

AGENDA
Lyon Township Planning Commission
Monday, April 11, 2005
7:00 p.m.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda: March 14, 2005 and March 28, 2005 minutes.

Comments from Public on Non-Agenda Items

Public Hearings

None

Old Business

1. 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; **Recommendation: Table additional 60 days**).
2. AP-03-07, Meadowcreek of Lyon (Aspen Group) Planned Development, South of Ten Mile Road, between Milford and Griswold Roads, Preliminary Planned Development Plan (Tabled up to 30 days on March 28, 2005).
3. AP-04-32, Lyon Professional Centre, 58560 Grand River Avenue, west of Township Hall, Site Plan Review (Item tabled up to 60 days on January 24, 2005 to allow applicant time to secure variances from ZBA. Item tabled an additional 30 days on March 28, 2005).

New Business

1. AP-05-10, Leduc Inc., (Coyote Golf Course), East side of Milford Road, south of Twelve Mile Road, Schedule a public hearing to consider a conditional rezoning request from R-1.0, Residential-Agricultural District to R-0.3, Single Family Residential District.
2. AP-05-11, Abbeys of Lyon Township, North side of Grand River Avenue, west of Martindale Road, Schedule a public hearing to consider a conditional rezoning request from R-1.0, Residential-Agricultural District to RM-1, Suburban Townhouse District.

3. AP-04-42, Walnut Creek Estates at Woodwind Condominium, Ten Mile Road, east of Chubb Road, Schedule a public hearing to consider a request to amend the approved Woodwind Planned Development Plan to allow a breakaway barrier gate at Ten Mile Road and a private security gate at the Johns Road access to Walnut Creek Estates.
4. AP-04-30, Heights at Elkow Farms, Eleven Mile Road, between Spaulding and Stancrest Roads, Condominium Document Review.

Cases for the April 25, 2005 Agenda

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-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Roads.
3. AP-03-34, Lyon Ridge Planned Development, South side of 10 Mile Road, between Chubb and Johns Roads, Final PD plan (Next step: Township Board).
4. AP-03-40, Shoppes at Lyon, 10 Mile and Milford Roads, Site Plan Review. (Item tabled up to 60 days on March 28, 2005).
5. AP-04-06, Lyon Trail III, South side of Nine Mile, West of Griswold, Site Plan Review of Average Lot Size Development (Item tabled March 14, 2005 up to 60 days for ZBA interpretation of wetland setback requirement).
6. AP-04-31, Michigan Vinyl Technologies, South side of Grand River Avenue, east of Milford Road, Site Plan Review.
7. AP-04-40, Johns Sanitation, West of Griswold, on Oasis Drive, Site Plan Review for outdoor storage (Next Step: Township Board review of SLU).
8. AP-05-02, Quadrants Industrial Building, KFM Industries, Helene Drive, south of Grand River, Industrial Plan Review (Conceptual review on March 28, 2005).
9. AP-05-03, Timber Trail Condominium, West side of Martindale Road, north of Eleven Mile Road, Condominium Document Review.
10. AP 05-04, Carriage Trace, West side of Pontiac Trail at Coach House Lane, Public hearing to consider an Average Lot Size development proposal (PC recommended denial of ALS on March 14, 2005).
11. AP-05-05, Quadrants Industrial Research Centre, South side of Grand River Avenue, west of Napier Road, 7th Amendment to Condominium. (Next step: Township Board).

12. AP-05-07, Lyonbrook Village, South side of Pontiac Trail, east of Martindale Road, Residential Site Plan Review.
13. AP-05-08, Windridge, West side of Napier, north of Eight Mile Road, Average Lot Size Development.
14. AP-05-09, Pinehurst Condominium, North side of Ten Mile Road, east of Martindale Road, Condominium Document Review.
15. Consider amendments to Planned Development Regulations.
16. Transfer of Development Rights.
17. Amendments to the Sidewalk and Bicycle Path Ordinance (PC requested joint PC/TB meeting to discuss issues).

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.