AGENDA
Lyon Township Planning Commission
Monday, July 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: June 11, 2005 meeting minutes and June 25, 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-07-18,** Public hearing to consider an amendment to the Lyon Crossing Planned Development Agreement regarding yard, parking and landscaping requirements in the vicinity of the proposed roundabout at Grand River Avenue and Lyon Center Drive, discussion and possible action.

Old Business

NONE

New Business

2. **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, discussion and possible action.

3. **AP-07-12b, Lyon Trail III**, Condominium documents review for a residential site condominium development located west of Pontiac Trail between Eight and Nine Mile Roads, discussion and possible action.

4. **AP-07-20, Meadowcreek of Lyon, Amendment to Approved Preliminary Plan and Approved Tree Preservation Permit,** located on the south side of Ten Mile Road, at the southwest corner of the intersection of Milford and Ten Mile Roads, discussion and possible scheduling of public hearing.

Possible Cases for the August 13, 2007 Regular Agenda

1. 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, discussion regarding Township Board direction and possible scheduling of public hearing.

Cases for Future Agendas

1. 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.
2. 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.
3. 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; Table expired on July 9, 2007).
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-07-08, Estates at Crystal Creek (an Elkow Farms PD Subdivision), South side of Eleven Mile Road, west of Milford Road, Condominium Document Review.
10. 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.
11. AP-07-11, 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 (Next step: Township Board).
12. AP-07-17, Mitsumi Antenna Testing Facility, Industrial site plan review, located on the east side of Haas Road, between 12 Mile Road and Grand River Avenue.
13. AP-07-19, Brandon Estates, Site Condominium ALS development located on the south side of 9 Mile Rd, east of Pontiac Trail.
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.