

AGENDA
Lyon Township Planning Commission
Monday, February 14, 2005
7:00 p.m.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda: January 10, 2005 Minutes.

Comments from Public on Non-Agenda Items

Public Hearings

1. 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.
2. AP-04-38, Tanglewood Final Phase, Chubb Road West, Public hearing to consider an amendment to the Tanglewood Planned Development and Preliminary PD plan review.

Old Business

1. AP-04-43, Gateway Shops of Lyon Township, Corner of Milford Road and Lyon Center Drive in Lyon Towne Center, Commercial Site Plan Review.
2. AP-03-10, Copperwood Planned Development, 10 Mile and Johns Roads, Final PD Plan and Condominium Document Review.

New Business

1. AP-04-36, Kirkway Estates Condominium, North side of Nine Mile Road between Chubb and Napier Roads, Condominium Document Review.
2. AP-04-06, Lyon Trail III, South side of Nine Mile, West of Griswold, Schedule public hearing to consider Special Land Use Approval for an Average Lot Size development proposal.

Cases for the February 28, 2005 Agenda

1. AP-03-07, Meadowcreek of Lyon (Aspen Group) Planned Development, South of Ten Mile Road, between Milford and Griswold Roads, Public hearing to consider the Preliminary Planned Development Plan.

2. Public hearing to consider the creation of Article 42.00 Conditional Rezoning, for the purpose of providing a procedure and standards for allowing a property owner to propose, and the Township to approve, a site specific development, including conditions, in conjunction with a proposed rezoning.
3. AP-04-40, Johns Sanitation, West of Griswold, on Oasis Drive, Special land use and Site Plan Review for outdoor storage (PC recommended approval of SLU to Township Board subject to SP approval and tabled SP for up to 60 days on January 10, 2005).
4. AP-05-01, North River Properties, 54500 Grand River Avenue, Public hearing to consider a request for a rezoning from R-1.0 Residential-Agricultural to B-3 General Business.
5. AP-05-02, Quadrants Industrial Building, Helene Drive, south of Grand River, Industrial Conceptual 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.
2. AP-01-32, Windridge Planned Development, R & J Development, applicant (status: awaiting revised plans).
3. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Roads.
4. AP-03-40, Shoppes at Lyon, 10 Mile and Milford Roads, Site Plan Review.
5. AP-04-30, Heights at Elkow Farms, Eleven Mile Road, between Spaulding and Stancrest Roads, Condominium Document Review.
6. AP-04-31, Michigan Vinyl Technologies, South side of Grand River Avenue, east of Milford Road, Site Plan Review
7. AP-04-32, Lyon Professional Centre, 58560 Grand River Avenue, west of Township Hall, Site Plan Review (Tabled up to 60 days on January 24, 2005 to allow applicant time to secure variances from ZBA).
8. AP-04-41, Fire Station Monopole, 58800 Grand River Avenue (Fire Station #1), Special Land Use and Site Plan Review for the construction of a wireless communications facility (PC Recommended approval to Township Board for SLU subject to SP approval and granted SP approval subject to ZBA approval of landscaping on 3 sides- 5 feet apart and a galvanized pole).
9. AP-04-42, Walnut Creek at Woodwind Condominium, Ten Mile Road, east of Chubb Road, Condominium Document Review.
10. Consider amendments to Planned Development Regulations.

11. Updates to the Sidewalk and Bicycle Path Ordinance.
12. Transfer of Development Rights.

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.