoffman felt that the elevations are not correct. He commented they will only see about 2 to 2.5 feet of the HVAC units.

Motion by Radke, second by Towne

To approve AP-17-11, Unit 6 – Lyon Industrial Research Center, Site Plan. Based on the McKenna Associates memo dated 5/15/17, the CES memo dated 5/9/17, and the attorney memo dated 5/15/17. Specifically, the screening will match the siding of the building so it would blend in.

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

MOTION APPROVED

- 5. AP-17-17, Huron Valley Outfitters, Revised Site Plan. Property located south of Grand River Avenue, west of Costello Drive. Review revisions to the approved site plan to add a café.**

Mr. Doozan reviewed the McKenna Associates memo dated May 11, 2017. He explained the request for a café and juice bar are reasonable complements to the principal activities on the site and will enhance the experience of visiting the gun range. We can find no detrimental impacts on the community from such uses. Consequently, he recommended approval of the reviewed plan for Huron Valley Outfitters, subject to the following conditions:

1. The applicant shall sign the Trailhead Park Agreement (this as a condition of the original approval, but has not yet been done).

Mr. Doozan noted that a signed agreement has been received, but signature was not notarized, so that will need to be done.

Ms. Zawada referenced the CES memo dated May 19, 2017. Items 1 and 2.

1. Additional sewer capital charges will be required prior to the issuance of the revised building permit.
2. A grease interceptor will be required for all food service operations. No connections for domestic waste will be allowed to the interceptor.

Mr. Necci noted there is a grease interceptor. Ms. Zawada explained the requirement is a 1,500 gallon grease interceptor outside the building. Mr. Necci stated they would comply.

Mr. Towne questioned the parking and how many employees were there before the juice bar went in. Mr. Necci explained the juice bar was always there. Mr. Necci stated maybe one more employee, there would have already been someone working at the counter. Mr. Towne stated the parking was already tight on this site, so he wanted to ask the question. Mr. Towne asked if any additional work has been done for parking. Mr. Necci stated not that he is aware of. Mr. Towne stated he would like to see how many employees work per shift.

Treasurer Carcone felt that this was good. The community seems excited for this gun range, and it will be a good idea to have some food there. She commented that the ring road will go right by the facility, and that might lead to more parking. She is not concerned with the parking.

Mr. Hoffman stated the building code is different. There is a new part of the code for sprinkler usage. He noticed part of it is not sprinkled, and that could mean something. Mr. Necci stated that usually gun ranges are not sprinkled. Also in this case, it is a concrete structure.

**Motion by Chuck, second by Towne
To approve AP-17-17, Huron Valley Outfitters, Revised Site Plan based on
the McKenna Associates memo dated 5/11/17, the CES memo dated 5/19/17
and the attorney memo dated 5/17/17.**

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

MOTION APPROVED

Mr. Towne discussed fire hydrants being used to water landscaping and outside storage at Wal-Mart and Lowe's.

COMMUNITY REPORTS

Treasurer Carcone brought the Planning Commission up to date regarding the last Board meeting.

Mr. Doozan provided two articles to the Planning Commissioners one regarding reasons to fund bicycle infrastructure and one regarding the benefits of walkable neighborhoods. He explained he has applied for some grants as well.

Treasurer Carcone explained that Mr. Doozan has written 9 grants for the Huron Valley Trail and wrote a grant to ITC. They were so impressed that they are now using that as their model. Mr. Doozan is very talented in that, and we are very appreciative.

Mr. Doozan explained the phasing plan for the park.

ADJOURNMENT

**Motion by Towne, second by Chuck
To adjourn the meeting at 9:20 p.m.**

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

MOTION APPROVED

The Planning Commission meeting was adjourned at 9:20 a.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary