

# A G E N D A

## Lyon Township Planning Commission Monday, April 10, 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:** March 13, 2006 and March 20, 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

1. **AP-06-02.a, Thompson Hauling,** Nine Mile and Griswold Roads, Continuation of the public hearing to consider special use request for a construction clean-up operation; Discussion and action on the site plan following public hearing.

### Old Business

2. Reschedule the public hearing to consider a Township initiated rezoning from RM-1, Suburban Townhouse District to R-0.3, Single Family Residential District of parcels 21-15-101-039, 21-15-101-040, and 21-15-101-041, located on the south side of Twelve Mile Road and east side of Milford Road (Recommend Monday, May 8, 2006).
3. **AP-06-13, Miles Christi** Reschedule the public hearing to consider a special use request for a religious house and family center, located on the east side of Johns Road, north of Ten Mile Road; discussion and action on the site plan would follow the public hearing (Recommend May 8, 2006).

### New Business

4. **Discussion and possible scheduling of public hearing to consider zoning ordinance amendments** to Section 17.02, Performance Guarantees, Section 33.03, Industrial Activity Statement, and Section 16.03, Signs.

5. **Discussion and possible recommendation to the Township Board concerning amendments to Tree Protection Ordinance.**
6. **Discussion and possible scheduling of public hearing to consider proposed zoning ordinance amendments** to adopt a Town Center Overlay District and amend Section 19.03, sub-section A.
7. **AP-05-08, Windridge**, Schedule a public hearing to consider an Average Lot Size Development located on the west side of Napier, north of Eight Mile Road.
8. **AP-06-06, Performance Springs**, 57575 Travis Road, Industrial site plan review.

**Possible Cases for the April 24, 2006 Agenda**

1. **AP-06-11, Josh Haron Paintball Facility**, Public hearing to consider a special use request for a privately owned and operated outdoor recreation facility (paintball) located on the north side of Pontiac Trail, east of Silver Lake Road; discussion and action on the site plan would follow the public hearing.

**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, Next step: Final PD Plan review.
2. AP-04-38, Tanglewood Final Phase, Chubb Road West, Preliminary PD plan review.
3. AP-05-20, Dawn's Way, South of Twelve Mile Road, east of Sharrard Hill Court (private road), Private Road Review (Awaiting revised plans).
4. AP-05-21, ADCO Group (Walnut Creek Golf Club), North side of Ten Mile Road, west of Johns Road, Preliminary Planned Development review.
5. 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 (Next step: Township Board).
6. 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 an additional 60 days on March 27, 2006).
7. AP-06-03, Tuscany Estates, South side of Nine Mile Road, east of Chubb Road, Residential Site Plan Review.
8. AP-06-05, Leo's Coney Island, east side of Pontiac Trail, north of Eight Mile Road, Commercial site plan review.
9. AP-06-07, Stratton Park, south side of Nine Mile Road between Napier and Chubb Roads, Residential site plan review.
10. Transfer of Development Rights.
11. 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.