

AGENDA
Lyon Township Planning Commission
Monday, April 23, 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: March 26, 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-07-03**, Kirkway Estates, Phase I, Amendment to Condominium Documents, located on the north side of 9 Mile Rd, between Chubb and Napier Roads, discussion and possible action.
2. **AP-07-04**, Woodwind Village, Phase I, amendment to Condominium Documents, located on the north side of 10 Mile Road, between Currie and Chubb Roads, discussion and possible action.
3. **AP-07-06**, Text Amendment to Zoning Ordinance regarding Section 19.03 F.3 to clarify the method of calculating net buildable area and permitted density for residential development using the open space option, discussion and possible action.
4. **AP-07-07**, Walgreen's, Condominium Documents review, located on Pontiac Trail, south of Nine Mile Rd., discussion and possible action.

Possible Cases for the May 14, 2007 Regular Agenda

5. Discussion regarding text amendment to Zoning Ordinance to create Transfer of Development Rights options.
6. Discussion regarding maximum lot coverage in the I-1, Industrial District.

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-06-07, Stratton Park, south side of Nine Mile Road between Napier and Chubb Roads, Residential site plan review.
3. 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.
4. AP-06-37, MetroPCS Monopole, 58000 Eight Mile Road, site plan review to consider a request to construct a wireless communications facility (monopole); (tabled up to 60 days on March 26, 2007).
5. 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; Additional table up to 90 days on April 9, 2007).
6. AP-06-41, Carriage Creek Planned Development, Conceptual Plan Review, 58000 W. Eight Mile Road, east of Griswold Road (Next step: Preliminary PD).
7. AP-06-44, Cottonwood Creek Residential Site Condominium, Site Plan Review, south of Eleven Mile Road, east of Milford Road.
8. AP-06-54, Woodwind Village Phase II, Condominium Document Review, located on the north side of Ten Mile Road between Milford and Johns Roads.
9. 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.
10. 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.
11. AP-07-01, Chase Bank, Southeast corner of Ten Mile and Johns Roads, Commercial site plan review.
12. AP-07-02, Shoppes of Copperwood (Hiller's Market), Southeast corner of Ten Mile and Johns Roads, Commercial site plan review.
13. 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.