

AGENDA

Lyon Township Planning Commission
Monday, November 14, 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: October 10, 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-05-39, Leduc Rezoning, 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; discussion and action on rezoning request 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 Review and Special Use Approval.
3. AP-05-40, Talon Development (The Learning Experience Day Care at Woodwind), north side of Ten Mile, west of Johns Road, Proposed day care in the Woodwind Planned Development, Site Plan Review.

New Business

4. AP-05-46, Talon Development, Schedule a public hearing to consider an amendment to Woodwind Planned Development plan to allow signage for the day care site located on the north side of Ten Mile Road, west of Rosemont Drive.
5. AP-05-49, Dennis Evans, D. E. Evans Construction/Cross of Christ Lutheran Church, Site plan review, located on 24085 Griswold Road, north side of Ten Mile Road, east of Griswold Road.
6. Discussion site plan review required for accessory structures (Section 5.02, sub-section 7).
7. AP-05-47, Pulte Land Development, Site plan review of amendment to Pinehurst Planned to allow the relocation of lots #1 and #2 in order to construct a pool, clubhouse, tot lot and parking area.

Possible Cases for the November 28, 2005 Agenda

1. AP-05-41, Canzano/Lyon Trail Building Co., L.L.C., Public hearing to consider an Average Lot Size Development proposal located west of Pontiac Trail between Eight and Nine Mile Roads.
2. AP-05-45, American Tower/Metro PCS Michigan, Site plan review for wireless tower co-location at the northwest corner of Chubb and Eight Mile Roads (52800 Eight Mile Road).
3. AP-05-48, Quadrants Industrial Spec Building, Industrial Site Plan Review, West side of Helene Drive, south of Grand River Avenue.

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 (application expired).
2. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Roads (application expired).
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-04-38, Tanglewood Final Phase, Chubb Road West, Preliminary PD plan review.
5. AP-04-39, New Hudson Plaza, West side of Milford Road, north of Lyon Center Drive, Request for an extension of site plan approval.
6. AP-05-02, Quadrants Industrial Building, KFM Industries, Helene Drive, south of Grand River, Industrial Plan Review (Replaced by AP-05-48).
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 (Tabled up to 120 days).
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 Plan (Next step: TB review).
12. 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 90 days on September 12, 2005).
13. AP-05-38, Shadow Wood, Residential development proposal located on the east and west sides of Chubb Road, between Eight and Nine Mile Roads.
14. AP-05-44, Meijer, Conceptual Planned Development Review, east side of Pontiac Trail, north of Eight Mile Road.
15. AP-05-50, Hornbrook Estates, Amendment to Master Deed, Bylaws and Exhibit B resulting from the amendment to Hornbrook Estates Planned Development Plan.
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.