

AGENDA

Lyon Township Planning Commission
Monday, June 28, 2004
7:00 p.m.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda: Minutes from May 24, 2004 and May 26, 2004 meetings

Comments from Public on Non-Agenda Items

Public Hearings

Old Business

1. Text amendment to the Zoning Ordinance, Call for public hearing to consider impervious surface standards in commercial and office districts.
2. Wetland Protection Ordinance

New Business

1. Consideration of Pinehurst Special Meeting request.
2. Master Plan Discussion
 - a. Community Facilities
 - b. Retail and Office Analysis
 - c. Existing Land Use

Cases for the July 12, 2004 Agenda

Possible cases:

AP-03-34, Lyon Ridge Planned Development, South side of 10 Mile Road, between Chubb and Johns Roads, Public Hearing to consider Preliminary Planned Development.

AP-04-24, RBS Companies (HCMA property), West of Martindale Road North between Grand River Avenue and I-96, Call for public hearing to consider request to rezone approximately 27.70-acres from R-1.0, Single-family Residential to RM-1, Residential Multiple-family.

AP-03-35, Hornbrook Estates Planned Development, 11 Mile and Martindale Roads, Final Plan Review, discuss amendment to PD.

AP-04-21, Pratt Miller Building Expansion, WK Smith Drive, 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-02-16, Twin Pines Condominium, site plan review, west side of Martindale Road, south of Grand River (PC recommended conditional approval; Next step: TB 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. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Roads.
7. AP-03-09, Elkow Planned Development, 11 Mile and Milford Roads, Applicants: Hitech Building, LLC, and Ivanhoe Huntley Holding, LLC., Final Planned Development (PC recommended conditional approval; Next step: TB review)
8. AP-03-10, Copperwood Planned Development, 10 Mile and Johns Roads, Preliminary Plan Review (Next step: Final Plan Review).
9. AP-03-20, New Hudson Plaza, commercial buildings, west side of Milford Road, north of Grand River Avenue (Tabled up to 60 days).
10. AP-03-24, Erwin Orchard Planned Development, Pontiac Trail and Silver Lake and Kent Lake Roads, Next step: Preliminary Plan Review.
11. AP-03-25, Tanglewood Grenelefe West Subdivision, south side of Ten Mile, east of Currie Road, Final Preliminary Plat Review (PC recommended conditional approval; Next step: TB review).
12. AP-03-27, Pinehurst Planned Development, 10 Mile and Martindale Roads, Public Hearing to consider Preliminary Planned Development scheduled for August 16, 2004.
13. AP-03-27A, Pinehurst Rezoning, 10 Mile and Martindale Roads, Public Hearing to consider rezoning request from R-1.0 to R-0.5 scheduled for August 16, 2004.
14. AP-03-40, Shoppes at Lyon, 10 Mile and Milford Roads, Site Plan Review.

15. AP-03-41, Citizens Bank, Lyon Town Center, east of Milford Road, south of I-96, Site Plan Review (Tabled up to 60 days).
16. AP-03-43, Hialeah Farms, Pontiac Trail, west of Old Plank Road, Tentative and Final Preliminary Plat Review (PC recommended conditional approval; Next step: TB review).
17. AP-04-06, Lyon Trail III, South side of Nine Mile, West of Griswold, Site Plan Review (Next step: Awaiting revised plans based on conceptual review).
18. AP-04-09, Consumers Energy Regulator Stations, south of Nine Mile Road, west of Currie Road, and west side of Griswold Road, north of Nine Mile Road, Site Plan Review (PC recommended conditional approval; Next step: TB review).
19. AP-04-11, Madi Lane, located between Martindale Road and Pontiac Trail, Private Road Review.
20. AP-04-15, South Lyon Eagles Aerie, 21001 Pontiac Trail, north of Eight Mile Road, Site Plan Review.
21. AP-04-18, Erwin Rezoning, Pontiac Trail and Silver Lake and Kent Lake Roads, Public hearing to consider rezoning request from R-1.0 to R-0.3 scheduled for August 16, 2004.
22. AP-04-19, Angelo Vitale Concrete Contractors, 23455 Griswold, Special Land Use Application and Site Plan Review.
23. AP-04-20, T-Mobile Wireless Communication Co-Location, North side of Ten Mile Road, west of Chubb Road, Site Plan Review.
24. AP-04-22, Timber Trail Condominium, West side of Martindale Road, north of Eleven Mile Road, Site Plan Review.
25. Text Amendment to the Zoning Ordinance, consider an amendment to allow small animal veterinary clinics in the I-1 Industrial District (PC recommended denial; Next step: TB review).
26. Casterline Funeral Home proposed text amendment to the Zoning Ordinance to allow funeral homes on less than 10 acres of land, Public hearing scheduled for September 13, 2004.

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.