

AGENDA

**Lyon Township Planning Commission
Monday, September 15, 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

Amendments to Article 7.00, Planned Developments

Old Business

1. AP-97-19, Tanglewood Grenelefe Subdivision West, Amendment to approved PD: Proposal to substitute single-family housing units for duplex units, schedule Public Hearing.
2. AP-02-23, Sunoco Gas Station and Convenience Store, Lyon Towne Center, review of architecture per condition of site plan approval.
3. AP-03-21, Malsia Private Road, amended private road review, Napier and Nine Mile Road.

New Business

1. AP-01-27, Hesland Pairadocs Dr., Applicants: Mssrs. Grundheid and Heslip, east side of Currie Road, between Eight and Nine Mile Roads (initial review June 25, 2001; Request extension for the construction of private road).
2. AP-03-25, Erwin Orchard PD, Pontiac Trail and Silver Lake and Kent Lake Roads, Conceptual Review.
3. AP-03-29, Rose Lane Extension, Private Road Review, Dixboro and 12 Mile Roads.

*Lyon Township Planning Commission Agenda
September 15, 2003*

4. Call for Public Hearing on AP-03-20, New Hudson Plaza (site plan review and special land use, commercial building, oil change, gas station and carwash, northwest corner of Milford Road and New Hudson Road).
5. AP-03-30, Lyon Sand and Gravel, Site Plan Review, 51777 West 12 Mile Road.
6. Call for Public Hearing on AP-03-31, Office Rezoning Proposal, BMB Ventures, Part of 58560 Grand River, west of Milford Road.

Cases for the September 29, 2003 Agenda

1. Possible cases: Master Plan Update- Parks and Recreation, and Future Land Use of south side of Grand River, south of Township Hall.

Cases for Future Agendas

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. (Condominium 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. AP-01-05, Arbors of Lyon Subdivision, north side of Pontiac Trail, east of Martindale Road (recommended to Township Board).
4. 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).
5. AP-01-32, Windridge Planned Development, R & J Development, applicant (status: awaiting revised plans).
6. 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).
7. AP-02-10, Briar Ridge Private Road, South side of Nine Mile Road, between Griswold and Currie Roads (status: awaiting revised plans).
8. 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).
9. 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
September 15, 2003*

10. 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).
11. Review and update of Township Master Plan.
12. Discussion of Zoning Ordinance requirements regulating the architectural design of commercial buildings.
13. Reconsideration of Master Plan amendment for the future land use designation on the south side of Grand River Avenue, across from the Township Hall.
14. Amendment to PD regulations, public hearing scheduled for September 15, 2003.
15. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Road.
16. AP-03-07, Aspen Group PD, 10 Mile and Milford Road (Next step – Preliminary Plan).
17. AP-03-09, Elkow PD, 11 Mile and Milford Road, (Next step – Preliminary Plan).
18. AP-03-14, Community Business Rezoning proposal, Hartford Equities, southwest corner of Napier and Ten Mile (recommended denial to the Township Board).
19. AP-03-15, CVS Pharmacies, site plan review, commercial building, Pontiac Trail and Silver Lake Road.
20. AP-03-20, New Hudson Plaza, site plan review, commercial buildings, west side of Milford Road, north of Grand River Avenue.
21. AP-03-21, Malsia Private Road, private road review, Napier and Nine Mile Road.
22. AP-03-24, Erwin Orchard Planned Development, Pontiac Trail and Silver Lake and Kent Lake Roads, Conceptual Review.
23. AP-03-25, Tanglewood Estates – Greenelefe Subdivision, Tanglewood PD, site plan review.
24. AP-03-28, T-Mobile Location on Existing Utility Tower, Special Land Use and Site Plan Review, Ten Mile and Milford Road (Tabled for up to sixty days on August 11, 2003).
25. AP-03-29, Rose Lane Extension, Private Road Review, Dixboro and 12 Mile.
26. AP-03-30, Lyon Sand & Gravel Co, Site Plan Review, 51777 West 12 Mile Road
27. AP-03-31, Office Rezoning Proposal, BMB Ventures, Part of 58560 Grand River, west of Milford.

Consent Agenda Minutes from July 28, 2003, August 7, 2003, and August 11, 2003.

Adjournment

Note: Anyone planning to attend the meeting who has need of special assistance under the American's 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.