

Charter Township of Lyon
Planning Commission
Regular Meeting Minutes
December 10, 2012

Approved: as submitted 1/14/13.

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

Roll Call: Lise Blades
Ed Campbell
Michael Conflitti
John Dolan
Kris Enlow
Sean O'Neil
Carl Towne

Guests: 18

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

APPROVAL OF AGENDA

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

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

MOTION APPROVED

APPROVAL OF CONSENT AGENDA

1. Approval of the November 13, 2012 Meeting Minutes

**Motion by Towne, second by Blades
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 Form Based Code, the approval of 5 flags to represent the Township for the roundabouts, the Way finding project, and she explained that a contract was approved for snow and ice removal. Ms. Aniol explained that a check was received for the repair of the roundabout and the business breakfast that was held was extremely successful. The DDA has received an application for a rebate for a sign improvement that could happen at the Quadrants Industrial Center. Ms. Aniol also announced that she was elected to the Board of Directors for the Michigan Economic Developers Association.

PUBLIC HEARINGS - None

OLD BUSINESS

- 1. AP-12-02, Zoning Ordinance Amendments. Consider proposed amendments to the following section of the Zoning Ordinance: 3.02, 7.08, 12.04, 14.01, 16.05, and 33.03.**

Mr. Doozan reviewed the McKenna Associates memo dated 11/29/12. He reviewed the Zoning Committee conclusions and included a new updated memo from Mark Spencer dated December 7, 2012.

Ms. Josephine Crook – She explained that she has been a resident since 1956 and she is upset with the direction the Township is moving. She commented that the Township is rural, not Novi, and she does not want it to become Novi. She did not want to see anymore zoning laws in the Township.

The Commission reviewed each Section that was proposed to be changed.

Section 3.02, Definitions, Recreational Vehicles – The Commission had no concerns with this section.

Section 7.08, Planned Development Amendments – The Commission had no concerns with this section.

Section 12.04, subsection A.2 – A concern was brought forth regarding if a car port was considered a permanent structure. Mr. Doozan stated he would investigate that and a revision to the definition of “building” was most likely needed.

Section 14.01, subsection B, item 2, Residential Parking – The Commission had mixed views regarding the 75’ set back. The Commission asked that it be revised to relate the setback to driver sight lines in the interest of safety.

Section 14.01, subsection E, item 1, Commercial Vehicle Parking – There was discussion and concerns regarding limiting it to one commercial vehicle. Mr. Quinn

reminded the Commission that this is not new to the ordinance, and this is not a change. Some members of the Commission felt that the number should be changed, but a conclusion was not reached.

Section 14.01; subsection E, item 2, Recreational Vehicle and Utility Trailer Parking.

- a. Connection to Utilities -There was discussion regarding the connection to utilities. The Commission felt that this should be allowed for electricity but not for water, gas or sanitary sewer facilities.
- b. Use as Living Quarters – No concerns
- c. Location – There was discussion regarding the 3-foot requirement to a side or rear property line, but no change was made.
- d. Lot Coverage - No concerns
- e. Temporary parking - No concerns
- f. Condition – There was discussion regarding if this is enforceable as part of the Zoning Ordinance or if the Blight Ordinance would cover this area. Mr. Quinn explained that the Blight Ordinance is under the Police Ordinance and commented that this language is good.
- g. Storage of Mobile Homes – No concerns
- h. Waiver of Regulations – After discussion, it was the consensus of the Commission to remove the following sentences: “Permits for any such waiver shall be obtained from the Building Department.” Also, the number of permits was increased to four.
- i. Multiple Family Complexes and Mobile Home Parks - No concerns
- j. Licensing and Registration – There was discussion regarding requiring registration in the name of the occupant of the dwelling unit. The Commission was against requiring the registration to be in the occupant’s name. The new proposed language in the McKenna Associates December 7, 2012; letter was approved with the deletion of “in the name of the occupant of the dwelling unit.”
- k. Maintenance – It was the consensus of the Commission to remove this item since there is no Grass Ordinance/Regulations that covers the entire Township.

Section 33.03; subsection B.10, Outside Storage – No concerns

It was decided that Mr. Doozan would submit revisions with all changes included and then review it again before moving forward with a public hearing.

**Motion by Towne, second by Conflitti
To table AP-12-02, Zoning Ordinance Amendments**

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

MOTION APPROVED

NEW BUSINESS - None

ADDITIONAL BUSINESS

Community Reports

Mr. Doozan explained that Tanglewood, Twin Pines II and an industrial expansion for Test Tech would be on the agenda in January.

Mr. Dolan reported that Hiller's received a liquor license, Flagstar Bank sign was approved, the 2013 Budget was approved and the Sheriff Contract was approved through 2015. He also commented that he thought it would be a good idea for the Planning Commission to begin preparing a budget. The other Commissioners agreed.

ADJOURNMENT

**Motion by Towne, second by Blades
To adjourn the meeting at 9:05 p.m.**

Voice Vote:	Ayes:	Unanimous
	Nays:	None

MOTION APPROVED

The Planning Commission meeting was adjourned at 9:05 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary