

Lyon Township Planning Commission
Monday, May 12, 2008
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: April 14, 2008 and April 28, 2008 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-07-33,** Continuation of Public Hearing to consider a rezoning of Hidden Ponds Planned Development to R-1.0, Residential-Agricultural District, (recommend continuation of Public Hearing to the June 9, 2008 meeting).
- 2. AP-07-21,** Orchards of Lyon, Phase II, public hearing to consider an amendment to the Planned Development Agreement, located between Grand River Avenue and Pontiac Trail west of Milford Road, discussion and possible action to follow.
- 3. AP-08-07,** Country Collision Repair Shop, public hearing for special land use, located on the south side of Travis Road, west of Milford Road, discussion and possible action to follow.

Old Business

None

New Business

- 4. AP-06-34,** Presentation by Ernie D'Ascenzo of development concept for the northwest corner of Milford Road and Grand River Avenue (Putter's site).

Possible Cases for the June 9, 2008 Regular Agenda

- 1. AP-07-33,** Continuation of Public Hearing to consider a rezoning of Hidden Ponds Planned Development to R-1.0, Residential-Agricultural District, discussion and possible action following public hearing.
- 2. AP-08-08,** Appletree Christian Learning Center, 58019 Grand River, Site Plan Review, discussion and possible action.

Cases for Future Agendas

1. 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).
2. AP-06-44, Cottonwood Creek Site plan review of a residential site condominium located south of Eleven Mile Road, east of Milford Road.
3. 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.
4. 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.
5. 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.
6. 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).
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, (Next step: Township Board).
8. 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: Condominium Document Review).
9. AP-07-21, Orchards of Lyon, Phase II, PD amendment, west of Milford Road between Grand River Avenue and Pontiac Trail.
10. AP-07-27, Lyon Industrial Research Center, site plan review of proposed industrial development on Unit 6.
11. AP-07-34, text amendment to the Zoning Ordinance regarding Senior Housing Regulations. (Next step: Township Board).
12. AP-08-05, Miles Christi, 25300 Johns Rd, site plan and special land use review extension request.
13. AP-08-06, Twin Pines PD Zoning Waiver, located west of Martindale Road and south of Grand River.
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.