

Lyon Township Planning Commission
Monday, November 26, 2007
7:00 pm

*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: November 12, 2007 meeting minutes;
Administrative Review, AR-07-30, South Hill Building

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

None

New Business

- 1. AP-07-25,** Meijer Inc., Commercial Site Plan Review, located on the east side of Pontiac Trail, north of Eight Mile Road; discussion and possible action.

Possible Cases for the December 10, 2007 Regular Agenda

- 1. AP-07-32,** Public Hearing to consider a text amendment to the Zoning Ordinance regarding wall signs in Commercial and Industrial Zoning Districts.
- 2. AP-07-33,** Public Hearing to consider rezoning of Hidden Ponds Planned Development to R-1.0, Residential-Agricultural District.
- 3. AP-07-34,** Public Hearing to consider a text amendment to the Zoning Ordinance regarding Senior Housing Regulations.

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-06-56, 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.
5. 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.
6. 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.
7. 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, (Tabled for up to 60 days on September 10, 2007).
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-07-12b, 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: Board of Trustees).
10. 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, (Next step: Township Board).
11. AP-07-21, Orchards of Lyon, Phase II, PD amendment, west of Milford Road between Grand River Avenue and Pontiac Trail.
12. AP-07-27, Lyon Industrial Research Center, site plan review of proposed industrial development on Unit 6.
13. AP-07-35, Public hearing scheduled for January 7, 2008 to consider a text amendment to the Zoning Ordinance regarding special events and temporary uses.
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.