AGENDA

Lyon Township Planning Commission
Monday, April 14, 2003
7:00 p.m.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Consent Agenda

Comments from Public on Non-Agenda Items

Public Hearings

1. AP-03-04, Public Hearing for Community Business Rezoning proposal, Victor International, south side of Ten Mile near intersection with Johns Road.

2. Public Hearing for Amendment to PD regulations

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

New Business

1. AP-01-28, Old Grand River Storage, request for extension of approved site plan.

2. AP-03-03, South Lyon Fence, site plan review, commercial building, Grand River and Haas Road.

3. AP-03-08, Lyon Tech Park Building II, site plan review, industrial building, 29665 William K. Smith Drive, Grand River and William K. Smith Drive.

4. AP-03-10, Victor PD, 10 Mile and Johns Road, Planning Commission Conceptual Review.

5. Revisions to the Zoning Ordinance Regarding Performance Guarantees

Cases for the April 28, 2003 Agenda

Possible cases: Master Plan Update – Presentation by Dr. Pearson, South Lyon Community Schools, Discussion of Outstanding Items, Traffic System

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.

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, extension to approved site plan, modification to approved site plan.

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. Review and update of Township Master Plan.

13. Discussion of Zoning Ordinance requirements regulating the architectural design of commercial buildings.

14. Reconsideration of Master Plan amendment for the future land use designation on the south side of Grand River Avenue, across from the Township Hall.

15. AP-03-02, Lyon Oaks Industrial Center, site plan review, Lyon Oaks Drive, industrial building, Grand River west of Napier.

16. Amendment to PD regulations, public hearing scheduled for April 14, 2003.

17. AP-03-03, South Lyon Fence, site plan review, commercial building, Grand River and Haas Road.

18. 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).

19. AP-01-10, Precision Vinyl, Request for extension of approved site plan.

20. AP-03-05, Liberty Chevrolet, PD amendment and site plan review, commercial building, Lyon Towne Center (Public Hearing set for Special Planning Commission Meeting on March 13, 2003).

21. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Road (waiting for revised plans).

22. AP-03-07, Aspen Group PD, 10 Mile and Milford Road, Planning Commission Conceptual Review (possible conceptual review on May 12, 2003).

23. AP-03-08, Lyon Tech Park Building II, site plan review, industrial building, 29665 William K. Smith Drive, Grand River and William K. Smith Drive.

24. AP-03-09, Elkow PD, 11 Mile and Milford Road, Planning Commission Conceptual Review (possible conceptual review on May 12, 2003).

25. AP-03-10, Victor PD, 10 Mile and Johns Road, Planning Commission Conceptual Review (possible conceptual review on May 12, 2003).

26. AP-03-11, Rainbow Recreation, site plan review and special land use, commercial building and warehouse, 53535 Grand River, southwest corner of Grand River and Haas Road.

27. AP-03-12, Misty Ridge Extension, private road review, south of Pontiac Trail.

28. AP-03-13; Flagstar Bank, site plan review, commercial building, Lyon Crossing, Milford Road, south of Interstate 96.

Consent Agenda Minutes from March 10, 2003 Planning Commission Meeting.

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.