

Charter Township of Lyon
Planning Commission
Special Meeting Minutes
July 24, 2013

Approved: as submitted August 12, 2013.

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

Roll Call: Lise Blades, Vice-Chairman
Ed Campbell
Michael Conflitti, Secretary
John Dolan, Board Liaison
Kris Enlow
Sean O'Neil, Chairman
Carl Towne

Guests: 27

Also Present: Chris Doozan, McKenna Associates
Jennifer Gatti, Township Attorney
Michelle Aniol, DDA Administrator/Economic Development
Coordinator

APPROVAL OF AGENDA

**Motion by Blades, 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 June 25, 2013 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

PUBLIC HEARINGS - None

NEW BUSINESS

- 1. AP-13-24, Enclaves of Lyon PD. Property located on the southwest corner of Ten Mile and Napier Road. Site condominium review of a 55 unit single family residential planned development on 50 acres.**

**Representing Enclaves of Lyon: Marco Soave
Bill Donnan**

Mr. Doozan reviewed the McKenna Associates memo dated July 14, 2013. He briefly reviewed the items that still need to be resolved in the Master Deed, Bylaws, and Condominium Subdivision Plans (Exhibit B) by the applicant. Mr. Donnan stated that they are aware of the issues, and some have already been addressed. There are some engineering reviews that will cause some changes to easements, but those will be resolved before the Township Board meeting. Mr. Donnan confirmed that the attorney will be reviewing the Master Deed. Mr. Doozan asked if the applicant was willing to change the Master Deed and Bylaws to address the issues that were raised in the McKenna Associates memo dated 7/14/13. Mr. Soave stated that all of the issues are fine and will be addressed; he was not sure what the discrepancy was in item 4, dealing with unit 55. Mr. Doozan stated that there is a note on the plan which is a conflict in the Master Deed. Mr. Donnan stated that he can get with the attorney tomorrow and make sure all of these items are taken care of to the Township's satisfaction.

Mr. Doozan confirmed that the Master Deed says that the rear setback line is halfway between the house and the rear property line. Mr. Doozan stated that he is recommending that they change it to reflect what the Township Ordinance is. Mr. Donnan asked if that item can just be removed. Mr. Doozan agreed. Mr. Soave agreed to bond for the landscape trees; he stated he had expected that.

Mr. Donnan confirmed that between lots 7 and 8 there is a huge difference in elevation going west, and there is vegetation in there. Between lots 13-20 there is some vegetation and trees; it's a partial open space. The tree line will serve as a buffer zone.

Mr. Donnan stated that the names of the streets have been changed on the Exhibit B. He explained that after the Planning Commission meeting, they met with the Fire Chief, and the names presented now are the names the Fire Chief approved. Ms. Blades stated that she felt at the last meeting the street names should be changed to where there was only one Enclave and the rest of the names should be different and not include the word Enclave. She felt these names were still too confusing. Mr. Soave stated that they did meet with the Fire Chief, and this was what they came up with. Mr. O'Neil stated that the Planning Commission needed confirmation that the Fire Chief agreed to the street names.

**Motion by Towne, second by Enlow
To approve to the Township Board the revised Master Deed and By-Laws**

for Enclaves of Lyon with their agreement to address every issue in the McKenna Associates memo dated July 14, 2013 as well as a letter stating that they met with the Fire Chief on the names of the streets and those street names were approved.

Roll Call Vote: Ayes: O’Neil, Dolan, Campbell, Blades, Enlow, Towne, Conflitti
 Nays: None

MOTION APPROVED

OLD BUSINESS

1. New Hudson Form-Based Code

Mr. Doozan gave a presentation regarding the proposed zoning regulations for New Hudson. The land regulations will help to achieve the vision for the New Hudson area. He reviewed the permitted uses that will be allowed in the Lyon Center Zoning District. He explained that the existing regulations are too vague and the approval process takes too long. He reviewed the zoning map, which identifies the Core, the Edge and Neighborhood Sub areas. He explained that the setbacks will be reduced and their goal is to move the buildings closer to the street and encourage off street parking in the side or the rear. He also explained that an interesting pedestrian environment was needed and this would be achieved by bringing the buildings close to the sidewalk which will also provide a sense of enclosure. The new zoning is much like regular zoning and does provide for a lot of development opportunities.

