

PLEASE NOTE 6:00 P.M. STARTING TIME!

AGENDA

**Lyon Township Planning Commission
Monday, February 24, 2003
6:00 p.m.**

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Consent Agenda

Comments from Public on Non-Agenda Items

Public Hearings

None

Old Business

1. 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
2. AP-01-02, New Hudson BP Gas Station and Convenience Store, site plan review, intersection of Grand River Avenue and New Hudson Road
3. Presentation of New Hudson Streetscape (DDA) – Cemetery fence design (requested action: approval of streetscape design)

New Business

1. Presentation on Roundabouts, Steve Metzger, DLZ Michigan Incorporated
2. Call for a public hearing on AP-03-05, PD Amendment for Lyon Towne Center, Liberty Chevrolet.
3. Master Plan Discussion: 10 Mile Road
 - a. Location of Commercial Development Nodes
 - b. Design Plan

Cases for the March 10, 2003 Agenda

Possible cases: AP-01-10, Precision Vinyl, Request for extension of approved site plan; AP-01-32, Windridge Planned Development, R & J Development; AP-03-01, Lord Corporation, site plan review, industrial building, 28655 Automation Boulevard, Grand River and Napier.

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 (Recommend denial to the Township Board on 1/13/03; next step: Township Board review).
13. Review and update of Township Master Plan.

**Lyon Township Planning Commission Agenda
February 24, 2003**

14. Discussion of Zoning Ordinance requirements regulating the architectural design of commercial buildings.
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.
17. AP-03-01, Lord Corporation, site plan review, industrial building, 28655 Automation Boulevard, Grand River and Napier.
18. AP-03-02, Lyon Oaks Industrial Center, site plan review, Lyon Oaks Drive, industrial building, Grand River west of Napier.
19. Amendment to PD regulations, schedule public hearing in February 2003.
20. AP-03-03, South Lyon Fence, site plan review, commercial building, Grand River and Haas Road.
21. AP-03-04, Community Business Rezoning proposal, Victor International, south side of Ten Mile near intersection with Johns Road (Public Hearing set for April 14, 2003).
22. AP-01-10, Precision Vinyl, Request for extension of approved site plan.
23. AP-03-05, Liberty Chevrolet, PD amendment and site plan review, commercial building, Lyon Towne Center.

Consent Agenda Minutes from January 24, 2003 and January 27, 2003 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.