Lyon Township Planning Commission
Monday, September 10, 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: Minutes of July 23, 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

1. **AP-07-19,** Brandon Estates, Site Condominium and an Average Lot Size development, located on the south side of 9 Mile Road, east of Pontiac Trail; discussion and possible action on Special Use and Site Plan review request following public hearing.

Old Business

2. **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, Recommend additional tabling for up to 60 days.

New Business

3. Proposal by Michael Harris to reuse Jerry's Barber Shop as a tattoo parlor, located at 56461 Grand River and part of the Town Center Overlay District; discussion and possible action.
4. Presentation by Charles 'Chip' Smith, ASLA, Principal Planner, McKenna Associates, Inc. regarding Downtown Development and Creating a Sense of Place.

Possible Cases for the September 24, 2007 Regular Agenda

5. **AP-07-20,** Meadowcreek of Lyon, public hearing to consider an amendment to the Preliminary Planned Development plan, south of 10 Mile Road, between Milford and Griswold Roads.

Cases for Future Agendas

1. 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.

2. 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).
3. AP-06-44, Cottonwood Creek Site plan review of a residential site condominium located south of Eleven Mile Road, east of Milford Road.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. AP-07-18, Consider an amendment to the Lyon Crossing Planned Development Agreement regarding yard, parking and landscaping requirements in the vicinity of the proposed roundabouts at Grand River Avenue and Lyon Center Drive, Tabled up to 30 days on July 23, 2007.
10. AP-07-12a, 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, (Next step: Zoning Board of Appeals).
11. 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, (Next step: Zoning Board of Appeals).
12. AP-07-21, Orchards of Lyon, Phase II, PD amendment, west of Milford Road between Grand River Avenue and Pontiac Trail.
13. 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.