

A G E N D A
Lyon Township Planning Commission
Monday, August 14, 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: July 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-05-47, Pulte Land Development,** Public hearing to consider an amendment to Pinehurst Planned Development plan to allow the relocation of lots #105 and #106 in order to construct a pool, clubhouse, tot lot and parking area; discussion and action on the site plan following the public hearing.
2. **AP-06-23, Terry Sever Rezoning,** 21725 Pontiac Trail, west side of Pontiac Trail, north of Eight Mile Road, Public hearing to consider rezoning request from R-1.0 to B-2 and RM-2, discussion and action on the site plan following the public hearing.

Old Business

3. **AP-05-08, Windridge,** Average Lot Size Development located on the west side of Napier, north of Eight Mile Road.

New Business

4. **AP-06-05, Leo's Coney Island,** east side of Pontiac Trail, north of Eight Mile Road, Commercial site plan review.
5. **AP-06-27, Walgreens,** 22320 Pontiac Trail and 60877 Nine Mile Road, Commercial Site Plan Review.
6. **AP-06-28, Tino Delsignore Woodland Management Plan Review,** North side of Eight Mile Road, west of Chubb Road.
7. **AP-06-35, Liberty Chevrolet,** Amendment to Site Plan to allow additional signage; located in the Lyon Towne Center, between Lyon Center Drive and I-96.

Possible Cases for the August 28, 2006 Regular Agenda

1. AP-06-33, Text Amendment to Zoning Ordinance, Public hearing to consider a text amendment to footnote (ee), of the Schedule of Regulations the Zoning Ordinance regarding side yard setback requirements in residential districts (Public hearing scheduled for August 28, 2006).

Agenda for Special Meeting August 28, 2006

1. Joint meeting of Planning Commission, Township Board and Downtown Development Authority, 7:30 pm.

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-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 July 24, 2006).
6. AP-06-03, Tuscany Estates, South side of Nine Mile Road, east of Chubb Road, Residential Site Plan Review.
7. AP-06-07, Stratton Park, south side of Nine Mile Road between Napier and Chubb Roads, Residential site plan review (Awaiting revised plans).
8. 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).
9. 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 90 days).
10. AP-06-14, Lyonbrook Village Planned Development Plan, located on the south side of Pontiac Trail, east of Martindale Road (Next Step: Conceptual PD Review by Township Board).
11. AP-06-15, T-Mobile Wireless Co-location, 53455 Ten Mile Road (Woodwind PD site), Site Plan Review.
12. 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.
13. AP-06-18, 926 Associates, Inc. (Ilene Drive), Private road review, located on the north side of Grand River, between Haas and Old Plank Roads (Postponed up to 90 days).
14. AP-06-20, Town Center Overlay District, 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 (Next step: Township Board).

15. AP-06-21, Text amendments to the zoning ordinance resulting from PA 110 of 2006, Michigan Zoning Enabling Act and re-adoption of the zoning ordinance (Next step: Township Board).
16. AP-06-29, Lyon Business Center (former Jervis Webb Building), Industrial Site Plan Review, North side of Grand River Avenue, east of Milford Road.
17. AP-06-30, Lexi Land Private Road Review, south side of Nine Mile Road, east of Pontiac Trail.
18. AP-06-32, Oakmonte at Mill River, Condominium Document Review, west side of Milford Road, north of Twelve Mile Road.
19. AP-06-34, New Hudson Town Center, Commercial Site Plan Review, northwest corner of Milford Road and Grand River Avenue.
20. Public hearing to consider a request for special land use approval of a new and use automobile dealership with an outdoor sales area for Bob Saks at the former Hitch House site on Grand River Avenue (Public hearing scheduled for September 11, 2006).
21. Transfer of Development Rights.
22. 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.