AGENDA

Lyon Township Planning Commission
Monday, May 8, 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: April 10, 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-06-11, Josh Haron Paintball Facility**, Continue 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 special use and site plan would follow the public hearing.

2. **AP-05-08, Windridge,** Public hearing to consider an Average Lot Size Development located on the west side of Napier, north of Eight Mile Road; discussion and action on the special use and site plan would follow the public hearing.

3. **AP-06-13, Miles Christi,** 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 special use and site plan would follow the public hearing.

4. **AP-06-16, Twelve Mile Road and Milford Road Rezonings**, Public hearing to consider a Township initiated rezoning of parcels 21-15-101-039, 21-15-101-040, and 21-15-101-041from RM-1, Suburban Townhouse District to R-0.3, Single Family Residential District, located on the south side of Twelve Mile Road and east side of Milford Road; discussion and action would follow the public hearing.

Old Business

5. **AP-06-09, Meadowcreek of Lyon Planned Development**, located on the south side of Ten Mile Road, between Milford and Griswold Roads, Tree replacement plan review.

New Business

6. **AP-06-15, T-Mobile Wireless Co-location**, North side of Ten Mile Road, west of Johns Road in the Woodwind Development, Site Plan Review.

Possible Cases for the May 22, 2006 Agenda

1. AP-06-19, Zoning Ordinance Amendments, public hearing to consider zoning ordinance amendments to Section 17.02, Performance Guarantees, Section 33.03, Industrial Activity Statement, and Section 16.03, Signs (Public hearing scheduled for May 22, 2006).
2. Discussion and possible recommendation to the Township Board concerning amendments to Tree Protection Ordinance.

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-05-47, 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).
6. AP-06-02, Thompson Hauling, Industrial site plan review for a construction clean-up operation located at Nine Mile and Griswold Roads.
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. AP-06-17, Estates at Crystal Creek (formerly Crystal Creek South), Phase III of Elkow Farms Planned Development, located on the south side of Eleven Mile Road, west of Milford Road, Site Plan and Condominium Document Reviews.

11. AP-06-18, 926 Associates, Inc., Private Road review, located on the north side of Grand River, between Haas and Old Plank Roads.

12. AP-06-20, Town Center Overlay District, public hearing to consider proposed zoning ordinance amendments to adopt a Town Center Overlay District and amend Section 19.03, sub-section A to add 1) design standards for multiple family uses and 2) requirements for bicycle paths (Public hearing re-scheduled for June 12, 2006).

13. AP-06-21, Text amendments to the zoning ordinance resulting from PA 110 of 2006, Michigan Zoning Enabling Act.

14. Transfer of Development Rights.

15. 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.