

Charter Township of Lyon

Downtown Development Authority
And Development Council

Tuesday November 1, 2012

Special Meeting Minutes

Chairman Jay Howie called the meeting to order at 4:00 p.m.

Members Present: Jay Howie
John Bell
Vince DeAngelis
Mark Szerlag
Bryan Wallace
Lannie Young

Absent: Mark Mitra
Tim Miner
Tamra Ward

Also Present: Michelle Aniol, DDA Administrator/Economic Development Coordinator,
Chris Doozan/McKenna Associates, Township Planner, Nikki Jeffries/Giffels Webster, Township Engineer,
Scott Baker, Township Attorney, Patty Carcone/Township Treasurer, John Hicks/Township Trustee

3. Public Discussion, non-agenda items. No items discussed.

4. Approval of Agenda

Bryan Wallace made a motion to approve the agenda as presented. John Bell offered support for the motion, which was approved unanimously.

5. Form Based Code

Chris Doozan presented the DDA with a draft of the Lyon Center Form-Based Code. The following changes and suggestions were discussed by the Board:

CHAPTER 1:

SECTION 1.101 Remove Item D, which states: "Create quantitative and qualitative design guidelines that ensure new development is compatible with the historic character of the hamlet exemplified by the New Hudson Inn."

SECTION 1.104 The Board decided the "APPROVAL PROCESS" should be discussed with the Planning Commission.

SECTION 1.105 Board discussed "EXISTING DEVELOPMENT IN LYON CENTER DISTRICT" is it pertained to expansion and tear down of buildings.

CHAPTER 2:

PERMITTED USES

SECTIONS 1.201, 1.202, 1.203 Σ The Board discussed ground and second floor uses in the Core area.

Σ Chris Doozan suggested making Bed and Breakfasts and Senior Housing principal permitted uses in all sub-areas.

Σ Eliminate the phrase “Not permitted on the ground floor in the Core Area” as a design standard for the following uses:

- β Multi-Family Residential, Business
- β Vocational, Arts Schools/Colleges
- β Nursery Schools and Day Care Centers
- β Private Indoor Recreation Facilities
- β Private Service Clubs
- β Religious Institutions
- β Laundry and Dry Cleaning
- β Personal Fitness Center or Health Club

CHAPTER 3:

SECTION 2.102, BLOCK and STREET DESIGN Sub-section A:

- Σ Replace the term “400-500 feet” with “400-600 feet”
- Σ Replace the term “1,600 feet” with “1,600–2,000 feet.”

Sub-section A.1:

- Σ Change Block Length from “600 feet” to “400-600 feet.”

Sub-section A.2:

- Σ Change Block Perimeter from 2,000 feet to “1,600-2,000 feet.”

Sub-section B. Street Types, Figure 1, Regulating Plan: The Board suggested the following changes:

- Σ Eliminate the edge commercial west of the southwest roundabout.
- Σ Establish edge commercial on the south side of Grand River, east of the northwest roundabout, from the former Garden Center parcel to Cherry Lane.
- Σ Remove industrial planned and zoned property from the Regulating Plan, including the Walbridge property, the property along Costello Drive, south of the New Hudson Drain and the proposed location of the southeast ring road, and the portion of the Rohrscheib property south of the New Hudson Drain and the proposed location of the southeast ring road.

Regulating Plan Street Type:

- Σ Replace “Cash Street” with “New Hudson Drive W” under Ring Roads, and
- Σ Add “Cash Street” as a Private Road

Sub-section C.1-3, Street Design Guidelines:

- Σ Board engaged in discussion regarding parallel and angle parking. Chris Doozan will propose alternative language.

Sub-section C.5, Pedestrian Zone:

- Σ Chris Doozan explained the Pedestrian zone consists of an “edge,” to be able to open a car door, a “walkway,” for pedestrian circulation, and a “frontage,” window shopping.
- Σ There was additional discussion regarding Pontiac Trail being blocked off.

SECTION 2.103: LOT REQUIREMENTS Sub-section A:

- Σ The Minimum and Maximum Primary Front Yard setback in the Core Area should be subject to permission of Planning Commission.

Consensus of the Board was to schedule a second Special Workshop Meeting to review the second half of the Form Based Code.

Adjournment

John Bell made a motion to adjourn. Mark Szerlag offered support for the motion, which was approved unanimously. Meeting adjourned at 5:55 p.m.

Respectfully submitted

Rose Case
Recording Secretary

Bryan Wallace
DDA Secretary