

AGENDA

Lyon Township Planning Commission
Monday, November 28, 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: Meeting minutes for September 12, 2005; September 26, 2005; and October 24, 2005.

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-05-41, Canzano/Lyon Trail Building Co., L.L.C. Public hearing and action to consider an Average Lot Size Development proposal located west of Pontiac Trail between Eight and Nine Mile Roads; discussion and action on site plan to follow public hearing.

Old Business

None

New Business

2. Schedule public hearing for AP-05-53 Allor Rezoning, a proposal to rezone 1.9 acres at the northeast corner of W.K. Smith Drive and Grand River Avenue from B-3 General Business District to I-1 Light Industrial District. Suggested public hearing date: January 16, 2006.
3. Schedule public hearing for AP-05-54 Pinehurst Planned Development Amendment, a proposal to change conservation/historic easement responsibilities as currently specified in the PD Agreement. Suggested public hearing date: December 12, 2005.
4. Schedule a public hearing for AP-05-47, Pulte Land Development, to consider an amendment to Pinehurst Planned Development plan to allow the relocation of lots #1 and #2 in order to construct a pool, clubhouse, tot lot and parking area. Suggested public hearing date: January 16, 2006.
5. AP-05-48, Quadrants (VS-17) Industrial Spec Building Site Plan. Site plan review of proposal to construct an industrial building on Helene Drive.

6. AP-05-45, American Tower/Metro PCS Michigan Site Plan. Proposal to co-locate a new wireless carrier on an existing wireless tower at the northwest corner of Chubb and Eight Mile Roads (52800 Eight Mile Road).
7. Ap-04-39, New Hudson Plaza Site Plan. Request to extend site plan approval for previously approved development on the west side of Milford Road north of Lyon Center Drive.
8. AP-05-50, Hornbrook Estates Master Deed, Bylaws and Condominium Plan (Exhibit B). Proposal to amend the condominium documents as a result of the previously approved amendment to the Hornbrook Estates Planned Development.
9. AP-05-51 Collis Equipment Site Plan. A proposal to reuse an existing building at the northeast corner of Grand River Avenue and Old Plank Road.

Possible Cases for the December 12, 2005 Agenda

1. AP-05-54 Pinehurst Planned Development Amendment, a proposal to change conservation/historic easement responsibilities as currently specified in the PD Agreement.
2. AP-05-37.a, Crossroads Church, Site Plan Review of religious institution (church) located at 28900 Pontiac Trail, south of Silver Lake Road (Tabled pending Township Board action on special use approval).

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-05-07, Lyonbrook Village, South side of Pontiac Trail, east of Martindale Road, Condominium Document Review.
6. AP-05-08, Windridge, West side of Napier, north of Eight Mile Road, Average Lot Size Development (Awaiting revised plans).
7. 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).
8. AP-05-20, Dawn's Way, South of Twelve Mile Road, east of Sharrard Hill Court (private road), Private Road Review (Awaiting revised plans).
9. AP-05-37.b. Crossroads Community Church Special Use. Proposal to construct a church on the east side of Pontiac Trail south of Silver Lake Road (Next step: Township Board).
10. AP-05-37.a, Crossroads Church, Site Plan Review of religious institution (church) located at 28900 Pontiac Trail, south of Silver Lake Road (Tabled pending Township Board action on special use approval).
11. AP-05-38, Shadow Wood, Residential development proposal located on the east and west sides of Chubb Road, between Eight and Nine Mile Roads.

12. AP-05-44, Meijer, Conceptual Planned Development Review, east side of Pontiac Trail, north of Eight Mile Road.
13. Transfer of Development Rights.
14. 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.