

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

AGENDA

**Lyon Township Planning Commission
Monday, July 28, 2003
6:00 p.m.**

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Consent Agenda

Approval of Erwin Committee Minutes from April 9, 2003 and April 30, 2003

Comments from Public on Non-Agenda Items

Public Hearings

1. AP-03-26, Single Family Residential (R-0.3) Rezoning proposal, Township initiated, Ten Mile and Martindale.
2. AP-03-27, Pinehurst Planned Development, Ten Mile and Martindale, Preliminary and Final Planned Development Review.

Old Business

None

New Business

1. Master Plan Discussion (as time permits):
 - a. Road Priorities
 - b. 10 Mile Design Plan

Cases for the August 7, 2003 Agenda

Possible cases: AP-01-05, Arbors of Lyon Subdivision, north side of Pontiac Trail, east of Martindale Road (site condominium review); AP-03-07, Aspen Group PD, 10 Mile and Milford Road (revised concept plan).

Cases for the August 11, 2003 Agenda

Possible cases: AP-03-28, T-Mobile Location on Existing Utility Tower, Special Land Use and Site Plan Review, Ten Mile and Milford Road; AP-02-23; Sunoco Gas Station and Convenience Store, Lyon Towne Center, review of architecture per condition of site plan approval; AP-03-29, Rose Lane Extension, Private Road Review, Dixboro and 12 Mile.

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 7/14/03 for up to 60 days – September 15, 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, special Planning Commission Meeting on August 7, 2003).
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 (status: awaiting revised plans).
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 (tabled on 7/14/03 for up to 30 days).
12. Review and update of Township Master Plan.
13. Discussion of Zoning Ordinance requirements regulating the architectural design of commercial buildings.

**Lyon Township Planning Commission Agenda
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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. Amendment to PD regulations, public hearing scheduled for September 15, 2003.
16. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Road.
17. AP-03-07, Aspen Group PD, 10 Mile and Milford Road (Next step – Preliminary Plan, Special Meeting with the Planning Commission scheduled for August 7, 2003 to review revised concept plan).
18. AP-03-09, Elkow PD, 11 Mile and Milford Road, (Next step – Preliminary Plan).
19. AP-03-14, Community Business Rezoning proposal, Hartford Equities, southwest corner of Napier and Ten Mile (recommended denial to the Township Board).
20. AP-03-15, CVS Pharmacies, site plan review, commercial building, Pontiac Trail and Silver Lake Road.
21. AP-03-20, New Hudson Plaza, site plan review, commercial buildings, west side of Milford Road, north of Grand River Avenue.
22. AP-03-21, Malsia Private Road, private road review, Napier and Nine Mile Road.
23. AP-03-24, Erwin Orchard Planned Development, Pontiac Trail and Silver Lake and Kent Lake Roads, Conceptual Review.
24. AP-03-25, Tanglewood Estates – Greenelefe Subdivision, Tanglewood PD, site plan review.
25. AP-03-26, Single-family Residential (R-0.3) Rezoning proposal, Township-initiated, Ten Mile and Martindale, Public Hearing scheduled for July 28, 2003.
26. AP-03-27, Pinehurst Planned Development, Ten Mile and Martindale, Conceptual Review (Next step: Concept Review by the Township Board).
27. AP-03-28, T-Mobile Location on Existing Utility Tower, Special Land Use and Site Plan Review, Ten Mile and Milford Road (Public Hearing for Special Land Use scheduled for August 11, 2003).
28. AP-03-29, Rose Lane Extension, Private Road Review, Dixboro and 12 Mile.

Consent Agenda Minutes from June 23, 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.