

**Lyon Township Planning Commission**  
**Agenda**  
**Monday, May 9, 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:** \_\_\_Blades \_\_\_Campbell \_\_\_Conflitti \_\_\_Dolan \_\_\_Enlow \_\_\_O'Neil \_\_\_Towne

**Approval of Agenda**

**Approval of Consent Agenda:** April 11, 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-11-04, Hornbrook Estates PD Amendment**, northeast corner of 11 Mile Road and Martindale Road. Public hearing to consider amending the approved PD plan to remove Lot 74 and woodchip path; discussion and possible action.

**Old Business**

2. **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; discussion and possible action (public hearing held by the Planning Commission on 4/11/11; referred back from the Board on 5/2/11).

**New Business**

3. **AP-11-07, Verizon Wireless Monopole Extension**, 54740 Grand River Avenue. Site plan review of proposed extension of existing monopole and construction of new equipment shelter; discussion and possible action.

4. **AP-11-08, Blue Cross Blue Shield Landscape Plan**, 53200 Grand River Avenue. Site plan review of proposed landscape plan for existing Blue Cross Blue Shield site; discussion and possible action.
5. **AP-11-09, Pinehurst PD Amendment**, PD located on the north side of Ten Mile Road, east of Martindale Road. Schedule a public hearing to consider an amendment to the PD Agreement to allow farming in the undeveloped phases.
6. **AP-11-11, Kroger Special Land Use**, northeast corner of 8 Mile and Pontiac Trail. Schedule a public hearing to consider a Special Land Use request to allow outside display of merchandise for sale.

#### **Additional Business**

7. **Master Plan Designation** – Consideration of various parcels designated on the Future Land Use Map, including the parcel west of and adjacent to the airport property, south of Pontiac Trail; discussion.
8. **Chickens in Subdivisions** – Continued discussion on proposal to allow chickens in single-family subdivisions. Previously discussed at 4/11/11 meeting.
9. **Community Reports** – Presented by Chris Doozan and John Dolan.

#### **Possible Cases for the June 13, 2011 Agenda**

1. **AP-11-09, Pinehurst PD Amendment**, PD located on the north side of Ten Mile Road, east of Martindale Road. Public hearing to consider an amendment to the PD Agreement to allow farming in the undeveloped phases; discussion and possible action.
2. **AP-11-11, Kroger Special Land Use**, northeast corner of 8 Mile and Pontiac Trail. Public hearing to consider a Special Land Use request to allow outside display of merchandise for sale; discussion and possible action.

#### **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-11-06, Campground at Lyon Sand & Gravel Site, property located north of 11 Mile Road between South Hill Road and Haas Road. Tabled at 4/11/11 meeting.

#### **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.