

AGENDA

Lyon Township Planning Commission
Monday, July 11, 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: None

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-05-11, 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 (Continuation of June 13, 2005 public hearing).
2. Public hearing to consider amendments to Article 7.00, Planned Development Regulations.

Old Business

None

New Business

3. AP-05-33, Touchstone Corp., 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.
4. AP-05-03, Timber Trail Condominium, West side of Martindale Road, north of Eleven Mile Road, Condominium Document Review.
5. AP-05-30, Nailco, William K. Smith Drive, north of Grand River, west of Old Plank Road, Industrial Site Plan Review.

6. AP-05-32, Crystal Creek North, West side of Milford Road, north side of Ten Mile Road, Elkow Farms Planned Development, Condominium Document Review.
7. AP-05-35, Carriage Club, Phase III, South of Eleven Mile Road, east of Martindale Road, Consider minor modification to the Carriage Club Planned Development Agreement to eliminate the metal farm fence, which was to be located on the south boundary line of Carriage Club Phase III.
8. Rules of Procedure

Possible Cases for the July 25, 2005 Agenda

1. 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 (July 25, 2005).
2. AP-05-26, Hornbrook Estates Building Company, 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.

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. (Withdrawn).
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-05-15, 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).
11. AP-05-16, Always Unique Childcare, 21001 Pontiac Trail, north of Eight Mile Road, Site Plan Review.

12. 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).
13. 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).
14. AP-05-19, Milford Road West Development, LLC. Amendment to the Lyon Crossing Planned Development Agreement (Recommendation of denial; 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-05-21, ADCO Group (Walnut Creek Golf Club), North side of Ten Mile Road, west of Johns Road. Conceptual Planned Development (Next step: revise and resubmit).
17. AP-05-22, Speedway Gas Station and Convenience Store, 22380 Pontiac Trail, southeast corner of Pontiac Trail and Nine Mile Road, Commercial Site Plan Review and public hearing to consider a request for Special Use Approval for redevelopment and expansion of an existing gas station and convenience store (July 25, 2005).
18. AP-05-23, AAA Accounting, 22288 Pontiac Trail, south of Nine Mile Road, Commercial Site Plan Review (Withdrawn).
19. AP-05-28, Walnut Creek Estates at Woodwind Condominium, North side of Ten Mile, west of Johns Road, Condominium Document Review.
20. 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 (Next step: revise and resubmit).
21. AP-05-31.b, Leduc Rezoning, East side of Milford Road and north side of Twelve Mile Road (Coyote Golf Club); 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 (August 15, 2005).
22. Transfer of Development Rights.
23. Amendments to the Sidewalk and Bicycle Path Ordinance (PC requested joint PC/TB meeting to discuss issues).
24. 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.

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.