

**Charter Township Of Lyon
Planning Commission
Meeting Minutes
January 29, 2007**

Approved March 12, 2007 as corrected

Date: January 29, 2007
Time: 7:00 PM
Place: 58000 Grand River

Mr. Barber called the meeting to order at 7:00 P.M.

Roll Call

Present: Barber, Mike (chair)
Towne, Carl
Hamilton, Jim
Hicks, John (Board Liaison)
Conflitti, Michael
O'Neil, Sean

Absent:
James, Laura (Secretary)

Also present: Philip Seymour, Township Attorney
Peter Z. Acuff, Township Planner
Michelle Aniol, Township Planner
Al Hogan, Township Building Official
Chris Olson, Township Superintendent

Guests: 7

Mr. Hicks moved "to excuse Ms. James from the Planning Commission Meeting on January 29, 2007." Mr. Hamilton supported the motion.

Voice vote:
Ayes: all
Nays: none

Motion approved.

Approval of Agenda

Mr. Hamilton moved "to approve the agenda for January 29, 2007 with the additions noted." Mr. Hicks supported the motion.

Voice vote:
Ayes: all
Nays: none

Motion approved.

Approval of Consent Agenda:

Mr. Hamilton moved "to approve the meeting minutes for December 11, 2006 and January 15, 2007 as submitted." Mr. O'Neil supported the motion.

Voice vote:
Ayes: all
Nays: none
Motion approved.

Comments from public on Non-Agenda Items:

None

Public Hearings:

- 1. AP-06-53, Text Amendment to the Zoning Ordinance, public hearing to consider a text amendment to the zoning ordinance regarding office and retail uses in the I-1 Light Industrial District; discussion and possible action. Continuation of Public Hearing from November 27, 2006.**

Ms. Aniol reviewed the comments in the McKenna Associates letter dated January 3, 2007.

Open public hearing 7:09

Mark Szerlag 37000 Grand River Suite 360 Farmington Hills - Mr. Szerlag said that he supported the office portion in the Light Industrial District. In the current Zoning and Master Plan maps there are significant areas for Light Industrial Development and very few for office. He said that office buildings are usually built with higher quality materials, have less noise, usually have a single work shift, do not affect neighbors, and generally have a higher tax base.

Mr. Olson commented that he had a concern in terms of compatibility with industrial uses and industrial traffic. Certain types of offices would not be compatible. He also commented that with the current market, the market rates are depressed.

Close public hearing 7:15

Mr. Barber suggested letting the market decide. He thought this was a way to move some empty buildings. Mr. Hicks asked if an Industrial Activity Statement will need to be turned in. Mr. Olson said yes. Mr. Hicks said that with the Activity Statements, there would not be any surprises.

Mr. Olson asked Mr. Szerlag if he had an example of office uses located in light industrial. Mr. Szerlag said that an example is on the south side of Grand River, east of Beck Road. Four, 15 to 20 thousand square foot condominiums are being built. One is proposed for medical use and another is an engineering firm.

Ms. Aniol commented that the New Hudson area is looking for more light industrial. Mr. Szerlag said the challenge with that is that the New Hudson Downtown Development parcels are small.

Mr. O'Neil said that he agrees with the control of a special land use. He also commented that they need to be sensitive to having appropriate uses by each other.

Mr. Hamilton moved "to recommend approval of AP-06-53 to the Township Board." Mr. Hicks supported the motion.

Voice vote:
Ayes: all
Nays: Mr. Towne
Motion approved.

- 2. AP-06-64, Map Amendment to the Zoning Ordinance, public hearing to consider an amendment to the Zoning Map regarding the Town Center Overlay District boundary; discussion and possible action.**

Mr. Acuff reviewed the comments in the McKenna Associates letter dated January 25, 2007.

Open public hearing 7:30.

Todd Lamb – Mr. Lamb asked if this was to include this parcel on what was left off at the previous meeting. He also asked if there were any other changes.

Close public hearing 7:31.

Mr. Hamilton moved “to recommend approval to the Township Board on AP-06-64.” Mr. Towne supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

Old Business:

- 3. AP-06-62, Text Amendment to the Zoning Ordinance, text amendment to the zoning ordinance to establish an administrative site plan review and approval process; discussion and possible action to follow the public hearing.**

Ms. Aniol reviewed the comments in the McKenna Associates letter dated January 15, 2007.