Mr. O’Neil explained that they wanted to take an extra step by inviting the public and involve the public in the process before a public hearing is held. Mr. O’Neil opened the floor for any comments.

Lois Walters – Ms. Walters questioned if this will change the zoning. Mr. O’Neil stated yes. Mr. Doozan explained that the zoning classification will change as well as the regulations.

Ms. Blades asked for a map that shows what the current zoning is. Mr. Doozan briefly reviewed the current zoning map. Possible scenarios were briefly discussed as well as permitted uses.

Mr. Dolan questioned if this is even viable and how many years would it take. He stated that he would really have to think how this would impact the residents that live in the area before it’s changed so drastically. He referred to the City of Wixom. Mr. Doozan stated that in this case they looked at the essence of New Hudson and tried to build upon that. He explained that no one would get forced out of their home. Ms. Blades also expressed concerns for the residents. Mr. Towne suggested going through the list of permitted uses. Mr. Campbell questioned how many residents fall outside the neighborhood section. Mr. Doozan stated that there are hardly any in the edge except for on Grand River.

Cassie Pasco – Ms. Pasco stated her concerns that she would not get the value out of her home if a business moved in next to her home on Grand River. She expressed concerns about not being able to operate her business out of her home anymore.

Mr. Campbell felt that form based code helps to conceptualize the look and the feel of what Lyon Township's downtown area will look like. If there is a vision and a concept of what it will look like one day it will bring developers in. There was brief discussion regarding a resident's business.

Kristina Vaseau – Ms. Vaseau questioned land that the Township owns in front of her home. She wondered if the current homeowners could purchase that property. Clerk Cash stated that the DDA owns that land. Mr. Doozan stated the strip was too narrow to put houses on it; the lots would have to be combined. Mr. O'Neil stated that there could be potential businesses that could locate in that area. Mr. Doozan reviewed the areas of land that the Township owns.

Dan Cash – Mr. Cash asked if any of the Commissioners lived in the downtown area. He continued saying that everyone bought their home when there wasn't a downtown area, and now it is going to be changed where he could have businesses by him. He suggested putting the downtown at 12 Mile and Milford where it's vacant. He felt the concentration should be on vacant land. Another resident felt that vacant land would also be the first to go and felt it would be the worst way to introduce this to the Township.

Ms. Blades asked if a break down can be provided of the uses that are currently in each zoning district and compare it to what is being proposed. Mr. O'Neil felt that the neighborhood sub area needed to be addressed in particular because people live there and it needs to be protected.

Permitted uses were reviewed. The Planning Commission agreed to change the following items in the list of permitted uses.

1. Bed and Breakfasts will fall under a special land use in the Neighborhood area.
2. Senior Housing will fall under a special land use in the Core area.
3. State Licensed Residential Facility will fall under a special land use.
4. Standards of manufactured houses will be added to define the difference of a manufactured home vs. a mobile home.
5. Multi family will be removed from the Core area.
6. Private Service Clubs and Organizations will fall under a special land use in the Neighborhood area.
7. Art and Photography Gallery and Arcades will be a special land use in the Neighborhood area but allowed in the Core and Edge.
8. Medical and Dental Clinics or Offices will be a special land use in the Neighborhood area.
9. Personal Fitness Center or Health Club will not be allowed in the Neighborhood area but allowed in the Core or Edge area.
10. Motor Freight Transportation, Recycling Collection Stations and Radio and Television Towers were deleted from all sub areas.

11. Wholesale Trade will be a special land use in the Core and a permitted use in the Edge.

The Commission decided to discuss the design standards at the special meeting on 8/27/13. No further action was taken on form based code.

A special meeting was scheduled for August 27, 2013.

ADDITIONAL BUSINESS

1. Community Reports

Trustee Dolan explained that 3 interviews were held for the Fire Chief position.

Mr. Doozan stated that one of his colleagues attended a seminar and brought back information that he thought the Commission would be interested in regarding site selection.

Ms. Aniol explained that there is not a lot of new retail being built since there is still a lot of vacant space available.

ADJOURNMENT

**Motion by Towne, second by Blades
To adjourn the meeting at 10:08 p.m.**

Voice Vote:	Ayes:	Unanimous
	Nays:	None

MOTION APPROVED

The Planning Commission meeting was adjourned at 10:08 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary