

AGENDA
Lyon Township Planning Commission
Monday, September 25, 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: August 28, 2006 Planning Commission and August 28, 2006
Special 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

None

New Business

1. Discussion and scheduling a public hearing to consider a zoning ordinance text amendment to footnote (f) of the Schedule of Regulations regarding wetland setbacks for residential developments.
2. Discussion of an amendment to the Master Plan regarding the Plan for New Hudson.
3. Discussion and scheduling of a public hearing to consider a text amendment to the Town Center Overlay District.
4. Discussion and scheduling of a public hearing to consider a zoning ordinance amendment regarding flag signs and other signs.

Possible Cases for the October 9, 2006 Regular Agenda

1. AP-06-18, 926 Associates, Inc. (Ilene Drive), Private road review, located on the north side of Grand River Avenue, between Haas and Old Plank Roads.
2. AP-06-38, Devonshire Single Family Residential Development; Public hearing to consider an Average Lot Size Development proposed on the north side of Eight Mile Road, east of Chubb Road.

3. 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 (Tabled up to 90 days on July 10, 2006).

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-05-47, Pulte Land Development, 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; (Next Step: Township Board).
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 (awaiting revised plans).
7. AP-06-07, Stratton Park, south side of Nine Mile Road between Napier and Chubb Roads, Residential site plan review.
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 (Township Board action tabled up to 30 days on September 5, 2006).
9. 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 the Township Board).
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-06-20, 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 (First reading September 5, 2006; second reading scheduled for October 2, 2006).
12. 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 (PC recommended denial; next step: Township Board).
13. AP-06-29, Lyon Business Center (former Jervis Webb Building), Industrial Site Plan Review, North side of Grand River Avenue, east of Milford Road.
14. AP-06-30, Lexi Lane, Private Road Review, south side of Nine Mile Road, east of Pontiac Trail (Next step: Township Board).
15. AP-06-32, Oakmonte at Mill River, Condominium Document Review, west side of Milford Road, north of Twelve Mile Road.

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16. AP-06-33, Text Amendment to Zoning Ordinance; text amendment to footnote (ee), of the Schedule of Regulations in the Zoning Ordinance regarding side yard setback requirements in residential districts (Next step: Township Board).
17. AP-06-34, New Hudson Town Center, Commercial Site Plan review based on the proposed New Hudson Overlay District for the northwest corner of Milford Road and Grand River Avenue.
18. AP-06-36, Dimoski Rezoning; Public hearing to consider rezoning request from R-1.0 Residential-Agriculture District to R-0.5, Single Family Residential District, 60475 Nine Mile Road, located on the south side of Nine Mile, east of Pontiac Trail (Public Hearing date, October 23, 3006).
19. AP-06-37, MetroPCS Monopole, 58000 Eight Mile Road, site plan and special use review for a wireless communications facility (monopole).
20. AP-06-39, Mancinelli Conditional Rezoning request for parcel 21-32-300-001 from R-1.0 Residential-Agriculture District to RM-1 Suburban Townhouse District with CR- Conditional Rezoning (RM-1/CR), located on the east side of Pontiac Trail, between Eight and Nine Mile Roads.
21. AP-06-40, Holdenberg Rezoning; Public hearing to consider a request to rezone a portion of a 2.88-acre parcel located at the southwest corner of the intersection of Grand River Avenue and Costello Drive from B-1, New Hudson Development District to I-1, Industrial District (Public hearing date, October 23, 3006).
22. AP-06-41, Carriage Creek Planned Development Plan, located at 58000 W. Eight Mile Road, east of Griswold Road.
23. Transfer of Development Rights.
24. 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.