

# AGENDA

## Lyon Township Planning Commission Tuesday, May 29, 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 23, 2007 meeting 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-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 single family residential development using the Open Space Development Option, discussion and possible action following public hearing.

### Old Business

2. **AP-07-03, Amendment No. 1 to the Master Deed for Kirkway Estates, Phase I**, residential site condominium development located on the north side of 9 Mile Rd, between Chubb and Napier Roads.
3. **AP-07-11, Text amendment to the Zoning Ordinance regarding the maximum lot coverage in the I-1, Industrial District**, Recommend public hearing be rescheduled to June 25, 2007.

### New Business

None

### Possible Cases for the June 11, 2007 Regular Agenda

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; Recommend additional table up to 90 days).
5. AP-06-38, Devonshire Single Family Average Lot Size Development, Site plan review of a residential site condominium project located on the north side of Eight Mile Road, east of

Chubb Road; (Tabled up to 90 days on April 9, 2007; Recommend additional table up to 90 days).

6. AP-07-12.a, Lyon Trail III, Site plan approval extension for a residential site condominium Development, located west of Pontiac Trail between Eight and Nine Mile Roads.
7. AP-07-12b, Lyon Trail III, Condominium documents review of a residential site condominium development located west of Pontiac Trail between Eight and Nine Mile Roads.

### **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, Site plan review of a residential site condominium development located on the south side of Nine Mile Road, between Napier and Chubb Roads.
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-06-41, Carriage Creek Planned Development, Conceptual Planned Development Plan Review, 58000 W. Eight Mile Road, east of Griswold Road (Next step: Preliminary PD).
5. AP-06-44, Cottonwood Creek Site plan review of a residential site condominium located south of Eleven Mile Road, east of Milford Road.
6. AP-06-54, Woodwind Village Phase II, Condominium Document Review for a residential development located on the north side of Ten Mile Road between Milford and Johns Roads.
7. 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.
8. 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.
9. AP-07-01, Chase Bank, Southeast corner of Ten Mile and Johns Roads, Commercial site plan review.
10. AP-07-02, Shoppes of Copperwood (Hiller's Market), Southeast corner of Ten Mile and Johns Roads, Commercial site plan review (Withdrawn).
11. 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.
12. AP-07-10, Deer Haven Drive, Site plan review of a residential site condominium development located on the north side of Deer Haven Drive, west of Griswold, between Eight and Nine Mile Roads.
13. AP-07-13, Rite-Aid, Shoppes at Copperwood, Southeast corner of Ten Mile and Johns Roads, Commercial site plan review.
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.