

**\*\*\*SPECIAL MEETING\*\*\***  
**Lyon Township Planning Commission**  
**Agenda**  
**Monday, March 28, 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:** None

**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-10-13, Twin Pines II PD,** west of Martindale Road, south of Grand River Avenue. Consider final PD plan; discussion and possible action (recommendation to the Township Board). Preliminary PD approval granted by the Board on 2/7/11. Also, discussion and possible action on the Condominium Master Deed, Bylaws, and Exhibit B.

**New Business**

None

**Additional Business**

None

### **Possible Cases for the April 11, 2011 Agenda**

1. **AP-08-21, Fellowship Evangelical Presbyterian Church** – Public hearing to consider a map amendment to zone an annexed parcel at 22200 Pontiac Trail to R-0.3, Single Family Residential; discussion and possible action.
2. **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.
3. **AP-10-17, Amendments to Woodwind Village Phase II**, north side of 10 Mile Road, east of Currie Road. Consider amendments to the Woodwind PD Agreement and the Woodwind Village Phase II Condominium Bylaws; discussion and possible action. Tabled at the 3/14/11 meeting.
4. **AP-11-04, Hornbrook Estates PD Amendment**, northeast corner of 11 Mile Road and Martindale Road. Schedule a public hearing to consider amending the approved PD plan to remove Lot 74.
5. **AP-11-05, Asbury Hill Condominium**, south side of Grand River Avenue, west of Martindale Road. Consider a request for a waiver to allow a smaller PD than the required 40 acres; discussion and possible action.
6. **AP-11-06, Campground at Lyon Sand & Gravel Site**, property located north of 11 Mile Road between South Hill Road and Haas Road. Consider a special land use request to allow a campground on the Lyon Sand & Gravel site; discussion.
7. **Form-Based Code Proposal** – Discussion and recommendation to the DDA.
8. **Chickens in Subdivisions** - Discussion on proposal to allow chickens in single-family subdivisions.

### **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).

### **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.