AGENDA
Lyon Township Planning Commission
Monday, March 12, 2007
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: Minutes of January 29, 2007 and February 12, 2007

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. **AP-06-63**, Lyon Towne Center Sign amendment to Lyon Towne Center Planned Development; discussion and possible action.
2. **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.

Possible Cases for the March 26, 2007 Regular Agenda

1. **AP-06-37**, MetroPCS Monopole, 58000 Eight Mile Road, site plan review to consider a request to construct a wireless communications facility (monopole); (Site Plan tabled January 29, 2007 for up to 60 days).

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-05-38, Shadow Wood Site Plan (average lot size), Located on the east and west sides of Chubb Road, between Eight and Nine Mile Roads; Site Plan approval expires on April 3, 2007.

3. AP-06-07, Stratton Park, south side of Nine Mile Road between Napier and Chubb Roads, Residential site plan review.
4. 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 [April 12, 2007]).
5. 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 [April 12, 2007]).
6. 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.
7. 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 [April 12, 2007]).
8. AP-06-41, Carriage Creek Planned Development, Conceptual Plan Review, 58000 W. Eight Mile Road, east of Griswold Road (Next step: Preliminary PD).
9. AP-06-44, Cottonwood Creek Residential Site Condominium, Site Plan Review, south of Eleven Mile Road, east of Milford Road.
10. AP-06-54, Woodwind Village Phase II, Condominium Document Review, located on the north side of Ten Mile Road between Milford and Johns Roads.
11. 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.
12. 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
13. AP-06-68, Detroit Edison ITC, 52980 Nine Mile Rd, site plan review for addition at electrical substation.
14. AP-07-01, Chase Bank, Southeast corner of Ten Mile and Johns Roads, Commercial site plan review.
15. AP-07-02, Shoppes of Copperwood (Hiller's Market), Southeast corner of Ten Mile and Johns Roads, Commercial site plan review.
16. Transfer of Development Rights.
17. 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.