

**Lyon Township Planning Commission
Agenda
Monday, September 10, 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: August 13, 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-12-29b, General RV Center.** Property located between I-96 and Grand River Avenue, east of South Hill Road. Public hearing to consider a special land use request to allow a recreational vehicle center that will offer sales, rental, and repair; discussion and possible action.

Will also consider at this time:

AP-12-29a, General RV Center. Property located between I-96 and Grand River Avenue, east of South Hill Road. Site plan review of a proposed recreational vehicle center that will offer sales, rental, and repair; discussion and possible action.

2. **Wellhead Protection Map** – Public hearing to consider adoption of a revised Township Zoning Map that indicates the Wellhead Protection District Boundary; discussion and possible action.

Old Business

3. **AP-12-24, Farming and Agricultural Tourism.** Consider proposed amendments to Sections 3.02 and 19.02 and Articles 22.00 and 23.00 of the Zoning Ordinance; discussion and possible action. Public hearing held on 8/13/12 before being tabled.
4. **AP-12-27, Sign Amendments.** Discussion; consider scheduling a public hearing. Tabled on 8/13/12.

New Business

5. **AP-12-30, Ten Mile and Milford Road, PD Size Waiver.** Property located on the northeast corner of Ten Mile and Milford Road. Consider a request to waive the 40 acre requirement for a Planned Development to allow for a Planned Development of 18 acres to be proposed; discussion and possible action.

Additional Business

6. **Blue Cross Blue Shield Landscape Plan** – Update on the status of landscape plan compliance. Plan approved on 6/13/11 (case number AP-11-08). Tabled on 8/13/12.
7. **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. Tabled on 8/13/12.
8. **Zoning Subcommittee** – Proposed revisions to regulations dealing with parking in single family residential.
9. **Community Reports** – Presented by Chris Doozan and John Dolan.

Possible Cases for the October 8, 2012 Agenda

None

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.