

**Lyon Township Planning Commission
Agenda
Monday, August 13, 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: July 9, 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-12-21b, Vehicle Service Center,** 28060 Pontiac Trail. Property located on the east side of Pontiac Trail, between Silver Lake Road and 11 Mile Road. Public hearing to consider a special land use request to allow a vehicle service center in an existing building; discussion and possible action.

Will also consider at this time:

AP-12-21a, Vehicle Service Center, 28060 Pontiac Trail. Property located on the east side of Pontiac Trail, between Silver Lake Road and 11 Mile Road. Site plan review of a proposed vehicle service center in an existing building; discussion and possible action.

2. **AP-12-22, Wetland and Watercourse Setbacks.** Public hearing to consider proposed amendments to sections of the Zoning Ordinance (3.02 and 36.02) and Subdivision Ordinance (22-243); discussion and possible action.

3. **AP-12-24, Farming and Agricultural Tourism.** Public hearing to consider proposed amendments to Sections 3.02 and 19.02 and Articles 22.00 and 23.00 of the Zoning Ordinance.
4. **AP-12-25b, Verizon Wireless Tower.** Property located on the north side of Grand River Avenue, east of Old Plank Road. Public hearing to consider a special land use request to allow construction of a proposed cellular tower; discussion and possible action.

Will also consider at this time:

AP-12-25a, Verizon Wireless Tower. Property located on the north side of Grand River Avenue, east of Old Plank Road. Site plan review of a proposed cellular tower; discussion and possible action.

Old Business

None

New Business

5. **AP-12-23, Storage Oasis,** 59120 Oasis Center Drive. Property located west of Griswold Road, between Nine Mile Road and Ten Mile Road. Site plan review of a portion of an existing RV storage business; discussion and possible action.
6. **AP-12-27, Sign Amendments.** Discussion; consider scheduling a public hearing.

Additional Business

7. **Future Land Use Map** – Discussion of the designation of parcels at the southwest corner of 10 Mile Road and Griswold Road. Previously discussed on 6/11/12.
8. **Wellhead Protection District Map** – Review and possible action.
9. **Blue Cross Blue Shield Landscape Plan** – Discussion of previously approved plan and the status of the wildflowers. Plan approved on 6/13/11 (case number AP-11-08).
10. **PD Amendments – Major and Minor** – Discussion on how to determine whether changes being proposed to an approved planned development are considered major or minor. Discussion pertains to Section 7.08 of the Zoning Ordinance.
11. **Community Reports** – Presented by Chris Doozan and John Dolan.

Possible Cases for the September 10, 2012 Agenda

12. **Small Wind and Solar Energy Regulations**

Cases for Future Agendas

1. AP-12-20, Tanglewood PD Amendment, property located on the south side of 10 Mile Road, between Currie Road and Chubb Road. PD amendment review. Conceptual review discussed on 6/11/12.

2. 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.
3. 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.
4. 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.