

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
November 13, 2012

Approved: as submitted 12/10/12.

The meeting was called to order by Ms. Blades at 7:00 p.m.

Roll Call: Lise Blades
Michael Conflitti
John Dolan
Kris Enlow
Sean O'Neil, arrived 7:22 p.m.
Carl Towne

Absent: Ed Campbell

Guests: 15

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

**Motion by Towne, second by Conflitti
To excuse Ed Campbell's absence.**

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

MOTION APPROVED

APPROVAL OF AGENDA

AP-12-36 Twin Pines was removed from the agenda.

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

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

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

1. Approval of the October 8, 2012 Meeting Minutes

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

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

MOTION APPROVED

COMMENTS FROM PUBLIC– None

DDA REPORT

Ms. Aniol provided updates regarding Small Business Saturday on 11/24/12, reimbursement from DTE for the street lights on Grand River that will be retrofitted for LED lights and the DDA sponsoring a business breakfast on 11/16/12 at the Township Hall from 8:30-10:00 a.m. She also reported that there is a press release regarding the approval of Henrob Corporation.

PUBLIC HEARINGS

1. **AP-12-33, Lyon Crossing PD Amendment – Flagstar Bank Sign. Property located on the west side of Milford Road, south of Lyon Center Drive West. Public hearing to consider amending the Lyon Crossing PD to allow a freestanding monument sign for Flagstar Bank.**

Mr. Doozan reviewed the McKenna Associates memo dated 10/28/12.

Don Buckley, 301 W. Michigan Avenue, Jackson, MI – Mr. Buckley is the Facility Manager for Flagstar Bank. He explained that the first time he visited this Flagstar Bank he couldn't find it after coming off of I-96, he actually passed it and had to turn around.

Mr. John Dion from Fairmont Sign explained the visibility issues with the site.

**Motion by Towne, second by Enlow
To open the public hearing at 7:18 p.m.**

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

MOTION APPROVED

**Motion by Towne, second by Enlow
To close the public hearing at 7:19 p.m. due to no comments.**

Voice Vote: Ayes: Unanimous
Nays: None
Absent: Campbell

MOTION APPROVED

Mr. Towne suggested adding the time and temperature to the sign. Mr. Dion stated it could be done. Mr. Towne questioned what is interfering with seeing the building. Mr. Buckley explained that there is a building that interferes with the visibility of the building as well as landscaping.

Ms. Aniol explained that they have been hearing this complaint since Flagstar opened from the managers at the bank as well as customers.

The manager of the Planned Development is also in support of the proposed sign.

There was brief discussion of setting precedence.

Motion by Towne, second by Conflitti
To recommend approval of AP-12-33 to Lyon Crossing PD Amendment, Flagstar Bank not to exceed 52 square feet and 6' in height based on Sign Ordinance, with additional language in the McKenna Associates memo dated 10/28/12, and with the addition of time and temperature.

There was brief discussion regarding the time/temperature on the sign. If that was added it would require the sign to be larger.

Roll Call Vote: Ayes: Conflitti, Towne
Nays: Blades, Enlow, O'Neil, Dolan
Absent: Campbell

MOTION FAILED

Motion by Enlow, second by O'Neil
To recommend approval to the Township Board as presented a 52 square foot sign, subject to McKenna Associates memo dated 10/28/12 and the Sign Ordinance.

Roll Call Vote: Ayes: Unanimous
Nays: None
Absent: Campbell

MOTION APPROVED

- 1. AP-12-29a, General RV Center. Property located between I-96 and Grand River Avenue, east of South Hill Road. Site plan review of a proposed recreational vehicle center that will offer sales, rental, and repair.**

**Representing General RV Center: Steve Pyrkosz
Chris Davis**

Mr. Sloan reviewed the McKenna Associates memo dated 11/6/12.

Ms. Zawada reviewed the CES memo dated 11/7/12 and stated that she is satisfied with the storm volume calculations. The applicant will be required to receive a variance from the Township Board. The applicant is requesting a retaining wall in one of the basins instead of a gradual side slope.

Mr. Pyrkosz explained that there are a few variances that need to be obtained but they agree to all other items and they understood the engineering standards that Ms. Zawada referred to.

Mr. Pyrkosz explained that the mezzanine drawings will be submitted as part of the building review package and the flag pole specifications will be in the engineering review.

Mr. Towne questioned if the 30 amp power stations will be secured. Mr. Davis explained that locks can be placed on those. Chief McClain confirmed that the chemicals that will be kept on site are in compliance.

Mr. Pyrkosz confirmed that there will be no barbed wire at this facility and additional evergreens will be added along the I-96 frontage. Mr. Davis confirmed that open houses will still be held at this facility and there is no plan right now regarding decorations.

Mr. Pyrkosz agreed to further landscape the west side with evergreens and to add maples/oaks for a more substantial species along I-96. He also agreed to place 48" yews instead of 36".

Mr. Dolan commented that since this location will be the flagship for General RV he can't imagine that it ends up looking like Wixom. He did not want to see banners and inflatables used at this location. Mr. Davis stated it is the flagship store and they would like it to be a destination location. Mr. Davis confirmed it would not look anything like the Wixom location and he agreed to get rid of any banners.

