

***PLEASE NOTE 6:00 p.m. STARTING TIME!***  
**AGENDA**

**Lyon Township Planning Commission**  
**Monday, March 22, 2004**  
**6:00 p.m.**

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Approval of Agenda**

**Approval of Consent Agenda:** Minute from February 23, 2004.

**Comments from Public on Non-Agenda Items:** Summer Ellison to discuss a private restaurant and bar operation.

**Public Hearings (7:00 p.m.)**

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.

**Old Business**

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.

**New Business**

1. Master Plan Discussions
2. Impervious Surface Limits
3. Tree Protection Ordinance Amendments
4. Small Animal Veterinary Clinics in the I-1 District

**Cases for the April 12, 2004 Agenda**

Possible cases:

1. AP-03-39, Kesto Gas Station, Eight Mile road and Pontiac Trail, Site Plan Review.

2. AP-03-33, Discount Tire, Commercial building located on Outlot E, Lyon Town Center Site Plan Review.
3. AP-04-06, Lyon Trail III, South side of Nine Mile, West of Griswold, Conceptual Plan Review.
4. AP-04-04, Dr. Schneider Project, Lakeview Drive, Quadrants Industrial Research Park, Site Plan Review.
5. AP-03-25, Tanglewood Grenelefe West, Ten Mile Road east of Currie Road, Site 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-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Roads.
9. AP-03-09, Elkow Planned Development, 11 Mile and Milford Roads, Applicants: Hitech Building, LLC, and Ivanhoe Huntley Holding, LLC. (Next step: Final PD).
10. AP-03-10, Copperwood Planned Development, 10 Mile and Johns Road, Public Hearing scheduled for May 110, 2004 to consider Preliminary Plan.
11. AP-03-20, New Hudson Plaza, commercial buildings, west side of Milford Road, north of Grand River Avenue (Request by applicant to table until May, 2004).

12. AP-03-24, Erwin Orchard Planned Development, Pontiac Trail and Silver Lake and Kent Lake Roads, Site Plan Review.
13. AP-03-27, Pinehurst Planned Development, 10 Mile and Martindale Roads, (Next step: Public Hearing to consider Preliminary Plan).
14. AP-03-34, Lyon Ridge Planned Development, South side of 10 Mile Road, between Chubb and Johns Roads, Preliminary Plan Review.
15. AP-03-35, Hornbrook Estates Planned Development, 11 Mile and Martindale Roads, Public Hearing scheduled for April 14, 2004 to consider Preliminary Plan Review.
16. AP-03-38, Freidlaender Planned Development, Pontiac Trail between 11 Mile Road and Silver Lake Road, Public Hearing scheduled for April 14, 2004 to consider Preliminary Plan Review.
17. AP-03-40, Shoppes at Lyon, 10 Mile and Milford Roads, Site Plan Review.
18. 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).
19. AP-03-43, Hialeah Farms, Pontiac Trail, west of Old Plank Road, Preliminary Plat Review.
20. 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.
21. AP-04-03, Tanglewood, 10 Mile and Chubb Road, Conceptual Plan.
22. AP-04-05, Lyon Crossing Retail Condominium, west side of Milford Road, south of I-96, Condominium Plan and Document Review.
23. AP-04-07, Mohawk Industries, Automation Blvd., Unit 19 of Quadrants Industrial/Research Center, Site Plan Review.
24. AP-04-09, Consumers Energy Regulator, Twelve Mile at Napier Road, Site Plan Review.
25. AP-04-10, Lowes, east of Milford Road, south of I-96, Lyon Town Center, 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.