

**Lyon Township Planning Commission
Agenda
Monday, June 13, 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 25, 2011 meeting minutes
May 9, 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-11-11, 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.
2. **AP-11-07b, Verizon Wireless Monopole Extension**, 54750 Grand River Avenue. Special Land Use review of a proposed extension of existing monopole and construction of new equipment shelter; discussion and possible action.

Will also consider **AP-11-07a, Verizon Wireless Monopole Extension**, site plan review, at this time (tabled on 5/9/11).

Old Business

3. **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 (tabled on 5/9/11).

4. **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 (tabled on 5/9/11).
5. **Master Plan** – Consider initiating formal review process by submitting to the Township Board.

New Business

6. **AP-11-12, Asbury Hill Condominium PD**, property located on the south side of Grand River Avenue, west of Martindale Road. Conceptual review of a proposed 62-unit condominium PD; discussion.
7. **AP-11-13, Off-Premise Advertising Signs** – Consider scheduling a public hearing regarding amendments to Section 16.05, Subsection D.

Additional Business

8. **Vehicle Repair Decision Chart** – Chart to be completed prior to or at meeting and given to Chris Doozan for review. Results to be discussed at upcoming meeting.
9. **Chickens in Subdivisions** – Continued discussion on proposal to allow chickens in single-family subdivisions. Previously discussed at 5/9/11 meeting.
10. **Form-Based Coding** – Review example provided by McKenna; consider making recommendation to the DDA.
11. **Community Reports** – Presented by Chris Doozan and John Dolan.

Possible Cases for the July 11, 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-11-13, Off-Premise Advertising Signs** – Public hearing regarding amendments to Section 16.05, Subsection D; discussion and possible action.
3. **AP-11-04, Hornbrook Estates PD Amendment**, northeast corner of 11 Mile Road and Martindale Road. Consider proposed amendments to the approved PD plan to remove Lot 74 and woodchip path; discussion and possible action (public hearing held on 5/9/11).
4. **Vehicle Repair Decision Chart** – Results presented by Chris Doozan; discussion.

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 on 4/11/11.

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.