AGENDA

Lyon Township Planning Commission
Monday, February 27, 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: January 30, 2006 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

None

Old Business

1. **AP-04-39, New Hudson Plaza**, Site Plan Review of revised site plan for site plan approval extension of previously approved development on the west side of Milford Road north of Lyon Center Drive.

New Business

2. **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.
3. Discussion regarding notification of property owners impacted by changes to the Future Land Use Map.

Possible Cases for the March 13, 2006 Agenda

1. **AP-05-57.a, Kassab**, 28030 Pontiac Trail, between Shady Creek and Deer Creek Drives, Public hearing to consider a request for Special Use Approval for the development of a quick oil change station, discussion and action on the site plan (AP-05-57.b) following the public hearing.

2. Public hearing to consider the updated Master Plan

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, Revised Preliminary PD Plan Review.
2. AP-04-38, Tanglewood Final Phase, Chubb Road West, Preliminary PD plan review.
3. AP-05-07, Lyonbrook Village, South side of Pontiac Trail, east of Martindale Road, Condominium Document Review.
4. AP-05-08, Windridge, West side of Napier, north of Eight Mile Road, Average Lot Size Development (Awaiting revised plans).
5. AP-05-20, Dawn's Way, South of Twelve Mile Road, east of Sharrard Hill Court (private road), Private Road Review (Awaiting revised plans).
6. AP-05-21, ADCO Group (Walnut Creek Golf Club), North side of Ten Mile Road, west of Johns Road, Preliminary Planned Development review.
7. 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.
8. 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).
9. 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 (Tabled up to 60 days on January 30, 2006).
10. 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 (Next step: Township Board).
11. AP-06-02.a, Thompson Hauling, Nine Mile and Griswold Roads, Public hearing to consider special use request for Construction Clean-up operation; discussion and action on the site plan following the public hearing (Public hearing scheduled for March 27, 2006).
12. AP-06-03, Tuscany Estates, South side of Nine Mile Road, east of Chubb Road, Residential Site Plan Review.

4. AP-06-04, Wal-Mart Expansion, Lyon Towne Center, south side of Lyon Center Drive, east of Milford Road, Commercial site plan review.

13. AP-06-05, Leo's Coney Island, east side of Pontiac Trail, north of Eight Mile Road, Commercial site plan review.
14. AP-06-07, Performance Springs, 57575 Travis Road, Industrial site plan review.
15. AP-06-08, Stratton Park, south side of Nine Mile Road between Napier and Chubb Roads, Residential site plan review.

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.