Mr. O’Neil asked if Page 4, item number 10, family day care homes with less than 6 children as licensed by the State of Michigan, was necessary. Mr. Olson said that it is a use by right under the R-2.5, R-1.0, R-0.5, and R-0.3. Mr. Olson said that the question is going to be the impact on the area.

Mr. Hicks said that this allowed to be done administratively.

Mr. Hicks moved “to recommend approval of AP-06-62 text amendment to the zoning ordinance to establish an administrative site plan approval process to the Township Board.” Mr. O’Neil supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

New Business:

- 4. AP-06-37, MetroPCS Monopole, 58000 Eight Mile Road, schedule a Public Hearing for February 12, 2007 to consider a special use request to construct a wireless communications facility (monopole).**

Mr. Hamilton moved “to schedule a public hearing for AP-06-37 for February 12, 2007.” Mr. Hicks supported the motion.

Voice vote:

Ayes: all

Nays: none

Motion approved.

- 5. AP-06-67, McDonald’s Fast Food Restaurant, Unit 11, Lyon Towne Center Planned Development; commercial site plan for discussion and possible action.**

Ms. Aniol reviewed the comments in the McKenna Associates letter dated January 23, 2007.

Jeff Chase 1021 Karl Grimel Drive – Mr. Chase said that they are looking forward to coming to the Township. He showed the Planning Commission the materials for the exterior. He also said that they have approval from the Milford Road East Development Associates. In regards to the parking spaces, they have 74 seats in the restaurant, 2 customers per car equals 37 cars, and typically they have 13 employees at peak times. That equals 50 spaces plus 3 handicap spaces.

Mr. Conflitti asked the average time the customers are in the restaurant. Mr. Chase said that the average person will be in there 20 to 25 minutes. He also said that there is no play area.

Mr. Hamilton asked when the buns would be delivered. Mr. Chase said that buns come in the morning before operation, some time between 3 and 5 a.m.

Mr. Hicks asked about a connection to the bike trail. Mr. Chase said that they have not thought about it, but they can look into it.

Mr. Barber had some questions in regards to the lighting on page C5. He said that the Township uses the California Dark Skies Ordinance.

Ms. Aniol said that is something that should be revised on the plan. Mr. Chase asked if the Township needs to know the foot-candles for the building height. Ms. Aniol said yes.

Mr. O’Neil suggested two parking spaces be taken out on either side of the internal walkway that connected to the public sidewalk. He said the area is totally unprotected and that it should be turned into landscaping because you are turning pedestrians loose in a sea of parking. He also suggested narrowing it down to 2, 8-foot landscape islands with a 6-foot area in between. He also said that he had an issue with some of the parking being so close to where the traffic is coming in and out of the site. He specifically discussed and showed Mr. Chase the south drive. Mr. O’Neil said it would take out a total of 4 spaces.

Mr. Barber asked if trucks would be able to get in. Mr. Chase said yes.

Mr. Olson suggesting having contrasting brick on the west elevation. Mr. Chase said they could not put it there.

Mr. Conflitti asked if the drives were going to interfere with the neighbors. Tony Antone said that the existing curb cuts are already in place. It was built with the intention of everyone using it to create better traffic flow.

Jay Feldman Liberty Chevrolet – Mr. Feldman said that he felt it was a great use of the area. He has a concern because it looks as though the main entrance for Mc Donald’s is a shared entrance with Liberty. McDonald’s gets about 1,000 customers a day. He is concerned because the main entrance and exit that Liberty uses is the entrance that McDonald’s are showing for the drive through. When customers go into McDonald’s, they will have to turn into the Liberty lot and then wait to make a left. He thinks that there will be a bottleneck there. He does not understand why another entrance cannot be put in so that traffic can come in and make a direct left into the McDonald’s lot. Mr. Feldman also suggested flip-flopping the direction of the drive through.

Mr. Olson said that the traffic pattern might change when the ring road is created. Mr. Antone said that the Road Commission will not allow another curb cut. Mr. Barber said that directional signs may help.

Mr. O’Neil moved “to approve AP-06-67 with the stipulation that they meet the requirements in McKenna’s letter dated January 23, 2007, that they pursue a path connection, that the 4 parking spaces discussed tonight are eliminated and replaced with grass area, and that a photometric plan be submitted in accordance with the ordinance and may be approved administratively.” Mr. Hamilton supported the motion.

Voice vote:

Ayes: all

Nays: none
Motion approved.

Mr. Barber adjourned the meeting at 8:23 P.M.

Respectfully Submitted,
Catherine Culver
Catherine Culver
Recording Secretary