

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

**AGENDA
Lyon Township Planning Commission
Monday, September 27, 2004
6:00 p.m.**

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda: None

Comments from Public on Non-Agenda Items

Public Hearings

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.

Old Business

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.

New Business

Master Plan Discussions

Cases for the October 11, 2004 Agenda

Public hearing to consider text amendment to Zoning Ordinance to require screening of roof-mounted mechanical equipment.

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.

AP-96-06, Carriage Club Planned Development, Phase III, South of Eleven Mile Road, east of Martindale Road, Tentative and Final Preliminary Plat Review (Tabled by PC for up to 60 days at their 9-13-04 meeting).

AP-04-11, Madi Lane, located between Martindale Road and Pontiac Trail, Private Road Review.

AP-04-19, Angelo Vitale Concrete Contractors, 23455 Griswold, Special Land Use Application and Site Plan Review.

AP-04-29, New Hudson Plaza, West side of Milford Road, north of Lyon Center Drive, Site Plan Review.

Library update.

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-03-40, Shoppes at Lyon, 10 Mile and Milford Roads, Site Plan Review.
8. 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).
9. AP-04-22, Timber Trail Condominium, West side of Martindale Road, north of Eleven Mile Road, Site Plan Review.
10. AP-04-30, Heights at Elkow Farms, Eleven Mile Road, between Spaulding and Stancrest Roads, Condominium Document Review.
11. AP-04-31, Michigan Vinyl Technologies, South side of Grand River Avenue, east of Milford Road, Site Plan Review.
12. AP-04-32, Lyon Professional Center, 58560 Grand River Avenue, 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.