

Lyon Township Planning Commission

Agenda

Monday, March 9, 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: February 9, 2009 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-08-22, Text amendment to allow nursing homes and convalescent homes in the R-1.0 district;** returned to the Planning Commission by the Township Board, discussion and possible action.
2. **AP-09-03, Text amendment to Chapter 16.00, Signs;** discussion and schedule a public hearing for April 13, 2009.
3. **AP-07-21, Orchards of Lyon Planned Development, Phase II;** consider a request to amend the Planned Development Plan for Phase II.
4. **AP-07-10, Deer Haven Drive, Single Family Residential Development;** site plan review and possible recommendation to the Township Board.

New Business

Possible Cases for the April 13, 2009 Regular Agenda

1. **AP-09-03, Public hearing to consider a text amendment to Chapter 16.00, Signs;** discussion and possible action following the public hearing.

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-07-19, 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-07-33, 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 (Next step: Township Board).
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 zoned an annexed parcel at 22200 Pontiac Trail to R-0.5, Single Family Residential; waiting on County Boundary Commission approval.
9. AP-09-02, Copperwood, Amendment to the Master Deed, SE corner of 10 Mile and Johns, Administrative Review
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.