

**Lyon Township Planning Commission  
Agenda  
Monday, June 11, 2012  
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:** May 14, 2012 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-12-05b, Walbridge Metal Center – Special Land Use**, property located on the southwest corner of Grand River Avenue and South Hill Road. Public hearing to consider a special land use request for a metal recycling center; discussion and possible action.

Will also consider at this time:

**AP-12-05a, Walbridge Metal Center – Site Plan**, property located on the southwest corner of Grand River Avenue and South Hill Road. Site plan review to consider a request for a metal recycling center; discussion and possible action.

2. **AP-12-07, Pinehurst PD Amendment**, PD located on the north side of 10 Mile Road, east of Martindale Road. Public hearing to consider an amendment to the PD agreement to allow the historic farm parcel to be conveyed to the Michigan Historic Preservation Network; discussion and possible action.

3. **AP-12-09, Zoning and Subdivision Ordinance Amendments.** Public hearing to consider proposed amendments to sections of the Zoning Ordinance (6.02, 7.04, 9.03, 12.08, 13.05, 32.02) and Subdivision Ordinance (22-243); discussion and possible action.
4. **AP-12-11, Nine Mile and Griswold Rezoning, southeast corner of Nine Mile Road and Griswold Road.** Public hearing to consider the Township's request to rezone two parcels (46 acres total) from I-1, Light Industrial, to R-0.3, Single Family Residential; discussion and possible action.
5. **AP-12-14, Wellhead Protection Overlay District.** Public hearing to consider adding Section 42.00, the Wellhead Protection Overlay District, to the Township Zoning Ordinance; discussion and possible action.

#### **Old Business**

6. **AP-12-06, Orchards of Lyon Planned Development, Phase II,** property located west of Milford Road, between Grand River Avenue and Pontiac Trail. Minor change to an existing Planned Development – follows normal site plan review. Discussion and possible action.

#### **New Business**

7. **AP-12-12, Saddle Creek PD, Phase 2,** PD located on the west side of Pontiac Trail, north of Eleven Mile Road. Consider Phase 2 of the Saddle Creek Condominium PD; discussion and possible action.
8. **AP-12-18, Cambrian of Lyon Rezoning,** property located on the south side of 10 Mile Road, west of Johns Road. Schedule a public hearing to consider rezoning 5 acres from O-1, Office, to R-1.0, Agricultural-Residential.
9. **AP-12-20, Tanglewood PD Amendment,** property located on the south side of 10 Mile Road, between Currie Road and Chubb Road. PD amendment conceptual review, followed by scheduling of a public hearing to consider proposed PD amendment at preliminary review.

#### **Additional Business**

10. **Community Reports** – Presented by Chris Doozan and John Dolan.

#### **Possible Cases for the July 9, 2012 Agenda**

1. **AP-12-16, The Woodlands of Lyon PD,** property located on the north side of 9 Mile Road, east of Griswold Road. Conceptual review of a proposed 103-unit single-family residential planned development on 120 acres; discussion.
2. **AP-12-18, Cambrian of Lyon Rezoning,** property located on the south side of 10 Mile Road, west of Johns Road. Public hearing to consider rezoning 5 acres from O-1, Office, to R-1.0, Agricultural-Residential; discussion and possible action.
3. **AP-12-20, Tanglewood PD Amendment,** property located on the south side of 10 Mile Road, between Currie Road and Chubb Road. Public hearing to consider proposed PD amendment at preliminary review; discussion and possible action.

### **Cases for Future Agendas**

1. AP-12-02, Zoning Ordinance Amendments. Consider proposed amendments to the following sections of the Zoning Ordinance: 3.02, 7.08, 12.04, 14.01, 16.05, and 33.03; discussion and possible scheduling of a public hearing. Tabled on 4/9/12.
2. AP-11-06, Fletcher's Cove Campground, property located north of 11 Mile Road between South Hill Road and Haas Road. Tabled on 4/11/11.
3. AP-08-16, Hutsfield Pond Planned Development, preliminary plan review, located at the northeast corner of Eight Mile Road and Griswold Road. Preliminary approval granted by the Board of Trustees on 10/6/08.

### **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.