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AGENDA

**Lyon Township Planning Commission
Monday, July 12, 2004
7:00 p.m.**

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda: Minutes from June 14, 2004 meeting

Comments from Public on Non-Agenda Items

Public Hearings

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.

Old Business

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

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

New Business

1. AP-04-24, RBS Companies (HCMA property), North side of Grand River, south of I-96, west of Martindale Road, 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.
2. AP-04-21, Pratt & Miller Building Expansion, WK Smith Drive, Site Plan Review.
3. Text amendment to the Zoning Ordinance to require screening of roof-mounted mechanical equipment, call for public hearing.
4. AP-04-25, Quadrants Industrial/ Research Centre, 5th amendment to Master Deed, transfer landscaping requirements from Unit 7 to Unit 8.

5. AP-03-41, Citizens Bank, Lyon Town Center, east of Milford Road, south of I-96, Site Plan Review.

Cases for the July 26, 2004 Agenda

Possible cases:

Master Plan Discussion

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, Future land use- Multiple-family vs. Light Industrial.
6. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Roads.
7. AP-03-10, Copperwood Planned Development, 10 Mile and Johns Roads, Preliminary Plan Review (Next step: Final Plan Review).
8. AP-03-20, New Hudson Plaza, commercial buildings, west side of Milford Road, north of Grand River Avenue (Tabled up to 60 days).
9. AP-03-24, Erwin Orchard Planned Development, Pontiac Trail and Silver Lake and Kent Lake Roads, Next step: Preliminary Plan Review.
10. AP-03-27, Pinehurst Planned Development, 10 Mile and Martindale Roads, Public Hearing to consider Preliminary Planned Development (August 16, 2004).
11. AP-03-27A, Pinehurst Planned Development, 10 Mile and Martindale Roads, Public hearing to consider rezoning request for R-1.0 to R-0.5 (August 16, 2004).
12. AP-03-34, Lyon Ridge Planned Development, South side of 10 Mile Road, between Chubb and Johns Roads, Preliminary Plan Review.

13. AP-03-35, Hornbrook Estates Planned Development, 11 Mile and Martindale Roads, Final Plan Review.
14. AP-03-40, Shoppes at Lyon, 10 Mile and Milford Roads, Site Plan Review.
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16. 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).
17. AP-04-11, Madi Lane, located between Martindale Road and Pontiac Trail, Private Road Review.
18. AP-04-15, South Lyon Eagles Aerie, 21001 Pontiac Trail, north of Eight Mile Road, Site Plan Review.
19. AP-04-18, Erwin Rezoning, Pontiac Trail and Silver Lake and Kent Lake Roads, Public Hearing to consider a rezoning request from R-1.0 to R-0.3 (August 16, 2004).
20. AP-04-19, Angelo Vitale Concrete Contractors, 23455 Griswold, Special Land Use Application and Site Plan Review.
21. AP-04-20, T-Mobile Wireless Communication Co-Location, North side of Ten Mile Road, west of Chubb Road, Site Plan Review.
22. AP-04-21, Pratt & Miller Building Expansion, WK Smith Drive, Site Plan Review.
23. AP-04-22, Timber Trail Condominium, West side of Martindale Road, north of Eleven Mile Road, Site Plan Review.
24. AP-04-23, Soave Centers Planned Development, located on the southwest corner of Grand River and Rondeau, Conceptual Planned Development.
25. Casterline Funeral Home, Public hearing to consider text amendment to the Zoning Ordinance to allow funeral homes on less than 10 acres of land (September 13, 2004).
26. Public hearing to consider text amendment to the Zoning Ordinance to set impervious surface limits in commercial, office, and industrial districts (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.