

**Lyon Township Planning Commission
Agenda
Monday, July 11, 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: June 13, 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-11-09, 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.

Old Business

3. **AP-11-07, Verizon Wireless Monopole Extension,** 54750 Grand River Avenue. Special Land Use (AP-11-07b) review of a proposed extension of existing monopole and construction of new equipment shelter; discussion and possible action (public hearing held on 6/13/11). Will also consider Site Plan Review (AP-11-07a) at this time; discussion and possible action (tabled on 6/13/11).

New Business

4. **AP-11-15, Lowe's,** 30547 Lyon Center Drive East. Site plan review of a proposed area to temporarily store used appliances and wood pallets that are being collected for recycling purposes; discussion and possible action.

5. **AP-11-16, Saddle Creek PD Amendment**, PD located on the west side of Pontiac Trail, north of 11 Mile Road. Schedule a public hearing to consider an amendment to the PD agreement to allow farming in the undeveloped area.
6. **AP-11-17, Township Park Rezoning**. Schedule a public hearing to consider an amendment to the Zoning Map to rezone the easterly part of the James F. Atchison Memorial Park from R-0.3, Single Family Residential to B-3, General Business District.

Additional Business

7. **Vehicle Repair Decision Chart** – Results presented by Chris Doozan; discussion.
8. **Community Reports** – Presented by Chris Doozan and John Dolan.

Possible Cases for the August 8, 2011 Agenda

1. **AP-11-04, Hornbrook Estates PD Amendment**, PD located on the 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).
2. **AP-11-12, Asbury Hill Condominium PD**, property located on the south side of Grand River Avenue, west of Martindale Road. Schedule a public hearing for a preliminary review of a proposed 62-unit condominium PD.
3. **AP-11-14, Heights at Elkow Farm – Phase III**, PD located on the north side of 11 Mile Road, east of Stancrest. Consider proposed Condominium Subdivision Plan, Master Deed, and Bylaws; discussion and possible action.
4. **AP-11-16, Saddle Creek PD Amendment**, PD located on the west side of Pontiac Trail, north of 11 Mile Road. Public hearing to consider an amendment to the PD agreement to allow farming in the undeveloped area; discussion and possible action.
5. **AP-11-17, Township Park Rezoning**. Public hearing to consider an amendment to the Zoning Map to rezone the easterly part of the James F. Atchison Memorial Park from R-0.3, Single Family Residential to B-3, General Business District; 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 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.