

**Lyon Township Planning Commission**  
**Monday, August 11, 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:** July 9, 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-08-13, Continuation of a 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-08-16, Public hearing regarding preliminary plan review for Hutsfield Pond Planned Development** located at the northeast corner of 8 Mile & Griswold Roads, discussion and possible action on PD plan to follow the public hearing.
3. **AP-08-17, Public hearing to consider a request by WIN3 LLC**, to rezone a portion of parcel 21-25-100-015 from R-1.0, Residential Agricultural to O-1, Office, site located on the south side of Ten Mile Road, east of Johns Road, discussion and possible action on request to follow the public hearing.

**Old Business**

4. **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 May 8, 2008; Recommend additional table up to 90 days).
5. **AP-07-25, Meijer, Inc.**, site plan review, east side of Pontiac Trail, north of Eight Mile Road.

**New Business**

6. **AP-08-12, Lyon Copperwood, LLC, Shoppes of Copperwood**, consider a modification to the Copperwood Planned Development Plan, located on the south side of Ten Mile Road, west of Johns Road.
7. **AP-08-19, VS-17, LLC (William Clark)**; Schedule a public hearing to consider a rezoning request for parcel 21-03-352-006 from I-2, Industrial District to I-2 without TC, Town Center Overlay District, parcel located south of Grand River off of Helene Drive (Recommended date: September 8, 2008).
8. **AP-08-20.b, Cambrian of Lyon**, Schedule a public hearing to consider a special land use request to develop a senior housing facility on Ten Mile Road, west of Johns Road (Recommended date: September 8, 2008).

**Possible Cases for the September 8, 2008 Regular Agenda**

1. **AP-08-19, VS-17, LLC (William Clark);** Public hearing to consider a rezoning request for parcel 21-03-352-006 from I-2, Industrial District with TC, Township Overlay District to I-2 without TC, Township Overlay District, parcel located on the west of Helene Drive, south of Grand River Avenue (Recommended date: September 8, 2008).
2. **AP-08-20.b, Cambrian of Lyon;** Public hearing to consider a special land use request to develop a senior housing facility on Ten Mile Road, west of Johns Road (Recommended date: September 8, 2008).
3. **AP-08-18, Oakland SWA Partners, LLC;** Schedule a public hearing to consider a rezoning request for parcel 21-09-100-043, from R-0.3, Single Family Residential to I-1, Light Industrial, south side of Pontiac Trail, east of Martindale (Recommended date: September 8, 2008).
4. **AP-08-21, Fellowship Evangelical Presbyterian Church;** Schedule a public hearing to zone an annexed parcel at 22200 Pontiac Trail to R-0.5, Single Family Residential.

**Cases for Future Agendas**

1. AP-06-44, Cottonwood Creek Site plan review of a residential site condominium located south of Eleven Mile Road, east of Milford Road.
2. 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.
3. 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).
4. 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).
5. 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).
6. AP-07-27, Lyon Industrial Research Center, site plan review of proposed industrial development on Unit 6.
7. AP-08-10, Hidden Ponds Preliminary PD, located at the northeast corner of South Hill and Twelve Mile Roads.
8. AP-08-13, Special land use request for an outdoor patio at the New Hudson Inn, 56870 Grand River in the Town Center Overlay District (Next step: Township Board).
9. AP-08-14, Text Amendment to the Zoning Ordinance Section 5.05, sub-section B, Site Plan Review, to require site plan to be 24 inches by 36 inches (Next step: Township Board).
10. AP-08-15, Text amendment to the Zoning Ordinance Sections 41.05, sub-sections A, F, G, and I on new standards for parking lots, entrances, front building setbacks and landscaping, and signs; (Next step: Township Board).
11. 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.