

Lyon Township Planning Commission
Agenda
Monday, February 14, 2011
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: January 10, 2011 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-10-17, Amendments to Woodwind Village Phase II**, north side of 10 Mile Road, east of Currie Road. Public hearing to consider amendments to the Woodwind PD Agreement and the Woodwind Village Phase II Condominium Bylaws; discussion and possible action.

Old Business

2. **AP-10-14, Expiration Period for PD Preliminary Plan Approval** – Consider an amendment to Section 7.04, which would provide an approval and expiration schedule for preliminary PD approvals; discussion and possible action. Tabled on 1/10/11.
3. **AP-10-10, Woodwind North Condominium, 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. Formerly known as Woodwind Glen #2.

New Business

4. **AP-11-03, Paul Adams – Tree Management Plan**, east side of Johns Road, north of 11 Mile Road. Consider a tree management plan for parcel number 21-13-400-020; discussion and possible action.
5. **AP-11-02b, Kroger Fuel Center**, northeast corner of 8 Mile and Pontiac Trail. Schedule a public hearing to consider a special land use request to allow the addition of a fuel center to an existing Kroger grocery store.
6. **AP-11-01, Automobile Service Stations** – Consider amendments to Section 3.02 and Section 30.02(B)1 of the Zoning Ordinance, which would change the definition of automobile service stations and allow them as a special land use in the B-1 district; possibly schedule a public hearing.

Additional Business

7. **Downtown Development Authority** – Consider scheduling a special meeting with the Downtown Development Authority.
8. **Height Standards** – Discussion regarding height standards in New Hudson.
9. **Master Plan** – Continue work to update the Master Plan to incorporate the Vision Plan.
10. **Community Reports** – Presented by Chris Doozan and John Dolan.

Possible Cases for the March 14, 2011 Agenda

1. **AP-11-01, Automobile Service Stations** – Public hearing to consider amendments to Section 3.02 and Section 30.02(B)1 of the Zoning Ordinance, which would change the definition of automobile service stations and allow them as a special land use in the B-1 district; discussion and possible action.
2. **AP-11-02a, Kroger Fuel Center**, northeast corner of 8 Mile and Pontiac Trail. Site plan review of a proposed fuel center to be added to an existing Kroger grocery store; discussion and possible action.
3. **AP-11-02b, Kroger Fuel Center**, northeast corner of 8 Mile and Pontiac Trail. Public hearing to consider a special land use request to allow the addition of a fuel center to an existing Kroger grocery store; 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.