

Lyon Township Planning Commission
REVISED Agenda
Monday, November 10, 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: October 13, 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-08-24, Public Hearing to consider a Text Amendment to the Zoning Ordinance,** Article 20.00, Performance Standards, Section 20.02.A, Noise, to establish provisions to regulate the maximum permitted average A-weighted sound levels for residential, commercial and industrial districts, and discussion and possible action following the public hearing.
- 2. AP-08-22, Public Hearing to consider a Text Amendment to the Zoning Ordinance,** Article 23.00, R-1, Residential-Agriculture District to allow nursing and convalescent homes in the R-1.0 District, discussion and possible action following the public hearing.

Old Business

- 3. AP-08-23, Twin Pines Planned Development,** Conceptual Plan Review, west side of Martindale, south of Grand River, discussion.

New Business

- 4. AP-08-26, Lyon Technology Associates, LLC,** Rezoning Application, 55840 Grand River at Research Drive, Consider scheduling a public hearing.

Possible Cases for the December 8, 2008 Regular Agenda

- 1. AP-08-25, Lyon Professional Centre,** Site Plan Review, 58560 Grand River, west of Milford Road, discussion and possible action.

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: Preliminary PD Plan).
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.