

AGENDA

**Lyon Township Planning Commission
Monday, August 16, 2004
7:00 p.m.**

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda: Minutes from July 12, 2004 meeting

Comments from Public on Non-Agenda Items

Public Hearings

1. 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.
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-03-27, Pinehurst Planned Development, 10 Mile and Martindale Roads, Public Hearing to consider Preliminary Planned Development.

Old Business

1. AP-04-18, Erwin Rezoning, Pontiac Trail and Silver Lake and Kent Lake Roads, consider a rezoning request from R-1.0 to R-0.3.
2. AP-03-27, Pinehurst Planned Development, 10 Mile and Martindale Roads, consider a Preliminary Planned Development.
3. AP-03-27A, Pinehurst Rezoning, 10 Mile and Martindale Roads, consider rezoning request from R-1.0 to R-0.5
4. AP-03-35, Hornbrook Estates Planned Development, 11 Mile and Martindale Roads, Final Planned Development Review.

New Business

1. 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.

2. AP-04-27, Saddle Creek Condominium, Pontiac Trail between 11 Mile Road and Silver Lake Road, 1st Phase Condominium Subdivision Plan (Exhibit B), Master Deed and Bylaws Review.
3. AP-04-28, Family Video, East side of Pontiac Trail, north side of Marjorie Ann Street, Site Plan Review.

Cases for the August 30, 2004 Agenda

Possible cases:

Master Plan Discussions

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. Review and update of Township Master Plan.
4. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Roads.
5. AP-03-07, Aspen Group Planned Development, South of Ten Mile Road, between Milford and Griswold Roads, Preliminary Plan Review.
6. AP-03-10, Copperwood Planned Development, 10 Mile and Johns Roads, Preliminary Plan Review (Next step: Final Plan Review).
7. AP-03-34, Lyon Ridge Planned Development, South side of 10 Mile Road, between Chubb and Johns Roads, Revised Preliminary Plan Review.
8. AP-03-40, Shoppes at Lyon, 10 Mile and Milford Roads, Site Plan Review.
9. 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).
10. AP-04-11, Madi Lane, located between Martindale Road and Pontiac Trail, Private Road Review.
11. AP-04-19, Angelo Vitale Concrete Contractors, 23455 Griswold, Special Land Use Application and Site Plan Review.
12. AP-04-22, Timber Trail Condominium, West side of Martindale Road, north of Eleven Mile Road, Site Plan Review.

13. 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).
14. 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).
15. Public hearing to consider text amendment to the Zoning Ordinance to set impervious surface limits in commercial, office, and industrial districts (September 13, 2004).
16. Public hearing to consider text amendment to Zoning Ordinance to require screening of roof-mounted mechanical equipment (October 11, 2004).
17. AP-04-26, Old Grand River Storage, north side of Grand River, west of Napier Road, request for extension of site plan approval.
18. AP-04-29, New Hudson Plaza, West side of Milford Road, north of Lyon Center Drive, Site Plan Review.
19. AP-04-30, Heights at Elkow Farms, Eleven Mile Road, between Spaulding and Stancrest Roads, Condominium Document 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.