

**Lyon Township Planning Commission  
Agenda  
Monday, December 13, 2010  
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 conduct your business in the lobby.*

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Approval of Agenda**

**Approval of Consent Agenda:** November 8, 2010 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**

**None**

**Old Business**

1. **AP-10-10, Woodwind Glen No. 2, Final Planned Development Review** – PD located north of 10 Mile, between Chubb and Currie Roads. Consider an amendment to the PD to convert from quadplex to single-family, resulting in a reduction of the number of units; discussion and possible action. Preliminary approval granted by the Board on 11/1/10.
2. **Master Plan** – Continue work to update the Master Plan to incorporate the Vision Plan – The Plan for New Hudson.

**New Business**

3. **AP-10-12, Telcom Credit Union, Site Plan Review**, southwest corner of Quail Run Circle and Pontiac Trail. Review and discussion of proposed site plan; possible action to follow.

4. **AP-10-13, Twin Pines PD**, west of Martindale Road, south of Grand River Avenue. Schedule a public hearing to consider a preliminary PD plan and request to rezone approximately 24 acres from RM-1, Suburban Townhouse District, to PD, Planned Development, with 82 detached units and 10 attached units.
5. **AP-10-14, Expiration Period for Preliminary PD Approvals** – Schedule a public hearing to consider an amendment to Section 7.04, which would provide an approval and expiration schedule for preliminary PD approvals.
6. **AP-10-15, Retail Uses, Office Uses, and Outside Storage in the I-1 and I-2 Districts** – Schedule a public hearing to consider amendments to Sections 33.02 and 33.03 to allow retail uses, office uses, and outside storage in industrial districts.
7. **Community Reports** – Presented by Chris Doozan and John Dolan.

#### **Possible Cases for the January 10, 2011 Agenda**

1. **AP-10-13, Twin Pines PD**, west of Martindale Road, south of Grand River Avenue. Public hearing to consider a preliminary PD plan and request to rezone approximately 24 acres from RM-1, Suburban Townhouse District, to PD, Planned Development, with 82 detached units and 10 attached units; discussion and possible action.
2. **AP-10-14, Expiration Period for PD Preliminary Plan Approval** – Public hearing to consider an amendment to Section 7.04, which would provide an approval and expiration schedule for preliminary PD approvals; discussion and possible action.
3. **AP-10-15, Retail Uses, Office Uses, and Outside Storage in the I-1 and I-2 Districts** – Public hearing to consider amendments to Sections 33.02 and 33.03 to allow retail uses, office uses, and outside storage in industrial districts; discussion and possible action.
4. **Master Plan** – Continue work to update the Master Plan to incorporate the Vision Plan.

#### **Cases for Future Agendas**

1. 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).
2. 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.

#### **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.