

2nd REVISED AGENDA

Lyon Township Planning Commission Monday, May 14, 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: April 9, 2007 meeting minutes, and McKenna Associates, Inc. letter dated, May 8, 2007 regarding modifications to the approved landscape plan for the Pinehurst Planned Development.

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-07-03**, Amendment No. 1 to the Master Deed for Kirkway Estates, Phase I, located on the north side of 9 Mile Rd, between Chubb and Napier Roads, discussion and possible action.
2. **AP-07-04**, Amendment No. 1 to the Master Deed for Woodwind Village, Phase I, located on the north side of 10 Mile Road, between Currie and Chubb Roads, discussion and possible action.

New Business

3. **Discussion regarding maximum lot coverage in the I-1, Industrial District**, possible action to schedule a public hearing following discussion.
4. **Request by TDR Associates and Ed Wertenan** to discuss the redevelopment of the southwest corner of Grand River Avenue and Costello Drive (56405 Grand River Avenue) for an indoor ice skating facility.

Possible Cases for the May 29, 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) (Tabled up to 60 days on March 26, 2007).

2. **AP-07-06**, Public hearing to consider a text amendment to Section 19.03 F.3 of the Zoning Ordinance to clarify the method of calculating net buildable area and permitted density for residential development using the open space option, discussion and possible action following public hearing.
3. **South Lyon Recreation Authority**, discussion to consider temporary signage for ThriveFest.

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-06-38, 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).
5. AP-06-41, Carriage Creek Planned Development, Conceptual Plan Review, 58000 W. Eight Mile Road, east of Griswold Road (Next step: Preliminary PD).
6. AP-06-44, Cottonwood Creek Residential Site Condominium, Site Plan Review, south of Eleven Mile Road, east of Milford Road.
7. AP-06-54, Woodwind Village Phase II, Condominium Document Review, located on the north side of Ten Mile Road between Milford and Johns Roads.
8. 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.
9. 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.
10. AP-07-01, Chase Bank, Southeast corner of Ten Mile and Johns Roads, Commercial site plan review.
11. AP-07-02, Shoppes of Copperwood (Hiller's Market), Southeast corner of Ten Mile and Johns Roads, Commercial site plan review.
12. AP-07-08, Estates at Crystal Creek (an Elkow Farms PD Subdivision), South side of Eleven Mile Road, west of Milford Road, Condominium Document Review.
13. AP-07-10, Deer Haven Drive development (9 units), West side of Griswold, between 8 and 9 Mile Roads, Private Road development,
14. Discussion regarding text amendment to Zoning Ordinance to create Transfer of Development Rights options.

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.