

AGENDA

(REVISED)

Lyon Township Planning Commission
Monday, September 26, 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: August 29, 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-05-38, Shadow Wood, Public hearing to consider an Average Lot Size Development proposal located on the east and west sides of Chubb Road, between Eight and Nine Mile Roads; discussion and action on Average Lot Size Development and proposed site plan to follow public hearing.

Old Business

2. AP-05-22, Speedway Gas Station and Convenience Store, 22380 Pontiac Trail, southeast corner of Pontiac Trail and Nine Mile Road, Commercial Site Plan and Special Use Approval, Recommendation to table an additional 60 days.

New Business

3. AP-05-41, Canzano/Lyon Trail Building Co., L.L.C., Schedule a public hearing to consider an Average Lot Size Development proposal located west of Pontiac Trail between Eight and Nine Mile Roads.
4. AP-05-43, Milarch Nursery, 28500 Haas Road, between Grand River Avenue and Twelve Mile Road, Site Plan Review.

Possible Cases for the October 10, 2005 Agenda

1. AP-05-28, Walnut Creek Estates at Woodwind Condominium, North side of Ten Mile, west of Johns Road, Condominium Document Review.
2. AP-05-40, Talon Development, north side of Ten Mile, west of Johns Road, Proposed day care at Woodwind Planned Development, Site Plan Review.
3. AP-05-42, Schuster Construction Co., 28807 Reilly Road, south of Grand River Avenue, Industrial Site Plan 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-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-04-30, Heights at Elkow Farms, Eleven Mile Road, between Spaulding and Stancrest Roads, Condominium Document Review (Next step: Township Board).
5. AP-04-38, Tanglewood Final Phase, Chubb Road West, Preliminary PD plan review.
6. AP-05-02, Quadrants Industrial Building, KFM Industries, Helene Drive, south of Grand River, Industrial Plan Review (Conceptual review on March 28, 2005).
7. AP-05-07, Lyonbrook Village, South side of Pontiac Trail, east of Martindale Road, Condominium Document Review.
8. AP-05-08, Windridge, West side of Napier, north of Eight Mile Road, Average Lot Size Development (Awaiting revised plans).
9. 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 tabled up to 120 days on July 11, 2005, subject to re-notification and advertisement).
10. AP-05-20, Dawn's Way, South of Twelve Mile Road, east of Sharrard Hill Court (private road), Private Road Review (Awaiting revised plans).
11. AP-05-21, ADCO Group (Walnut Creek Golf Club), North side of Ten Mile Road, west of Johns Road. Revised Conceptual Planned Development.
12. AP-05-32, Crystal Creek North, West side of Milford Road, north side of Ten Mile Road, Elkow Farms Planned Development, Condominium Document Review (Next step: Township Board Review).
13. AP-05-33, Touchstone Corp., Rezoning, 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 (PC recommended denial to Township Board).
14. 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 (Next step: TB review).

15. AP-05-35, Applied Instruments Co., 51760 Grand River Avenue, Industrial Site Plan Review (Awaiting revised plans).
16. AP- 05-36, Carriage Trace Phase V, Site Plan review of Average Lot Size Development located on the east side of Pontiac Trail on Coach House Lane, between the City of South Lyon and Trebor Drive (Tabled up to 60 days on September 12, 2005).
17. AP-05-37.a, Crossroads Church, Site Plan Review of religious institution (church) located at 28900 Pontiac Trail, south of Silver Lake Road (Tabled up to 60 days on September 12, 2005).
18. AP-05-39, Leduc Rezoning, Schedule a public hearing to consider a request to rezone 201.59 acres on the east side of Milford Road and north side of Twelve Mile Road (Coyote Golf Club) from R-1.0 Residential-Agricultural District to R-0.3, Single Family Residential District (Public hearing scheduled for October 24, 2005 at applicant's request).
19. Transfer of Development Rights.
20. Text amendment to footnote "f" of the Schedule of Regulations, Section 36.02, to clarify the building and construction setback for regulated wetlands and watercourses (PC Recommended approval to Township Board).
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.