AGENDA

Lyon Township Planning Commission
Tuesday, January 17, 2006
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 from November 28; 2005 and December 12, 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-05-47, Pulte Land Development, Public hearing 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; discussion and action on the site plan following the public hearing **(Applicant requests public hearing be tabled to first available meeting date. Recommend February 13, 2006).**

2. AP-05-53 Allor Rezoning, Public hearing to consider 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; discussion and action on the site plan following the public hearing.

Old Business

3. AP-05-55, Gardner Signs, consider a request to an additional wall sign for LaSalle Bank, located on the north side of Lyon Center Drive, east of Milford Road, in Lyon Towne Center.

New Business

4. 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).

5. AP-05-57.a, Kassab, 28030 Pontiac Trail, between Shady Creek and Deer Creek Drives, Schedule a public hearing to consider a request for Special Use Approval for the development of a quick oil change station.

6. AP-06-01, Carriage Trace Phase V, Condominium Document Review of Site Condominium Development located on the east side of Pontiac Trail on Coach House Lane, between the City of South Lyon and Trebor Drive.
7. Schedule a public hearing to consider the updated Master Plan.
8. Discussion and possible action regarding rezoning of parcel 21-03-352-006 on Helene Drive from I-2, General Industrial District to RM-1, Suburban Townhouse District or RM-2, Multiple Family Residential District.

Possible Cases for the January 30, 2006 Agenda

1. AP-05-48, Quadrants (VS-17) Industrial Spec Building Site Plan. Site plan review of proposal to construct an industrial building on Helene Drive (Table up to 60 days on 12-12-05).

Cases for Future Agendas

1. AP-03-07, Meadowcreek of Lyon (Aspen Group) Planned Development, South of Ten Mile Road, between Milford and Griswold Roads, Final Planned Development Plan.
2. AP-04-38, Tanglewood Final Phase, Chubb Road West, Preliminary PD plan review.
3. 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 (Next step: PC review of revised plan).
4. AP-05-07, Lyonbrook Village, South side of Pontiac Trail, east of Martindale Road, Condominium Document Review.
5. AP-05-08, Windridge, West side of Napier, north of Eight Mile Road, Average Lot Size Development (Awaiting revised plans).
6. AP-05-20, Dawn's Way, South of Twelve Mile Road, east of Sharrard Hill Court (private road), Private Road Review (Awaiting revised plans).
7. AP-05-21, ADCO Group (Walnut Creek Golf Club), North side of Ten Mile Road, west of Johns Road, Preliminary Planned Development review.
8. AP-05-38, Shadow Wood, Site plan review of residential development proposal located on the east and west sides of Chubb Road, between Eight and Nine Mile Roads.
9. AP-05-41, Canzano/Lyon Trail Building Co., L.L.C. Average Lot Size Development proposal located east of Pontiac Trail between Eight and Nine Mile Roads (Next step: Township Board).
10. AP-05-44, Meijer, Conceptual Planned Development Review, east side of Pontiac Trail, north of Eight Mile Road (Withdrawn).
11. AP-05-46, Talon Development, Proposed amendment to the Woodwind Planned Development Plan to allow signage for the day care center site located on the north side of Ten Mile Road, west of Rosemont Drive (Next step: Township Board).
12. 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 (Next step: Township Board).
13. AP-05-52, American Tower/Metro PCS Michigan Site Plan. Proposal to co-locate a new wireless carrier on an existing wireless tower at 58100 Grand River Avenue.

14. AP-05-57.b, Kassab, 28030 Pontiac Trail, between Shady Creek and Deer Creek Drives, commercial site plan review.

15. Transfer of Development Rights.

16. 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.