

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

**AGENDA**

**Lyon Township Planning Commission  
Monday, November 24, 2003  
6:00 p.m.**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Approval of Consent Agenda**

**Comments from Public on Non-Agenda Items**

**Public Hearings**

None

**Old Business**

AP-03-23, Sunoco Gas Station and Convenience Store, Proposed amendment to approved lighting plan, located in Lyon Town Center, Outlot G, East of Milford Road, south of New Hudson Drive

**New Business**

Master Plan Discussions:

- a. Future Land Use Map Amendments
  - i. RBS Companies, Grand River Avenue and Martindale Road, Proposal for HCMA Property- Multiple-family
- b. 10 Mile Road Design Plan
- c. Parks and Recreation
- d. Township survey

**Cases for the December 8, 2003 Agenda**

Possible cases:

AP-03-09, Elkow Planned Development, 11 Mile and Milford Roads, Public Hearing, Preliminary Plan

Discussion of Zoning Ordinance Amendments to limit impervious surface

AP-03-10, Copperwood Planned Development, 10 Mile and Johns Road, Call for public hearing on Preliminary Plan

AP-03-31, BMB Ventures L.L.C., Call for Public Hearing on rezoning request from R-0.3 to O-1 for part of 58560 Grand River Avenue, west of Milford Road

AP-03-37, AIS Property, Call for public hearing on rezoning request for parcel #21-03-127-002, from RM-2, Multiple-family to B-3, General Business, located south of Pontiac Trail, north of I-96

AP-03-38, Freidlaender Planned Development, Pontiac Trail between 11 Mile Road and Silver Lake Road, Conceptual Review, Lyon Development Associates, L.L.C., applicant

**Cases for Future Agendas**

1. AP-02-16, Twin Pines Condominium, site plan review, west side of Martindale Road, south of Grand River (revised plans base on conceptual review)
2. 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).
3. AP-01-32, Windridge Planned Development, R & J Development, applicant (status: awaiting revised plans).
4. 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).
5. AP-02-18, Woodstream Development, site plan review, 23200 Pontiac Trail, east side of Pontiac Trail, between Nine and Ten Mile Roads.
6. Review and update of Township Master Plan.
7. Discussion of Zoning Ordinance requirements regulating the architectural design of commercial buildings.
8. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Road

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9. AP-03-20, New Hudson Plaza, commercial buildings, west side of Milford Road, north of Grand River Avenue, site plan review (Tabled until the January 12, 2004)
10. AP-03-24, Erwin Orchard Planned Development, Pontiac Trail and Silver Lake and Kent Lake Roads, Site Plan Review.
11. AP-03-27, Pinehurst Planned Development, 10 Mile and Martindale Roads, Conceptual Review
12. AP-03-32, Sprint Spectrum, Colocation of a Wireless Communications Facility, 10 Mile and Chubb Roads, Site Plan Review
13. AP-03-33, Discount Tire, Commercial building located on Outlot E, Lyon Town Center (Next step: revised plan review)
14. AP-03-34, Lyon Ridge Planned Development, South side of 10 Mile Road, between Chubb and Johns Roads, Conceptual Review
15. AP-03-35, Hornbrook Estates Planned Development, 11 Mile and Martindale Roads, Conceptual Review

**Consent Agenda** Minutes from October 27, 2003

**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.