

A G E N D A

Lyon Township Planning Commission
Monday, June 26, 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: May 8, 2006

Comments from Public on Non-Agenda Items: John Bell, Library Millage

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-06-20, Town Center Overlay District,** Continuation of 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.
- 2. AP-06-21, Public hearing to consider text amendments to the zoning ordinance** resulting from PA 110 of 2006, Michigan Zoning Enabling Act and re-adoption of the zoning ordinance.

Old Business

- 3. AP-03-40, Shoppes of Lyon, Commercial Site Plan Approval Extension,** west side of Milford Road, north side of Ten Mile Road.

New Business

- 4. AP-06-24, Research Federal Credit Union, Commercial Site Plan Review** of a proposed financial institution with drive-through service, located on the north side of Lyon Center Drive, Unit 10 of Lyon Towne Center.

Possible Cases for the July 10, 2006 Agenda

1. AP-06-13, Miles Christi, Site plan review for religious house and family center, located on the east side of Johns Road, north of Ten Mile Road; (Recommend additional table up to 60 days).
2. AP-06-18, 926 Associates, Inc., Private Road review, located on the north side of Grand River, between Haas and Old Plank Roads.

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-05-08, Windridge, Average Lot Size Development located on the west side of Napier, north of Eight Mile Road; Site plan tabled up to 60 days on May 8, 2006.
4. AP-05-20, Dawn's Way, South of Twelve Mile Road, east of Sharrard Hill Court (private road), Private Road Review (Awaiting revised plans).
5. AP-05-21, ADCO Group (Walnut Creek Golf Club), North side of Ten Mile Road, west of Johns Road, Preliminary Planned Development review.
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 (Table up to 60 days on May 22, 2006).
7. AP-06-02, Thompson Hauling, Industrial site plan review for a construction clean-up operation located at Nine Mile and Griswold Roads (Table up to additional 60 days on June 12, 2006).
8. AP-06-03, Tuscan Estates, South side of Nine Mile Road, east of Chubb Road, Residential Site Plan Review.
9. AP-06-05, Leo's Coney Island, east side of Pontiac Trail, north of Eight Mile Road, Commercial site plan review (Tabled up to 90 days on June 12, 2006).
10. AP-06-07, Stratton Park, south side of Nine Mile Road between Napier and Chubb Roads, Residential site plan review (Next Step: Township Board).
11. 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 #3 (Recommended denial to Township Board).
12. AP-06-14, Lyonbrook Village Planned Development Plan, located on the south side of Pontiac Trail, east of Martindale Road (Next Step: Preliminary Plan Review).
13. AP-06-15, T-Mobile Wireless Co-location, 53455 Ten Mile Road (Woodwind PD site), Site Plan Review.
14. 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.
15. AP-06-23, Terry Sever Rezoning, 21725 Pontiac Trail, west side north of Eight Mile Road, Rezoning request from R-1.0 to B-2 and RM-2.

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16. AP-06-25, Fiber Tower Wireless Co-location, 58100 Grand River Avenue, between Milford and Martindale Roads, Site Plan Review.
17. AP-06-26, Fiber Tower Wireless Co-location, 52806 Eight Mile Road, Site Plan Review.
18. AP-06-27, Walgreens, 22320 Pontiac Trail and 60877 Nine Mile Road, Commercial Site Plan Review.
19. Transfer of Development Rights.
20. 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.