

A G E N D A

Lyon Township Planning Commission
Monday, June 27, 2005
7:00 p.m.

*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.*

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda: May 30, 2005 and June 13, 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-05-19, Milford Road West Development, LLC. Public hearing to consider an amendment to the Lyon Crossing Planned Development Agreement.

Old Business

None

New Business

1. Schedule a public hearing to consider a text amendment to the footnote "f" of the Schedule of Regulations, Section 36, to clarify the building and construction setback for regulated wetlands and watercourses.
2. AP-05-22, Speedway Gas Station and Convenience Store, 22380 Pontiac Trail, southeast corner of Pontiac Trail and Nine Mile Road, Schedule a public hearing to consider a request for Special Use Approval for redevelopment and expansion of an existing gas station and convenience store.
3. AP-05-31.b, Leduc Rezoning, East side of Milford Road and north side of Twelve Mile Road (Coyote Golf Club); Schedule a public hearing to consider a request to rezone 201.59 acres from R-1.0, Residential-Agricultural District to R-0.5, Single Family Residential District.
4. AP-05-21, ADCO Group (Walnut Creek Golf Club), North side of Ten Mile Road, west of Johns Road, Conceptual Planned Development Review.
5. AP-05-31.a, Leduc Planned Development Proposal for Coyote Golf Course, East side of Milford Road, south of Twelve Mile Road, Conceptual Planned Development Review.

6. AP-05-23, Carriage Club, Phase III, South of Eleven Mile Road, east of Martindale Road, Review of Final Plat and Covenants and Restrictions.
7. AP-05-29, American Masters Products, 53400 Grand River Avenue, West of Old Plank Road, Industrial Site Plan Review.
8. AP-05-24, Salzeider Inc., 55460 Lyon Industrial Drive, East of South Hill Road, Industrial Site Plan Review.

Possible Cases for the July 11, 2005 Agenda

1. AP-05-33, Touchstone Rezoning, Schedule a public hearing to consider a request to rezone 18.63-acres of land located on the east side of Milford Road, north side of Ten Mile Road from R-1.0, Residential-Agricultural District to B-2, Community Business District.
2. 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 (Public hearing held open June 13, 2005 meeting).
3. Public hearing to consider amendments to Planned Development Regulations, scheduled for July 11, 2005.
4. AP-05-23, AAA Accounting, 22288 Pontiac Trail, south of Nine Mile Road, Commercial Site Plan Review.
5. 05-03, Timber Trail Condominium, West side of Martindale Road, north of Eleven Mile Road, Condominium Document Review.
6. AP-05-07, Lyonbrook Village, South side of Pontiac Trail, east of Martindale Road, Condominium Document Review.
7. AP-05-32, Crystal Creek North, Single Family Site Condominium, North side of Eleven Mile Road, between Spaulding and Milford Roads, Elkow Farms Planned Development, Condominium Document Review.
8. Rules of Procedure

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-03-07, Meadowcreek of Lyon (Aspen Group) Planned Development, South of Ten Mile Road, between Milford and Griswold Roads, Final Planned Development Plan.
4. AP-04-06, Lyon Trail III, South side of Nine Mile, West of Griswold, Site Plan Review of Average Lot Size Development. (Tabled up to an additional 60 days on May 9, 2005).
5. AP-04-30, Heights at Elkow Farms, Eleven Mile Road, between Spaulding and Stancrest Roads, Condominium Document Review (Next step: Township Board).
6. AP-04-38, Tanglewood Final Phase, Chubb Road West, Preliminary PD plan review.
7. AP-04-42, Walnut Creek Estates at Woodwind Condominium, Ten Mile Road, east of Chubb Road, 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. (Next Steps: Township Board Review).
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-05-08, Windridge, West side of Napier, north of Eight Mile Road, Average Lot Size Development.
 10. AP-05-13, Lyon Mechanical, 30100 South Hill Road, Industrial Site Plan Review. (Next steps: ZBA Review).
 11. AP-05-15, Tanglewood Planned Development, South side of Ten Mile Road, between Currie and Chubb Roads, Curative amendment to approved Planned Development Agreement for Tanglewood (Next step: Township Board).
 12. AP-05-16, Always Unique Childcare, 21001 Pontiac Trail, north of Eight Mile Road, Site Plan Review.
 13. AP-05-18.a, North River Properties, 54500 Grand River Avenue, Public hearing to consider a rezoning request from R-1.0 to I-1, Light Industrial (Recommendation of approval; next step Township Board).
 14. AP-05-18.b, North River Properties, 54500 Grand River Avenue, 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 (Recommendation of approval; next step Township Board).
 15. AP-05-20, Dawn's Way, South of Twelve Mile Road, east of Sharrard Hill Court (private road), Private Road Review.
 16. AP-05-26, Hornbrook Estates Building Company, Schedule a public hearing to consider a request to amend Hornbrook Planned Development Plan to allow an additional 1.6-acres of land and five additional residential units to the development project (Public hearing re-scheduled for July 25, 2005).
 17. AP-05-28, Walnut Creek Estates at Woodwind Condominium, North side of Ten Mile, west of Johns Road, Condominium Document Review.
 18. AP-05-30, Nailco, William Smith Drive, north of Grand River, west of Old Plank Road, Industrial Site Plan Review.
 19. AP-05-34, Crystal Creek Condominiums, Between Spaulding and Milford Roads, north side of the Novi-Lyon Drain, Elkow Farms Planned Development, Condominium Document Review.
 20. Transfer of Development Rights.
 21. 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.