

AGENDA
Lyon Township Planning Commission
Monday, March 14, 2005
7:00 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

1. AP-04-06, Lyon Trail III, South side of Nine Mile, West of Griswold, Public hearing to consider an Average Lot Size development proposal.
2. AP 05-04, Carriage Trace, West side of Pontiac Trail at Coach House Lane, Public hearing to consider an Average Lot Size development proposal.

Old Business

1. AP-05-02, Quadrants Industrial Building, KFM Industries, Helene Drive, south of Grand River, Conceptual Industrial Plan Review.
2. Amendments to the Sidewalk and Bicycle Path Ordinance.

New Business

None

Cases for the March 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 (Tabled up to 60 days on February 28, 2005).
2. 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).

3. AP-05-05, Quadrants Industrial Research Centre, South side of Grand River Avenue, west of Napier Road, 7th Amendment to Condominium.
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-04-42, Walnut Creek at Woodwind Condominium, Ten Mile Road, east of Chubb Road, Condominium Document 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-04-30, Heights at Elkow Farms, Eleven Mile Road, between Spaulding and Stancrest Roads, Condominium Document Review.
5. AP-04-31, Michigan Vinyl Technologies, South side of Grand River Avenue, east of Milford Road, Site Plan Review.
6. AP-04-40, Johns Sanitation, West of Griswold, on Oasis Drive, Site Plan Review for outdoor storage (Next Step: Township Board review of SLU).
7. 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 (Next Step: Township Board review of SLU).
8. AP-04-38, Tanglewood Final Phase, Chubb Road West, Preliminary PD plan review (Public hearing suspended (held open) on February 14, 2005 for 60 days).
9. 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 (PC recommended denial to Township Board).
10. AP-05-03, Timber Trail Condominium, West side of Martindale Road, north of Eleven Mile Road, Condominium Document Review.
11. AP-05-06, Milarch Nursery, 28500 Haas Road, between Grand River Avenue and Twelve Mile Road, Commercial Site Plan Review.

12. AP-05-07, Lyonbrook Village, South side of Pontiac Trail, east of Martindale Road, Residential Site Plan Review.
13. Consider amendments to Planned Development Regulations.
14. Amendments to the Sidewalk and Bicycle Path Ordinance.
15. Transfer of Development Rights.
16. 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 (PC recommended approval with conditions. Next step: Township Board, March 7, 2005).

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.