

AGENDA
Lyon Township Planning Commission
Monday, February 28, 2005
7:00 p.m.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda: January 24, 2005 and February 14, 2005 minutes.

Comments from Public on Non-Agenda Items

Public Hearings

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 (Public hearing tabled at the January 10, 2005 meeting).
2. 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.
3. 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.

Old Business

1. AP-04-40, Johns Sanitation, West of Griswold, on Oasis Drive, Site Plan Review for outdoor storage (Site Plan tabled at January 10, 2005 meeting).

New Business

1. 05-04, Carriage Trace, West side of Pontiac Trail at Coach House Lane, Schedule public hearing to consider Special Land Use Approval for an Average Lot Size development proposal.
2. AP-05-02, Quadrants Industrial Building, KMF Industries, Helene Drive, south of Grand River, Conceptual Industrial Plan Review.

Cases for the March 14, 2005 Agenda

1. AP-04-06, Lyon Trail III, South side of Nine Mile, West of Griswold, Public hearing to consider Special Land Use Approval for an Average Lot Size development proposal.

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-03-34, Lyon Ridge Planned Development, South side of 10 Mile Road, between Chubb and Johns Roads, Final PD plan.
5. AP-03-40, Shoppes at Lyon, 10 Mile and Milford Roads, Site Plan Review.
6. AP-04-06, Lyon Trail III, South side of Nine Mile, West of Griswold, Public hearing to consider Special Land Use Approval for an Average Lot Size development proposal.
7. AP-04-30, Heights at Elkow Farms, Eleven Mile Road, between Spaulding and Stancrest Roads, Condominium Document Review.
8. AP-04-31, Michigan Vinyl Technologies, South side of Grand River Avenue, east of Milford Road, Site Plan Review.
9. 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).
10. 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).
11. AP-04-42, Walnut Creek at Woodwind Condominium, Ten Mile Road, east of Chubb Road, Condominium Document Review.
12. AP-04-38, Tanglewood Final Phase, Chubb Road West, Preliminary PD plan review (Public hearing suspended (held open) for 60 days).
13. AP-05-03, Timber Trail Condominium, West side of Martindale Road, north of Eleven Mile Road, Condominium Document Review.

14. AP-05-05, Quadrants Industrial Research Centre, South side of Grand River Avenue, west of Napier Road, 7th Amendment to Condominium.
15. Consider amendments to Planned Development Regulations.
16. Amendments to the Sidewalk and Bicycle Path Ordinance.
17. 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.