Mr. O'Neil confirmed with Mr. Doozan that it would be confirmed administratively that the trees are planted.

The applicant agreed to use local people/businesses and stated it was their goal.

Motion by Blades, second by Towne

To approve AP-12-29a General RV with all conditions in the McKenna Associates memo dated 11/6/12 and the CES letter dated 11/7/12 and subject to ZBA and Township Board approval as well as the commitments

made by the applicant at this meeting.

Roll Call Vote: Ayes: 5
Nays: Conflitti
Absent: Campbell

MOTION APPROVED

- 2. AP-12-38, Henrob Corporate Campus, property located on the east side of South Hill Road, north of Grand River Avenue. Site plan review of the proposed expansion of an existing industrial building.**

Mr. Sloan reviewed the McKenna Associates memo dated 11/6/12.

It was confirmed that this business is not similar to Continental Aluminum.

Ms. Zawada reviewed the CES memo dated 11/9/12.

There was discussion regarding process water being prohibited from entering the sanitary sewer and if the applicant intends to discharge process water to the sanitary sewer it would require a detailed engineering review as well as meet the parameters in the Township's groundwater discharge permits and the Rules of the State of Michigan.

Mr. Wayne Perry from Desine Engineering gave a brief overview of the proposed project.

Mr. Phillip Whitehead, Chief Financial Officer of Henrob gave a brief account of the business.

Mr. Perry explained that some of the improvements would be postponed to allow for further upgrades to the road that will become a full boulevard as well as the improvement to the access drives, those improvements will come along as this project progresses. The applicant agreed to shield the lighting and to all landscaping improvements in phase 1. Mr. Perry confirmed that if any process water is generated they will meet all standards and pretreatment will be done. This operation is not a heavy water user from a process standpoint. He confirmed that the domestic discharge will be discharged through the sanitary sewer.

Michael Leary from Lindhout Architects, Brighton, MI gave a brief overview of the layout of the building and possible materials that will be used. He stated it is a technical and clean atmosphere. He explained the signage for the building which will meet the ordinance at 48 square feet. There will also be a ground sign with details to come.

Mr. Perry confirmed that the access easement has been terminated. He also confirmed there is no outdoor storage but a large concrete pad that will hold propane, nitrogen and a methanol tanks which are in line with the building and fire requirements. Chief McClain confirmed that he is comfortable with those and has no concerns. Mr. Perry also confirmed that all semi traffic will be via Grand River.

Mr. Whitehead briefly explained the types of jobs that would be available at this location.

Motion by Blades, second by Enlow

To approve AP-12-38 Henrob Corporate Campus subject to the McKenna Associates memo dated 11/6/12 and the CES memo dated 11/9/12.

Roll Call Vote:	Ayes:	Unanimous
	Nays:	None
	Absent:	Campbell

MOTION APPROVED

- 3. AP-12-27, Sign Amendments. Consider amendments to Article 16.00 of the Zoning Ordinance.**

Mr. Doozan reviewed the McKenna Associates memo's dated 10/9/12 and 10/24/12.

Motion by Towne

To recommend Article 16 to the Township Board.

There was no support for the motion.

MOTION FAILED

There was discussion regarding the off premise billboard signs and concerns regarding the billboard signs were brought forward. Mr. O'Neil explained that the Township Board felt that there was an opportunity to increase revenue and therefore not go to the residents to raise taxes. There is a park that won't be impacted by the billboard and it could bring in significant revenue and he felt this was an opportunity that most communities don't have.

Motion by Dolan, second by Towne

To approve Article 16 to the Sign Ordinance as stated.

Roll Call Vote:	Ayes:	4
	Nays:	Blades, Enlow
	Absent:	Campbell

MOTION APPROVED

ADDITIONAL BUSINESS

- 1. PD Amendments – Major and Minor - Discussion on how to determine whether changes being proposed to an approved planned development are considered major or minor.**

Mr. Doozan reviewed the memo from McKenna Associates dated 10/8/12.

There was discussion regarding the memo and the Commission felt it was a good starting point.

Robert, 228 St. Andrews Drive – He stated he has been a resident for 12 years and questioned the procedure regarding minor and major changes. He gave the example of Tanglewood and Pointe of Woods where there was a change regarding open space.

After further discussion, the Commission decided that a formal document was not needed at this time.

Community Reports

Mr. Dolan reported that the major items that were discussed at the Board meeting were discussed at this meeting. There was discussion as to whether Carl Towne needed to be appointed to the Park Advisory Board but found it was already done at the last meeting.

Mr. Doozan reported that the Board approved the Wellhead District Map, Farming Agricultural Tourism regulations were also approved. The Zoning Ordinance is being codified and will be available on line when it's completed. Community Development Grant Block Funds were also approved. General RV was approved. Working with the DDA on form based coding. There has been no new information regarding the Todd Wyett property at 10 Mile and Milford. Oakland County SW Airport are moving forward with the implementation of their master plan.

Mr. Towne reported that Oasis Storage has a clean site plan now.

ADJOURNMENT

**Motion by Towne, second by Blades
To adjourn the meeting at 9:57 p.m.**

Voice Vote:	Ayes:	Unanimous
	Nays:	None

MOTION APPROVED

The Planning Commission meeting was adjourned at 9:57 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary