

## **AGENDA**

### **Lyon Township Planning Commission Monday, July 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-03-14, Community Business Rezoning proposal, Hartford Equities, southwest corner of Napier and Ten Mile.
2. Amendments dealing with performance guarantees.

#### **Old Business**

1. Planned Development Amendments
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
3. AP-03-02, Lyon Oaks Industrial Center, site plan review, Lyon Oaks Drive, industrial building, Grand River west of Napier.
4. 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-03-22; Jerry Tyrrell Commercial Development, site plan review, commercial building, Grand River and Milford Road.
2. AP-03-23, Standard Federal Bank, site plan review, commercial building, Lyon Towne Center Drive and Milford Road.
3. AP-03-27, Pinehurst Planned Development, Ten Mile and Martindale, Conceptual Review.
4. Lyon Towne Center, Planned Development Amendments

**Lyon Township Planning Commission Agenda  
July 14, 2003**

5. AP-03-13, Flagstar Bank, review of architecture per condition of site plan approval, commercial building, Lyon Crossing, Milford Road, south of Interstate 96.
6. AP-03-28, T-Mobile, Cellular Device Location on Existing Utility Pole, 25060 Milford Road, Special Land Use, Call for Public Hearing.
7. Request for a Special Meeting by the Aspen Group for review of revised PD concept plan.

**Cases for the July 28, 2003 Agenda**

Possible cases: Public Hearing for AP-03-26, Single-family Residential (R-0.3) Rezoning proposal, Township-initiated, Ten Mile and Martindale; Public Hearing for AP-03-27, Pinehurst Planned Development, Ten Mile and Martindale; Master Plan Update – 10 Mile Design Plan, 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, request for site condominium approval submitted).
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.

**Lyon Township Planning Commission Agenda**  
**July 14, 2003**

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 July 14, 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 (Next step – Preliminary Plan).
20. AP-03-09, Elkow PD, 11 Mile and Milford Road, (Next step – Preliminary Plan).
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 (Recommended to the Township Board).
22. AP-03-12, Misty Ridge Extension, private road review, south of Pontiac Trail (Recommended to the Township Board).
23. AP-03-13, Flagstar Bank, review of architecture per condition of site plan approval, 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-03-17, Coyote Court, private road review, north of Lee Drive, west of South Hill Road (Recommended to the Township Board).
27. AP-03-20, New Hudson Plaza, site plan review, commercial buildings, west side of Milford Road, north of Grand River Avenue.
28. AP-03-21, Malsia Private Road, private road review, Napier and Nine Mile Road.

**Lyon Township Planning Commission Agenda  
July 14, 2003**

29. AP-03-22; Jerry Tyrrell Commercial Development, site plan review, commercial building, Grand River and Milford Road.
30. AP-03-23, Standard Federal Bank, site plan review, commercial building, Lyon Towne Center Drive and Milford Road.
31. AP-03-24, Erwin Orchard Planned Development, Pontiac Trail and Silver Lake and Kent Lake Roads, Conceptual Review.
32. AP-03-25, Tanglewood Estates – Greenleafe Subdivision, Tanglewood PD, site plan review.
33. AP-03-26, Single-family Residential (R-0.3) Rezoning proposal, Township-initiated, Ten Mile and Martindale, Public Hearing scheduled for July 28, 2003.
34. AP-03-27, Pinehurst Planned Development, Ten Mile and Martindale, Conceptual Review.
35. AP-03-28, T-Mobile Location on Existing Utility Tower, Special Land Use and Site Plan Review, Ten Mile and Milford Road.
36. AP-03-29, Rose Lane Extension, Private Road Review, Dixboro and 12 Mile.

**Consent Agenda** Minutes from June 9, 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.