

Lyon Township Planning Commission
Agenda
Tuesday, November 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: October 8, 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-12-33, Lyon Crossing PD Amendment – Flagstar Bank Sign.** Property located on the west side of Milford Road, south of Lyon Center Drive West. Public hearing to consider amending the Lyon Crossing PD to allow a freestanding monument sign for Flagstar Bank; discussion and possible action.

Old Business

2. **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. Tabled on 9/10/12.
3. **AP-12-27, Sign Amendments.** Consider amendments to Article 16.00 of the Zoning Ordinance; discussion and possible action. Public hearing held on 10/8/12.

New Business

4. **AP-12-36, Twin Pines II, Phase 2.** Property located on the west side of Martindale Road, south of Grand River Avenue. Site plan review of units 35-58 of the Twin Pines II Planned Development; discussion and possible action.
5. **AP-12-38, Henrob Corporate Campus.** Property located on the east side of South Hill Road, north of Grand River Avenue. Site plan review of the proposed expansion of an existing industrial building; discussion and possible action.

Additional Business

6. **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 10/8/12.
7. **Community Reports** – Presented by Chris Doozan and John Dolan.

Possible Cases for the December 10, 2012 Agenda

8. **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.

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-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.