

**AGENDA**

**Lyon Township Planning Commission  
Monday, January 13, 2003  
7:00 p.m.**

Call to Order *7:02*

Pledge of Allegiance

*RelTS* Approval of Agenda *as amended*

*UB/TS* Approval of Consent Agenda

Comments from Public on Non-Agenda Items *NONE*

*Lyon Towne Center - Discussion - Spec. mtg scheduled for 1/24/03 @ 5:00pm*

**Public Hearings**

*9:04 PM - 10:00 PM*

*UB/TS* 1. AP-02-21, Public Hearing on Mobile Home Park Rezoning proposal, Sucher property, southeast corner of South Hill and Twelve Mile Road. *all yes*

*Rel* 2. Public hearing on amendments to wetlands setback standards within the open space regulations. *10:32 - 10:32 No comments*  
*See approval to Board*

**Old Business**

None

**New Business**

*NO return* 1. Request from Beztak regarding Erwin Orchards Development.

2. Wetland Protection Ordinance - Receive for future review.

3. Election of Officers. *RB/TS Chair - Brent*  
*TS/W Vice Chair - Mike B*  
*RelTS Secretary - Laura J*

**Cases for the January 27, 2003 Agenda**

Possible cases: Presentation of New Hudson Streetscape (DDA), Master Plan Issues, Density Bonus Discussion

**Cases for Future Agendas**

1. AP-00-21, Northridge Estates Planned Development, north side of Nine Mile Road, west of Napier Road (recommended with conditions to the Township Board).
2. AP-00-32, Woodwind Planned Development (Bob Harris and South Lyon Schools, co-applicants), north side of Ten Mile Road, west of Johns Road, final PD review (tabled on 12/28/02 for 60 days - February 24, 2003).
3. AP-01-02, New Hudson BP Gas Station and Convenience Store, site plan review, intersection of Grand River Avenue and New Hudson Road (tabled on 12/28/02 until all plans and revisions are received - public hearing to be held no sooner than 2/24/02).
4. AP-01-05, Arbors of Lyon Subdivision, north side of Pontiac Trail, east of Martindale Road (final preliminary plat approval granted, next step: final plat review).
5. AP-01-21, Hidden Oaks Site Condominium, site plan review, north side of Eight Mile Road, between Chubb Road and Currie Road (Recommended denial to the Township Board on 9/23/02; next step: Township Board review).
6. AP-01-28, Old Grand River Storage, modification to approved site plan (status: Awaiting the submittal of new information).
7. AP-01-32, Windridge Planned Development, R & J Development, applicant (tabled on 12/09/02 for 60 days - February 10, 2003).
8. AP-02-08, Arby's Restaurant, site plan and special land use, west side of Milford Road, north of Grand River (Status: revised site plan is required before setting public hearings for special land uses).
9. AP-02-10, Briar Ridge Private Road, South side of Nine Mile Road, between Griswold and Currie Roads (waiting for revised plans).
10. AP-02-16, Twin Pines Condominium, site plan review, Applicant: Jeff Appel, west side of Martindale Road, south of Grand River (status: awaiting revised plans base on conceptual review ).
11. AP-02-18, Woodstream Development, site plan review, 23200 Pontiac Trail, east side of Pontiac Trail, between Nine and Ten Mile Roads.
12. AP-02-21, Mobile Home Park Rezoning proposal, Sucher property, southeast corner of South Hill and Twelve Mile Road (Public hearing on January 13, 2003).
13. Review and update of Township Master Plan.
14. Discussion of Zoning Ordinance requirements regulating the architectural design of commercial buildings.

*Lyon Township Planning Commission Agenda*  
*January 13, 2003*

15. Reconsideration of Master Plan amendment for the future land use designation on the south side of Grand River Avenue, across from the Township Hall.
16. Presentation by the DDA on the New Hudson Streetscape - final plans (January 27, 2003).
17. Public hearing on amendments to wetlands setback standards within the open space regulations (January 13, 2003).

**Consent Agenda** Minutes from the December 9, 2002 and December 23, 2002 Planning Commission Meetings.

**Adjournment**

**Note:** Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Planning Commission Secretary (248-437-2240) 48 hours prior to the meeting. Our staff will be pleased to make necessary arrangements.