

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
October 8, 2012

Approved: as submitted.

The meeting was called to order by Mr. O'Neil at 7:00 p.m.

Roll Call: Lise Blades, Vice-Chairman (arrived 7:04 p.m.)
Ed Campbell
Michael Conflitti, Secretary
John Dolan
Kris Enlow
Sean O'Neil, Chairman
Carl Towne

Guests: 8

Also Present: Chris Doozan, McKenna Associates
Matthew Quinn, Township Attorney
Michelle Aniol, DDA Administrator/Economic Development
Coordinator
Patrick Sloan, McKenna Associates

APPROVAL OF AGENDA

**Motion by Towne, second by Conflitti
To approve the agenda as presented.**

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

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

1. Approval of the September 10, 2012 Meeting Minutes

**Motion by Towne, second by Campbell
To approve the Consent Agenda as presented.**

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

MOTION APPROVED

COMMENTS FROM PUBLIC– None

DDA REPORT

Ms. Aniol provided status updates regarding Henrob Corporation, Richard Tool and Die, test lights on Grand River, and the Pratt & Miller award.

PUBLIC HEARINGS

1. AP-12-27, Sign Amendments. Public hearing to consider amendments to Article 16.00 of the Zoning Ordinance

Mr. Doozan reviewed the McKenna Associates memo dated 8/21/12.

**Motion by Towne, second by Blades
To open the public hearing at 7:15 p.m.**

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

MOTION APPROVED

**Motion by Towne, second by Blades
To close the public hearing at 7:16 p.m. due to no comments.**

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

MOTION APPROVED

Mr. Doozan recommended tabling the sign regulations until next month due the complexity of the revisions. Directional signs, entryway signs and entranceway signs for non-residential uses were the areas that still needed to be looked at.

The Commission discussed material for banner signs, standard sizes of signs, the increase for billboard signs, electronic display signs, help wanted signs, off premise signs and sidewalk clearance.

**Motion by Blades, second by Towne
To table AP-12-27 Sign Amendments until the next regular meeting.**

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

MOTION APPROVED

OLD BUSINESS - None

NEW BUSINESS - None

ADDITIONAL BUSINESS

1. NE Corner of Ten Mile and Milford road – Discuss development possibilities for a Planned Development of 18 acres (requested by Todd Wyett)

Steve Robinson explained that the property is 17.5 acres and the property was acquired 60 days ago. He gave a brief account of the history of the property. Mr. Robinson presented a conceptual plan that included a gas station/car wash on the northeast corner, which provided some retail/restaurant use. Further west on the property, a daycare and medical use was proposed as well as residential use on the northern portion of the property.

After discussion, the Commission felt that a gas station/car wash was not an appropriate use, given the intention of the Master Plan and the 10 Mile Corridor. Mr. Robinson indicated that he would incorporate the suggestions given and go back to the drawing board.

2. Oakland SWA Partners Parcel – Discuss development possibilities for a 10 acre parcel located west of the Oakland Southwest Airport (requested by Todd Wyett)

Mr. Wyett asked for the Commission to consider a new zoning classification for this property that does not include people living there or working there. He suggested self-storage. Mr. Towne suggested data centers for data storage.

After discussion, the Commission agreed that they would be willing to discuss options for the property. Mr. Wyett agreed to have screening on the north side of the property. Future economic development was touched on.

3. Minimum PD Size – Discussion regarding the minimum required size of a planned development and if the 40-acre minimum should be reduced or eliminated.

Mr. Doozan explained that this issue came as a result of a discussion driven by Todd Wyett. The general feeling of the Commission is that since there is no justification for the 40 acre minimum, it could be eliminated. Mr. Doozan explained that there are a lot of safeguards built into the PD process, and there are not a lot of risks if the 40 acre requirement was eliminated.

Mr. Quinn explained that a change would require a total rewrite of the ordinance. There was discussion regarding eliminating the PD process and going to straight conditional zoning.

4. Blue Cross Blue Shield Landscape Plan – Update on the status of landscape plan compliance.

Mr. Doozan provided a letter dated October 8, 2012 from James Allen, Design Director at McKenna Associates. Respectfully, the Commission disagreed with the memo and felt that it was not consistent with the approved plan. Mr. Doozan stated he would take it back and report to the Commission with more information.

Ms. Blades announced that she will be resigning from the Park Advisor Board due to her work load. Mr. Towne volunteered to fill in temporarily.

**Motion by Campbell, second by Enlow
To recommend Carl Towne as the Planning Commission liaison to the
Parks and Recreation Advisory Board to the Township Board.**

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

MOTION APPROVED

Ms. Blades left the meeting at 9:40 p.m.

5. PD Amendments – Major and Minor

**Motion by Enlow, second by Towne
To table until the next meeting.**

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

MOTION APPROVED

Community Reports

Mr. Dolan reported that the residents from Tanglewood are against the PD amendment. He also explained that Cook Enterprises was approved for the vehicle service center, the wellhead map was approved, and agricultural tourism was approved.

Mr. Doozan reported that the Township met with Dr. Pearson from South Lyon Community Schools to review new housing for the coming year that could affect the population at the schools. It was determined that it could be about the same as this year which has been approximately 250 new students to the district.

Mr. Doozan handed out a map that showed the National Pipeline Transmission lines and handed out an article on 7 Keys to Stronger Communities.

ADJOURNMENT

**Motion by Towne, second by Enlow
To adjourn the meeting at 9:55 p.m.**

Voice Vote: Ayes: Unanimous

Nays: None

MOTION APPROVED

The Planning Commission meeting was adjourned at 9:55 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary