

AGENDA

Lyon Township Planning Commission

Monday, February 9, 2004

7:00 p.m.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda. Minutes from January 12, 2004

Comments from Public on Non-Agenda Items

Public Hearings

1. AP-03-37, AIS Property, Public Hearing to consider 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.
2. AP-03-31, BMB Ventures L.L.C., Rezoning request from R-0.3, Residential Single-family, to O-1 for part of 58560 Grand River, west of Milford Road (continuation of the January 12, 2004 Public Hearing).

Old Business

1. AP-03-37, AIS Property, 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.
2. AP-03-31, BMB Ventures L.L.C., Rezoning request from R-0.3, Residential Single-family, to O-1 for part of 58560 Grand River, west of Milford.
3. AP-03-09, Elkow Farms Planned Development, 11 Mile and Milford Roads, Applicants: Hitech Building, LLC, and Ivanhoe Huntley Holding, LLC, preliminary plan review (Tabled after January 26, 2004, at applicant's request).

New Business

1. AP-04-01, Crossroads Center, DDDK Investments, 56849 Grand River, east of Pontiac Trail, Site Plan Review.
2. AP-04-02, Woodwind Glen Condominium, 1st Phase of Woodwind P.D., north side of Ten Mile Road, north of Tanglewood.

Cases for the February 23, 2003 Agenda

- a. Master Plan Discussion
- b. Rules of Procedure
- c. Impervious surface limits
- d. Relationship between Master Plan and Zoning

Cases for Future Agendas

1. 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).
2. AP-01-32, Windridge Planned Development, R & J Development, applicant (status: awaiting revised plans).
3. 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).
4. AP-02-16, Twin Pines Condominium, site plan review, west side of Martindale Road, south of Grand River (revised plans based on conceptual review).
5. AP-02-18, Woodstream Development, site plan review, 23200 Pontiac Trail, east side of Pontiac Trail, between Nine and Ten Mile Roads (status: awaiting revised plans).
6. Review and update of Township Master Plan.
7. Discussion of Zoning Ordinance requirements regulating the architectural design of commercial buildings.
8. AP-03-05, Liberty Chevrolet, Lyon Towne Center, east of Milford, south of I-96, Major amendment to site plan.
9. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Roads.
10. AP-03-10, Copperwood Planned Development, 10 Mile and Johns Road, Public hearing to consider Preliminary Plan, (PC denied preliminary plan; next step: Final PD Review).
11. AP-03-20, New Hudson Plaza, commercial buildings, west side of Milford Road, north of Grand River Avenue, site plan review (tabled at request of applicant until 3/8/04).
12. AP-03-24, Erwin Orchard Planned Development, Pontiac Trail and Silver Lake and Kent Lake Roads, Site Plan Review.
13. AP-03-25, Tanglewood Grenelefe West, Ten Mile Road east of Currie Road, Site Plan Review.

14. AP-03-33, Discount Tire, Commercial building located on Outlot E, Lyon Town Center Site Plan Review.
15. AP-03-34, Lyon Ridge Planned Development, South side of 10 Mile Road, between Chubb and Johns Roads, Conceptual Plan Review.
16. AP-03-35, Hornbrook Estates Planned Development, 11 Mile and Martindale Roads, Preliminary Plan Review.
17. AP-03-38, Freidlaender Planned Development, Pontiac Trail between 11 Mile Road and Silver Lake Road, Preliminary Plan Review.
18. AP-03-39, Kesto Gas Station, Eight Mile road and Pontiac Trail, Site Plan Review.
19. AP-03-40, Shoppes at Lyon, 10 Mile and Milford Roads, Site Plan Review.
20. AP-03-41, Citizens Bank, Lyon Township Center, east of Milford Road, south of I-96, Site Plan Review.
21. AP-03-42, William Clark, Rezoning request for parcel #21-03-352-006, from I-2, General Industrial, to RM-2, Multiple-family Residential, located on Helene Drive, south of Grand River (Public Hearing March 8, 2004).
22. AP-03-43, Hialeah Farms, Pontiac Trail, west of Old Plank Road, Preliminary Plat Review.
23. AP-04-02, Woodwind Glen Condominium, Ten Mile Road, west of Chubb Road, Condominium Documents Review.
24. AP-04-04, Dr. Schneider Project, Lakeview Drive, Quadrants Industrial Research Park, Site Plan Review.

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.

Please turn off all cell phones and pagers or switch to them to vibrate. If you must respond to a call or page, please leave the meeting hall and conduct your business in the lobby area.