

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

Lyon Township Planning Commission
Monday, April 26, 2004
6:00 p.m.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda: Minutes from February 23, 2004 (tabled on March 22, 2004) and March 10, 2004.

Comments from Public on Non-Agenda Items

Public Hearings

None

Old Business

New Business

1. AP-03-39, Kesto Gas Station, Eight Mile road and Pontiac Trail, Site Plan Review.
2. Master Plan Discussions
 - a. New Hudson Design Plan
 - b. Community Facilities
3. Request by Quadrants, Inc. for special meeting.
4. Veterinary Clinics in the I-1 Zoning District, Call for Public Hearing.

Cases for the May 10, 2004 Agenda

Possible cases:

1. AP-03-10, Copperwood Planned Development, 10 Mile and Johns Road, Public Hearing to consider Preliminary Plan.

2. 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).
3. 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 to consider rezoning request).
4. AP-04-05, Lyon Crossing Retail Condominium, west side Milford Road, Condominium Plan and Document Review.
5. 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).
6. AP-03-38, Friedlaender Planned Development, Pontiac Trail between 11 Mile Road and Silver Lake Road, Final Plan Review.
7. AP-04-12, Express Group, 28320 Lake View Drive, Quadrants Industrial Research Centre, Site Plan Review, subject to revised plan being submitted by (TBD during weekly team meeting).

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-02-16, Twin Pines Condominium, site plan review, west side of Martindale Road, south of Grand River (revised plans based on conceptual review).
4. 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).
5. Review and update of Township Master Plan.
6. Discussion of Zoning Ordinance requirements regulating the architectural design of commercial buildings.
7. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Roads.
8. AP-03-09, Elkow Planned Development, 11 Mile and Milford Roads, Applicants: Hitech Building, LLC, and Ivanhoe Huntley Holding, L.L.C., Final Planned Development Review.

9. AP-03-24, Erwin Orchard Planned Development, Pontiac Trail and Silver Lake and Kent Lake Roads, Site Plan Review.
10. AP-03-25, Tanglewood Grenelefe West, Ten Mile Road east of Currie Road, Site Plan Review (Next step: Township Board Review scheduled for May 3, 2004)
11. AP-03-27, Pinehurst Planned Development, 10 Mile and Martindale Roads, (Next step: Public Hearing to consider Preliminary Plan).
12. AP-03-33, Discount Tire, Commercial building located on Outlot E, Lyon Town Center Site Plan Review (Next step: TB).
13. AP-03-35, Hornbrook Estates Planned Development, 11 Mile and Martindale Roads, Preliminary Plan Review.
14. AP-03-40, Shoppes at Lyon, 10 Mile and Milford Roads, Site Plan Review.
15. AP-03-43, Hialeah Farms, Pontiac Trail, west of Old Plank Road, Preliminary Plat Review.
16. AP-04-01, Crossroads Center, DDDK Investments, 56849 Grand River, (Next step: Township Board Review scheduled for May 3, 2004).
17. AP-04-02, Woodwind Glen Condominium, 1st Phase of Woodwind P.D., north side of Ten Mile Road, north of Tanglewood, Condominium Documents Review.
18. AP-04-06, Lyon Trail III, South side of Nine Mile, West of Griswold, Preliminary Plan Review.
19. AP-04-09, Consumers Energy Regulator, Twelve Mile at Napier Road, Site Plan Review.
20. AP-04-10, Lowes, east of Milford Road, south of I-96, Lyon Town Center, Site Plan Review.
21. AP-04-11, Madi Lane, located between Martindale Road and Pontiac Trail, Private Road Review.
22. AP-04-13, Woodwind Village Condominium, north side of Ten Mile Road, north of Tanglewood, Condominium Document Review.
23. AP-04-16, South Lyon Eagles Aerie, 21001 Pontiac Trail, north of Eight Mile Road, 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.