

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

AGENDA

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

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda: Minutes from June 28, 2004 meetings

Comments from Public on Non-Agenda Items

Public Hearings

Old Business

New Business

Master Plan Discussion

Cases for the August 16, 2004 Agenda

Possible cases:

1. AP-03-27, Pinehurst Planned Development, 10 Mile and Martindale Roads, Public Hearing to consider Preliminary Planned Development.
2. AP-03-27A, Pinehurst Rezoning, 10 Mile and Martindale Roads, Public Hearing to consider rezoning request from R-1.0 to R-0.5
3. 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.
4. AP-04-26, Old Grand River Storage, located on north side of Grand River, west of Napier Road. Request for extension of site plan approval.

5. AP-04-27, Saddle Creek Condominium, 1st Phase of Saddle Creek PD, Pontiac Trail between 11 Mile Road and Silver Lake Road, Condominium Documents Review.
6. AP-04-28, Family Video, East side of Pontiac Trail, north side of Marjorie Ann 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-02-16, Twin Pines Condominium, site plan review, west side of Martindale Road, south of Grand River (Next step: TB review).
4. Review and update of Township Master Plan.
5. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Roads.
6. AP-03-09, Elkow Planned Development, 11 Mile and Milford Roads, Applicants: Hitech Building, LLC, and Ivanhoe Huntley Holding, LLC., Final Planned Development.
7. AP-03-10, Copperwood Planned Development, 10 Mile and Johns Roads, Preliminary Plan Review (Next step: Final Plan Review).
8. AP-03-24, Erwin Orchard Planned Development, Pontiac Trail and Silver Lake and Kent Lake Roads, Next step: Preliminary Plan Review.
9. AP-03-34, Lyon Ridge Planned Development, South side of 10 Mile Road, between Chubb and Johns Roads, Final Planned Development Review.
10. AP-03-35, Hornbrook Estates Planned Development, 11 Mile and Martindale Roads, Final Plan Review.
11. AP-03-40, Shoppes at Lyon, 10 Mile and Milford Roads, Site Plan Review.
12. AP-03-41, Citizens Bank, Lyon Town Center, east of Milford Road, south of I-96, Site Plan Review.
13. AP-03-43, Hialeah Farms, Pontiac Trail, west of Old Plank Road, Final Plat Review.
14. 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).
15. AP-04-11, Madi Lane, located between Martindale Road and Pontiac Trail, Private Road Review.

16. AP-04-15, South Lyon Eagles Aerie, 21001 Pontiac Trail, north of Eight Mile Road, Site Plan Review.
17. AP-04-19, Angelo Vitale Concrete Contractors, 23455 Griswold, Special Land Use Application and Site Plan Review.
18. AP-04-20, T-Mobile Wireless Communication Co-Location, North side of Ten Mile Road, west of Chubb Road, Site Plan Review.
19. AP-04-22, Timber Trail Condominium, West side of Martindale Road, north of Eleven Mile Road, Site Plan Review.
20. AP-04-23, Soave Centers, located on the southwest corner of Grand River and Rondeau, Site Plan Review.
21. AP-04-24, RBS Companies (HCMA Property), North side of Grand River, south of I-96, west of Martindale Road, public hearing to consider rezoning request from R-1.0 to RM-1, Residential Multiple-family (October 11, 2004).
22. 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).
23. Public hearing to consider text amendment to the Zoning Ordinance to set impervious surface limits in commercial, office, and industrial districts (September 13, 2004).
24. Public hearing to consider text amendment to Zoning Ordinance requiring screening of roof-mounted mechanical equipment (October 11, 2004).
25. AP-04-25, Quadrants 5th Amendment to Master Deed for Quadrants Industrial Research Centre, south side of Grand River Avenue, west of Napier Road (Next step: TB review).
26. AP-04-29, New Hudson Plaza, West side of Milford Road, north of Lyon Center Drive, 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.