

Lyon Township Planning Commission
Agenda
Monday, April 13, 2009
7:00 p.m.

*Please turn off all cell phones and pagers or switch them to vibrate.
If you must respond to a call or page, please leave the meeting hall and conduct your business in the lobby*

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda: March 9, 2009 meeting minutes

Comments from Public on Non-Agenda Items

Rules of Procedure for Public Hearing 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-08-22, Public hearing to consider a text amendment to the Zoning Ordinance to allow nursing homes and convalescent homes in the R-1.0 district;** discussion and possible action following the public hearing.
2. **AP-09-03, Public hearing to consider a text amendment to the Zoning Ordinance, Article 16.00, Signs;** discussion and possible action following the public hearing.

Old Business

3. **AP-07-21, Orchards of Lyon PD, Phase II,** consider a request to amend the Planned Development Agreement. Located between Pontiac Trail and Grand River, west of Milford Road. (Table to May 11, 2009).
4. **AP-07-25, Meijer, Request for Site Plan Approval Extension,** retail commercial development located on the east side of Pontiac Trail, north of Eight Mile.

New Business

5. **AP-09-04, Crystal Creek Villas, Amendment to the Planned Development,** residential condominium located on the north side of 11 Mile, west of Milford Road, consider scheduling a public hearing for preliminary Planned Development review.

Possible Cases for the May 11, 2009 Agenda

1. **AP-07-21, Orchards of Lyon PD, Phase II**, consider a request to amend the Planned Development Agreement. Located between Pontiac Trail and Grand River, west of Milford Road.

Cases for Future Agendas

1. 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).
2. 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).
3. AP-07-27, Lyon Industrial Research Center, site plan review of proposed industrial development on Unit 6.
4. AP-08-16, Hutsfield Pond Planned Development, preliminary plan review, located at the northeast corner of Eight Mile Road and Griswold Road (Next step: Preliminary PD Plan).
5. 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.
6. Discussion regarding text amendment to Zoning Ordinance to create Transfer of Development Rights options.
7. AP-09-02, Copperwood, Amendment to the Master Deed, SE corner of 10 Mile and Johns, Administrative Review.

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.