

Lyon Township Planning Commission
Monday, July 14, 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: June 9, 2008 meeting minutes;
AR-08-11, T-Mobile Co-location at 51785 West 12 Mile Road.

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-08-13,** Public Hearing to consider a special land use request for an outdoor patio at the New Hudson Inn, 56870 Grand River in the Town Center Overlay District, discussion and possible action.
- 2. AP-08-14,** Public Hearing to consider an amendment to Section 5.05, sub-section B, Site Plan Review, to require site plan to be 24 inches by 36 inches, discussion and possible action.
- 3. AP-08-15,** Public Hearing to consider an amendment to Sections 41.05, sub-sections A, F, G, and I on new standards for parking lots, entrances, front building setbacks and landscaping, and signs; discussion and possible action.

Old Business

NONE

New Business

- 4. AP-08-05,** Miles Christi Religious and Family Center, 25300 Johns Rd, Site Plan renewal.
- 5. AP-08-16,** Hutsfield Pond Planned Development, located at the northeast corner of 8 Mile & Griswold Roads, preliminary plan review; schedule a public hearing.
- 6. AP-08-17,** Win 3 LLC, located on the south side of Ten Mile Road, west of Napier Road, to schedule a public hearing to consider rezoning from R-1.0, Residential Agricultural, to O-1, Office.

Possible Cases for the August 11, 2008 Regular Agenda

- 1. AP-07-21,** Orchards of Lyon, Phase II, PD amendment, west of Milford Road between Grand River Avenue and Pontiac Trail (Tabled for up to 90 days, on 5/8/08).

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-06-60, Currie Estates, Site plan review of a residential site condominium development located Kettle Lake Drive, south of Nine Mile between Currie and Chubb Roads.
4. 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).
5. 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).
6. 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).
7. AP-07-27, Lyon Industrial Research Center, site plan review of proposed industrial development on Unit 6.
8. AP-08-10, Hidden Ponds Preliminary PD, located at the northeast corner of South Hill and Twelve Mile Roads.
9. 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.