

**Lyon Township Planning Commission  
Amended Agenda  
Monday, October 13, 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:** September 8, 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**

None

**Old Business**

1. **AP-08-20b, Cambrian of Lyon,** senior housing facility on Ten Mile Road, west of Johns Road; discussion and possible action

**New Business**

2. **AP-08-23, Twin Pines Planned Development,** Conceptual Plan Review, west side of Martindale, south of Grand River, discussion.
3. **Revisions to the Noise Standards,** discussion.
4. **Kristen and John Halmaghi,** Request to consider a text amendment to allow nursing homes and convalescent homes in the R-1.0 district.

**Possible Cases for the November 10, 2008 Regular Agenda**

**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-08-16, Hutsfield Pond Planned Development, Preliminary plan review, located northeast corner of Eight Mile Road and Griswold Road (Next step: Township Board).
9. 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.
10. 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.