

AGENDA

Lyon Township Planning Commission Monday, June 11, 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: May 14, 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

None

Old Business

1. **AP-06-02, Thompson Hauling**, consider proposed modification to approved site plan regarding minimum bicycle path standards.
2. **AP-06-37, MetroPCS Monopole, 58000 Eight Mile Road**, site plan review to consider a request to construct a wireless communications facility (monopole).

New Business

None

Possible Cases for the June 25, 2007 Regular Agenda

3. **AP-07-11, Public hearing to consider a text amendment to the Zoning Ordinance** regarding the maximum lot coverage in the I-1, Industrial District; discussion and possible action to follow public hearing.
4. **AP-07-13, Shops at Copperwood**, Site plan review of proposed modifications to the approved PD Plan amendment for the commercial phase of the Copperwood Development, located at the southeast corner of Ten Mile and Johns 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-06-38, 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).
5. 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).
6. AP-06-44, Cottonwood Creek Site plan review of a residential site condominium located south of Eleven Mile Road, east of Milford Road.
7. 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.
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-07-03, 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 (Next step: Township Board).
12. 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 (Next step: Township Board).
13. AP-07-06, 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 (Next step: Township Board).
14. 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.
15. 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.
16. AP-07-12.a, Lyon Trail III, consider site plan approval extension for a residential site condominium Development, located west of Pontiac Trail between Eight and Nine Mile Roads.

- 17.** 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.
- 18.** 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.