

**AGENDA**  
**Lyon Township Planning Commission**  
**Monday, October 9, 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:** September 11, 2006

**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**

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 (Recommend table for up to 90 days on July 24, 2006).
2. **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 table up to 90 days).
3. **AP-06-02, Thompson Hauling,** Industrial site plan review for a construction clean-up operation located at Nine Mile and Griswold Roads.

**New Business**

4. **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.
5. Discussion and possible scheduling of a public hearing to consider a text amendment to the zoning ordinance regarding office and retail uses in the I-1 Light Industrial District.

**Possible Cases for the October 23, 2006 Regular Agenda**

1. 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, 2006).

2. 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, 2006).
3. AP-06-47, Text Amendment to the Zoning Ordinance, public hearing to consider a text amendment to Section 16.05.C regarding flag signs and other signs; Discussion and action on amendment following the public hearing (Public hearing scheduled for October 23, 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-06-03, Tuscany Estates, South side of Nine Mile Road, east of Chubb Road, Residential Site Plan Review (awaiting revised plans).
6. AP-06-07, Stratton Park, south side of Nine Mile Road between Napier and Chubb Roads, Residential site plan review.
7. 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).
8. AP-06-14, Lyonbrook Village Planned Development Plan, located on the south side of Pontiac Trail, east of Martindale Road (Next Step: Preliminary PD Plan Review).
9. 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.
10. AP-06-29, Lyon Business Center (former Jervis Webb Building), Industrial Site Plan Review, North side of Grand River Avenue, east of Milford Road.
11. AP-06-30, Lexi Lane, Private Road Review, south side of Nine Mile Road, east of Pontiac Trail (Next step: Township Board).
12. AP-06-32, Oakmonte at Mill River, Condominium Document Review, west side of Milford Road, north of Twelve Mile Road.
13. 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).

14. 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.
15. AP-06-37, MetroPCS Monopole, 58000 Eight Mile Road, site plan and special use review for a wireless communications facility (monopole).
16. 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.
17. AP-06-41, Carriage Creek Planned Development Plan, located at 58000 W. Eight Mile Road, east of Griswold Road.
18. AP-06-43, General RV, Grading Plan review, north side of Grand River Avenue, east of South Hill Road.
19. AP-06-44, Cottonwood Creek Residential Site Condominium, Site Plan Review, south of Eleven Mile Road, east of Milford Road.
20. AP-06-45, Text Amendment to Zoning Ordinance, public hearing to consider a text amendment to Section 36.02 footnote (f) of the Schedule of Regulations regarding wetland setbacks for residential developments; Discussion and action on amendment proceeding the public hearing (Public hearing scheduled for November 13, 2006).
21. AP-06-46, Zoning Map Amendment, public hearing to consider an amendment the zoning map regarding the Town Center Overlay District; Discussion and action on amendment proceeding the public hearing (Public hearing scheduled for November 13, 2006).
22. Discussion of an amendment to the Master Plan regarding the Plan for New Hudson.
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.