

Lyon Township Planning Commission
Agenda
Monday, January 12, 2009
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: December 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

- 1. AP-08-27, Public Hearing to consider a Text Amendment to the Zoning Ordinance,** Article 33.02.A, Table of Permitted Uses for the I-1 and I-2, Industrial Districts, sub-section N, to allow automobile repair garages as a use permitted after Special Approval in the I-2 District, discussion and possible action following the public hearing

Old Business

- 2. AP-07-21, Orchards of Lyon, PC,** continuation of table for up to 90 days.

New Business

- 3. Schedule a public hearing to consider a rezoning of the Hidden Ponds Planned Development from PD to R-1.0, Residential-Agricultural;** property located at the northeast corner of South Hill and Twelve Mile Roads.

Possible Cases for the February 9, 2009 Regular Agenda

- 4. Discussion and possible scheduling of a public hearing to consider a text amendment to the Zoning Ordinance, Article 16.00, Signs.**

- 5. Presentation on Sustainable Zoning.**

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-08-16, Hutsfield Pond Planned Development, Preliminary plan review, located northeast corner of Eight Mile Road and Griswold Road (Next step: Preliminary PD Plan).
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.