

**AGENDA**  
**Lyon Township Planning Commission**  
**Monday, October 23, 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 25, 2006 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-06-36, 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; discussion and possible action on the request following the public hearing.
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; discussion and possible action on the request following the public hearing.
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 possible action on amendment following the public hearing.

**Old Business**

**None**

**New Business**

4. **AP-06-41, Carriage Creek Planned Development,** Conceptual Plan Review, 58000 W. Eight Mile Road, east of Griswold Road.
5. **AP-06-43, South Lyon Two, L.L.C. (General RV site),** Grading Site Plan Review, north side of Grand River Avenue, east of South Hill Road.

**Possible Cases for the November 13, 2006 Regular Agenda**

1. 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 possible action on amendment following the public hearing.
2. AP-06-46, Zoning Map Amendment, public hearing to consider an amendment the zoning map regarding the Town Center Overlay District; Discussion and possible action on amendment following the public hearing.
3. Discussion and possible scheduling of a public hearing to consider a text amendment to the zoning ordinance regarding administrative review and approval of site plans under certain conditions.

**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-06-13, 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 for up to 90 days on October 9, 2006).
9. 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).
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. (Ilene Drive), Private road review, located on the north side of Grand River Avenue, between Haas and Old Plank Roads (Tabled for up to 90 days on October 9, 2006).

12. AP-06-29, Lyon Business Center (former Jervis Webb Building), Industrial Site Plan Review, North side of Grand River Avenue, east of Milford Road (Withdrawn).
13. AP-06-30, Lexi Lane, Private Road Review, south side of Nine Mile Road, east of Pontiac Trail (Next step: Township Board).
14. AP-06-32, Oakmonte at Mill River, Condominium Document Review, west side of Milford Road, north of Twelve Mile Road.
15. 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).
16. 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.
17. AP-06-37, MetroPCS Monopole, 58000 Eight Mile Road, site plan and special use review for a wireless communications facility (monopole).
18. AP-06-38, Devonshire Single Family Residential Development; Consider an Average Lot Size Development proposed on the north side of Eight Mile Road, east of Chubb Road (Tabled up to 90 days on October 9, 2006).
19. 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.
20. AP-06-44, Cottonwood Creek Residential Site Condominium, Site Plan Review, south of Eleven Mile Road, east of Milford Road.
21. AP-06-48, First Commercial, Amendment to Copperwood Planned Development regarding design and layout of commercial development, Southeast corner of Johns Road and Ten Mile Road.
22. AP-06-50, Lyon Crossing, Amendment to Planned Development Agreement regarding monument entrance and signage, West side of Milford Road in the Lyon Crossing Retail Development.
23. AP-06-51, Kirkway Estates, amendment to Planned Development for Kirkway Estates regarding Phasing plan, located on the north side of Nine Mile Road, west of Napier Road.
24. AP-06-53, Text Amendment to the Zoning Ordinance, public hearing to consider a text amendment to the zoning ordinance regarding office and retail uses in the I-1 Light Industrial District; Discussion and possible action on amendment following the public hearing (Public hearing scheduled for November 27, 2006).
25. AP-06-54, Woodwind Village Phase II, Condominium Document Review, located on the north side of Ten Mile Road between Milford and Johns Roads.
26. Discussion of an amendment to the Master Plan regarding the Plan for New Hudson.
27. Transfer of Development Rights.

**28.** 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.