AGENDA

Lyon Township Planning Commission
Monday, June 9, 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-03-11, Rainbow Recreation, site plan review and special land use, commercial building and warehouse, 53535 Grand River, southwest corner of Grand River and Haas Road.

Old Business

1. AP-02-23; Sunoco Gas Station and Convenience Store, Lyon Towne Center, review of architecture per condition of site plan approval.

New Business

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

2. AP-03-17, Coyote Court, private road review, north of Lee Drive, west of South Hill Road.

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

4. AP-03-16, Applebee's, site plan review, commercial building, Lyon Towne Center, Milford Road, south of Interstate 96.

5. AP-03-05; Liberty Chevrolet, site plan amendment, commercial building, Lyon Towne Center, Milford Road, south of Interstate 96.

Cases for the June 23, 2003 Agenda

Possible cases: Master Plan Update – 10 Mile Design Plan, Road System and Parks and Recreation

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 5/12/03 for up to 60 days – July 14, 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-01-32, Windridge Planned Development, R & J Development, applicant (tabled on 12/09/02 for 60 days - February 10, 2003).

7. 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).

8. AP-02-10, Briar Ridge Private Road, South side of Nine Mile Road, between Griswold and Currie Roads (waiting for revised plans).

9. 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).

10. AP-02-18, Woodstream Development, site plan review, 23200 Pontiac Trail, east side of Pontiac Trail, between Nine and Ten Mile Roads.

11. AP-02-23; Sunoco Gas Station and Convenience Store, Lyon Towne Center, review of architecture per condition of site plan approval.

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 (tabled on 5/12/03 for up to 60 days – July 14, 2003)

16. Amendment to PD regulations, tabled until April 28, 2003.

17. AP-03-04, Community Business Rezoning proposal, Victor International, south side of Ten Mile near intersection with Johns Road (Recommended denial April 14, 2003. Next step: Township Board Review).

18. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Road.

19. AP-03-07, Aspen Group PD, 10 Mile and Milford Road, Planning Commission Conceptual Review (Conceptual Review held on 5/12/03 – Next step Township Board Conceptual Review)

20. AP-03-09, Elkow PD, 11 Mile and Milford Road, Planning Commission Conceptual Review (Conceptual Review held on 5/14/03 – Next step Township Board Conceptual Review).

21. 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 (Public hearing scheduled for June 9, 2003).

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

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

24. AP-03-14, Community Business Rezoning proposal, Hartford Equities, southwest corner of Napier and Ten Mile.

25. AP-03-15, CVS Pharmacies, site plan review, commercial building, Pontiac Trail and Silver Lake Road.

26. AP-03-16, Applebee's, site plan review, commercial building, Lyon Towne Center, Milford Road, south of Interstate 96.

27. AP-03-17, Coyote Court, private road review, north of Lee Drive, west of South Hill Road.

28. AP-03-20, New Hudson Plaza, site plan review, commercial buildings, west side of Milford Road, north of Grand River Avenue.

29. AP-03-05; Liberty Chevrolet, site plan amendment, commercial building, Lyon Towne Center, Milford Road, south of Interstate 96.

30. AP-03-21; Malsia Road, private road review, Napier and Nine Mile.

Consent Agenda Minutes from April 16, 2003; April 28, 2003; May 12, 2003; and May 14, 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.