AGENDA
Lyon Township Planning Commission
Monday, December 11, 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: November 13, 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-06-61, Holdenberg Text Amendment to the Zoning Ordinance; public hearing to consider a request to allow automobile repair operations as a special use in the B-1, New Hudson Development District; discussion and possible action following the public hearing.
2. AP-06-48, First Commercial, public hearing to consider an amendment to Copperwood Planned Development regarding design and layout of commercial development, southeast corner of Johns Road and Ten Mile Road; discussion and possible action to follow the public hearing.

Old Business

None

New Business

None

Possible Cases for the January 15, 2006 Regular Agenda

1. AP-06-58, Text amendment to the Zoning Ordinance; Public hearing to consider an amendment to Article 9 to comply with PA 110 of 2006, the Michigan Zoning Enabling Act; discussion and possible action following the public hearing.
2. AP-06-59, Bob Saks Buick, Public hearing to consider a special use request for a temporary automobile dealership operation with outdoor display; located at 54000 Grand River Avenue; discussion and possible action to follow the public hearing.

3. AP-06-62, Text Amendment to the Zoning Ordinance, Public hearing to consider a text amendment to the zoning ordinance to establish an administrative site plan review and approval process; discussion and possible action to follow the public hearing.

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-06-13, 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).
8. 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.
9. 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).
10. AP-06-30, Lexi Lane, Private Road Review, south side of Nine Mile Road, east of Pontiac Trail (Next step: Township Board).
11. AP-06-32, Oakmonte at Mill River, Condominium Document Review, west side of Milford Road, north of Twelve Mile Road.
12. 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).
13. 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.
14. AP-06-36, Dimoski Rezoning; Continue 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; (Planning Commission recommended approval to the Board of Trustees)

15. AP-06-37, MetroPCS Monopole, 58000 Eight Mile Road, site plan and special use review for a wireless communications facility (monopole).

16. AP-06-38, 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).

17. 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.

18. AP-06-41, Carriage Creek Planned Development, Conceptual Plan Review, 58000 W. Eight Mile Road, east of Griswold Road (Next step: Township Board).

19. 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 (PC granted conditional approval; Next step: awaiting revised plans that satisfy conditions of approval).

20. AP-06-44, Cottonwood Creek Residential Site Condominium, Site Plan Review, south of Eleven Mile Road, east of Milford Road.

21. 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 (Planning Commission recommended approval to the Township Board).

22. AP-06-46, Zoning Map Amendment, public hearing to consider an amendment the zoning map regarding the Town Center Overlay District (Planning Commission recommended approval to the Township Board).

23. AP-06-47, Text Amendment to the Zoning Ordinance, a text amendment to Section 16.05.C regarding flag signs and other signs; discussion and possible action on amendment following the public hearing (Next step: Township Board).

24. AP-06-50, Lyon Crossing, Proposed entrance sign amendments, West side of Milford Road in the Lyon Crossing Retail Development.

25. 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; (Public Hearing continued to January 29, 2006).

26. AP-06-54, Woodwind Village Phase II, Condominium Document Review, located on the north side of Ten Mile Road between Milford and Johns Roads.

27. AP-06-56, Woodwind Glen, Amendment to Woodwind Planned Development to allow 54 single family detached units instead of 72 attached condominium units (18 4-unit buildings); located on the north side of Ten Mile Road, between Milford and Johns Roads.

28. AP-06-60, Currie Estates, Site plan review of a residential site condominium development located Kettle Lake Drive, south of Nine Mile between Currie and Chubb Roads.

29. AP-06-63, Lyon Towne Center Sign amendment to Lyon Towne Center Planned Development.

30. AP-06-65, Progressive Properties (Marshall Blau), Commercial site plan review for former Township Hall site located at 57100 Pontiac Trail. (Planning Commission recommended conditional site plan approval; awaiting revised plan).

31. Transfer of Development Rights.

32. Amendment 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.