

**Lyon Township Planning Commission**  
**Monday, September 8, 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:** August 25, 2008 special 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-08-18, Oakland SWA Partners, LLC;** 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; discussion and possible action on request to follow the public hearing.
- 2. 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, Town Center Overlay District to I-2, Industrial District without TC, Town Center Overlay District, parcel located south of Grand River off of Helene Drive; discussion and possible action on request to follow the public hearing.
- 3. 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; discussion and possible action on request and site plan following the public hearing.

**Old Business**

- 4. AP-07-25, Meijer, Inc.,** site plan review, east side of Pontiac Trail, north of Eight Mile Road, discussion and possible action.
- 5. 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, discussion and possible action.

**New Business**

None

**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-07-12b, 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).
4. 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).
5. AP-07-27, Lyon Industrial Research Center, site plan review of proposed industrial development on Unit 6.
6. AP-08-10, Hidden Ponds Preliminary PD, located at the northeast corner of South Hill and Twelve Mile Roads.
7. AP-08-16, Hutsfield Pond Planned Development, Preliminary plan review, located northeast corner of Eight Mile Road and Griswold Road (Next step: Township Board).
8. AP-08-21, Fellowship Evangelical Presbyterian Church; map amendment to zone an annexed parcel at 22200 Pontiac Trail to R-0.5, Single Family Residential; waiting on County Boundary Commission approval.
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.