

AGENDA
Lyon Township Planning Commission
Monday, October 11, 2004
7:00 p.m.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda: September 13, 2004 and September 23, 2004 meeting minutes.

Comments from Public on Non-Agenda Items

Public Hearings

- 1. 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.*
- 2. AP-04-19, Angelo Vitale Concrete Contractors, 23455 Griswold. Public hearing to consider special land use application for outdoor storage in conjunction with a contractor yard.*
- 3. Public hearing to consider text amendment to Zoning Ordinance to require screening of roof-mounted mechanical equipment.*

Old Business

- 1. AP-04-24, RBS Companies (HCMA Property), North side of Grand River, south of I-96, west of Martindale Road, Consider rezoning request from R-1.0 to RM-1, Residential Multiple-family.*
- 2. Consider text amendment to Zoning Ordinance to require screening of roof-mounted mechanical equipment.*
- 3. 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).*
- 4. AP-04-29, New Hudson Plaza, West side of Milford Road, north of Lyon Center Drive, Site Plan Review.*

- 5. Consider amendments to Zoning Ordinance and schedule public hearing for Planned Development Regulations.*

New Business

1. *Library Update.*
2. *AP-04-11, Madi Lane, located between Martindale Road and Pontiac Trail, Private Road Review.*
3. *AP-04-19, Angelo Vitale Concrete Contractors, 23455 Griswold, Special Land Use Application and Site Plan Review.*
4. *AP-04-22, Timber Trail Condominium, West side of Martindale Road, north of Eleven Mile Road, Site Plan Review.*
5. *AP-04-33, Carriage Trace, East side of Pontiac Trail, south of Trebor Court. Call for public hearing to consider request to rezone approximately 10.0 acres from R-1.0, Residential-Agriculture to R-0.5, Single-family Residential.*

Cases for October 25, 2004

Master Plan: Presentation of Draft Master Plan 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, 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-04-30, Heights at Elkow Farms, Eleven Mile Road, between Spaulding and Stancrest Roads, Condominium Document Review.*
10. *AP-04-31, Michigan Vinyl Technologies, South side of Grand River Avenue, east of Milford Road, Site Plan Review.*
11. *AP-04-32, Lyon Professional Center, 58560 Grand River Avenue, Site Plan Review.*
12. *AP-04-33, Carriage Trace Rezoning, Coach House Lane and Trebor Court, east of Pontiac Trail, north of Eleven Mile Road, consider a rezoning request from R-1.0 to R-0.3.*
13. *AP-04-34, Kirkway Estates Condominium, North side of Nine Mile Road between Chubb and Napier Roads, Condominium Document Review.*
14. *AP-04-35, Asbury Hill Village, South side of Grand River Avenue, east of Kensington Apartments, 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.