

**Lyon Township Planning Commission
Agenda
Monday, August 8, 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: July 11, 2011 meeting minutes

Comments from Public on Non-Agenda Items

DDA Report

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-11-16, 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.
2. **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.

Old Business

3. **AP-11-13, Off-Premise Advertising Signs** – Consider amendments to Section 16.05, Subsection D; discussion and possible action (public hearing held on 7/11/11).

New Business

4. **AP-11-14, Heights at Elkow Farm – Replat No. 1,** 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.

Additional Business

5. **Windmills** – Amendment to the Zoning Ordinance to permit windmills; discussion.
6. **Community Reports** – Presented by Chris Doozan and John Dolan.

Possible Cases for the September 12, 2011 Agenda

1. **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.

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-11-04, 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).
3. 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.
4. 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 (tabled on 7/11/11). Will also consider Site Plan Review (AP-11-07a) at this time; discussion and possible action (tabled on 7/11/11).

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.