

AGENDA
Lyon Township Planning Commission
Monday, May 9, 2005
7:00 p.m.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda: April 11, 2005 meeting minutes.

Comments from Public on Non-Agenda Items

Rules of Procedure for Public Hearings and Business Items:

1. **Chairman introduces case.**
2. **Staff reports and comments.**
3. **Applicant presentation.** Maximum 20 minutes allowed. All visual materials presented must be projected to allow simultaneous viewing by Commission and audience.
4. **Public Hearing.** Persons making comments on public hearing items must state their name and address for the record. Public comments may be allowed for non-public hearing items at the discretion of the Chairman.
5. **Applicant response opportunity.** Maximum of 5 minutes allowed.
6. **Planning Commission discussion and action.**

Public Hearings

1. AP-05-15, Tanglewood Planned Development, South side of Ten Mile Road, between Currie and Chubb Roads, Public hearing to consider a curative amendment to approved Planned Development Agreement for Tanglewood.
2. AP-04-42, Walnut Creek Estates at Woodwind Condominium, Ten Mile Road, east of Chubb Road, 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.

Old Business

1. 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) **Recommendation: Table additional 60 days.**

New Business

1. AP-05-18.a, North River Properties, 54500 Grand River Avenue, Schedule a public hearing to consider a rezoning request from R-1.0 to I-1, Light Industrial.

2. AP-05-18.b, North River Properties, 54500 Grand River Avenue, Schedule a public hearing to consider a request for a text amendment regarding outdoor display and storage of recreational vehicles in Article 19.00, Site Development Standards Applicable to Specific Uses, and Article 33.00, I-1 and I-2, Industrial Districts.
3. AP-05-09, Pinehurst Condominium, North side of Ten Mile Road, east of Martindale Road, Condominium Document Review.
4. AP-05-13, Lyon Mechanical, 30100 South Hill Road, Industrial Site Plan Review.
5. AP-05-12, Lyon Ridge Condominium, South side of Ten Mile Road, east of Chubb Road, Condominium Document Review.
6. Request from Daimler-Chrysler Corporation for a Corporate Training Center in an R-1.0 District.

Cases for the May 23, 2005 Agenda

1. AP-05-14, Kawasaki Robotics, Quadrants Industrial/Research Center, Unit 9, Lakeview Drive, Industrial Site Plan Review.
2. Stormwater Master Plan.

Cases for Future Agendas

7. AP-01-21, Hidden Oaks Site Condominium, site plan review, north side of Eight Mile Road, between Chubb Road and Currie Road.
8. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Roads.
9. AP-03-07, Meadowcreek of Lyon (Aspen Group) Planned Development, South of Ten Mile Road, between Milford and Griswold Roads, Final Planned Development Plan.
10. AP-03-40, Shoppes at Lyon, 10 Mile and Milford Roads, Site Plan Review. (Item tabled up to 60 days on March 28, 2005).
11. AP-04-30, Heights at Elkow Farms, Eleven Mile Road, between Spaulding and Stancrest Roads, Condominium Document Review (Next step: Township Board).
12. AP-04-31, Michigan Vinyl Technologies, South side of Grand River Avenue, east of Milford Road, Site Plan Review.
13. AP-04-38, Tanglewood Final Phase, Chubb Road West, Preliminary PD plan review.
14. AP-05-02, Quadrants Industrial Building, KFM Industries, Helene Drive, south of Grand River, Industrial Plan Review (Conceptual review on March 28, 2005).
15. AP-05-03, Timber Trail Condominium, West side of Martindale Road, north of Eleven Mile Road, Condominium Document Review (awaiting revised Condominium Documents).

16. 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).
17. 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).
18. AP-05-07, Lyonbrook Village, South side of Pontiac Trail, east of Martindale Road, Residential Site Plan Review (awaiting revised site plan).
19. AP-05-08, Windridge, West side of Napier, north of Eight Mile Road, Average Lot Size Development.
20. AP-05-10, Leduc Inc., (Coyote Golf Course), East side of Milford Road, south of Twelve Mile Road, Public hearing to consider a conditional rezoning request from R-1.0, Residential-Agricultural District to R-0.3, Single Family Residential District (June 13, 2005).
21. AP-05-11, Abbeys of Lyon Township, North side of Grand River Avenue, west of Martindale Road, Public hearing to consider a conditional rezoning request from R-1.0, Residential-Agricultural District to RM-1, Suburban Townhouse District (June 13, 2005).
22. AP-05-16, Always Unique Childcare, 21001 Pontiac Trail, north of Eight Mile Road, Site Plan Review.
23. AP-05-17, Arby's at Lyon Crossing, South side of Lyon Center Drive, west of Milford Road, Commercial Site Plan Review.
24. Consider amendments to Planned Development Regulations.
25. Transfer of Development Rights.
26. 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.