

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

**AGENDA**

**Lyon Township Planning Commission  
Monday, February 23, 2004  
6:00 p.m.**

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Approval of Agenda**

**Approval of Consent Agenda- Minutes from January 26, 2004**

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

**Public Hearings**

None

**Old Business**

None

**New Business**

1. Master Plan Discussions
2. Rules of Procedure
3. Impervious Surface Limits
4. Relationship Between Master Plan and Zoning
5. Agenda for March 8, 2004

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

Possible cases:

1. AP-03-37, AIS Property, Continuation of 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-03-20, 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).
3. AP-03-39, Kesto Gas Station, Eight Mile Road and Pontiac Trail, Site Plan Review
4. AP-04-01, Crossroads Center, DDDK Investments, 56849 Grand River, Public hearing to consider Site Plan, New Hudson Development Option.
5. AP-04-05, Lyon Crossing Retail Condominium, west side Milford Road, Condominium Plan and Document Review.
6. AP-03-10, Copperwood Planned Development, 10 Mile and Johns Road, Revised Preliminary Plan Review (may require call for public hearing).
7. AP-04-06, Lyon Trail III, south of Nine Mile, East of Pontiac Trail, Conceptual Plan Review.
8. AP-04-04, Dr. Schneider Project, Lakeview Drive, Quadrants Industrial Research Park, Site Plan Review.
9. AP-03-25, Tanglewood Grenelefe West, Ten Mile Road east of Currie Road, Tentative Preliminary Plat Review.
10. AP-03-35, Hornbrook Estates Planned Development, 11 Mile and Martindale Roads, Call for public hearing for Preliminary Plan Review.
11. AP-03-38, Freidlaender Planned Development, Pontiac Trail between 11 Mile Road and Silver Lake Road, Call for public hearing for Preliminary Plan Review.
12. AP-03-33, Discount Tire, Commercial building located on Outlot E, Lyon Town Center Site Plan Review.
13. AP-03-34, Lyon Ridge Planned Development, South side of 10 Mile Road, between Chubb and Johns Roads, Conceptual Plan Review.
14. AP-03-27, Pinehurst Planned Development, 10 Mile and Martindale Roads, Conceptual Plan Review.

**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-03-09, Elkow Planned Development, 11 Mile and Milford Roads, Applicants: Hitech Building, LLC, and Ivanhoe Huntley Holding, LLC. (Next step: Final PD).
11. AP-03-24, Erwin Orchard Planned Development, Pontiac Trail and Silver Lake and Kent Lake Roads, Site Plan Review.
12. AP-03-40, Shoppes at Lyon, 10 Mile and Milford Roads, Site Plan Review.
13. AP-03-41, Citizens Bank, Lyon Township Center, east of Milford Road, south of I-96, Site Plan Review (Tabled on January 26, 2004 for up to 60 days).
14. AP-03-42, William Clark, Public hearing to consider 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 (rescheduled for March 22, 2004).
15. AP-03-43, Hialeah Farms, Pontiac Trail, west of Old Plank Road, Preliminary Plat Review.
16. AP-04-02, Woodwind Glen Condominium, 1<sup>st</sup> Phase of Woodwind P.D., north side of Ten Mile Road, north of Tanglewood, Condominium Documents Review.
17. AP-04-07, Mohawk Industries, Quadrants Industrial/ Research Centre, 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.