

**Lyon Township Planning Commission
Agenda
Monday, June 10, 2013
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 13, 2013 meeting minutes
May 20, 2013 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-13-14, Saddle Creek PD Amendment.** Property located on the west side Pontiac Trail, north of 11 Mile Road. Public hearing to consider amendments to the planned development agreement. Proposed amendments include changes to phasing, lot numbers, road names, an added stub road, lot layouts, detention basin location, and the entry/landscape plan; discussion and possible action.

Will also consider at this time:

AP-13-15, Saddle Creek PD, Phase 3. Property located on the west side Pontiac Trail, north of 11 Mile Road. Site condominium review of Phase 3, which would consist of 42 single-family units; discussion and possible action.

2. **AP-13-16b, Cambrian of Lyon Special Land Use.** Property located on the south side of 10 Mile Road, west of Johns Road. Public hearing to consider a special land use request to allow an assisted living facility in the R-1.0 zoning district; discussion and possible action.

Will also consider at this time:

AP-13-16a, Cambrian of Lyon Site Plan. Property located on the south side of 10 Mile Road, west of Johns Road. Site plan review of a proposed 98-unit assisted living facility; discussion and possible action.

Old Business

3. **AP-13-03, Revisions to the Zoning Ordinance to Permit Small Wind and Solar Energy Projects.** Consider proposed amendments to sections 3.02, 12.14, 19.02, 23.02, and 24.02 of the Zoning Ordinance; discussion. Public hearing held 4/8/13. Tabled on 5/13/13.

New Business

None

Additional Business

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

Possible Cases for the June 25, 2013 Agenda (Special Meeting)

1. **AP-13-02, Enclaves of Lyon PD.** Property located on the southwest corner of Ten Mile and Napier Roads. Consider final PD review of a proposed 55-unit single-family residential planned development on 50 acres; discussion and possible action. Public hearing held 4/8/13.
2. **AP-13-05, Foriz Farms PD.** Property located on the north side of Ten Mile Road, north of Currie Road. Conceptual review of a proposed 227-unit single-family residential planned development on 236 acres; no action required.
3. **AP-13-12, Crossroads Community Church.** Property located at 28900 Pontiac Trail. Site plan review of a proposed 2,600 square foot addition to an existing church; discussion and possible action.
4. **AP-13-17, Best Storage of New Hudson.** Property located at 53600 Grand River Avenue. Site plan review of phases 2 and 3 of an existing self-storage facility; discussion and possible action.

Possible Cases for the July 8, 2013 Agenda

1. **AP-12-16, The Woodlands of Lyon PD.** Property located on the north side of 9 Mile Road, east of Griswold Road. Final review of a proposed 103-unit single-family residential planned development on 120 acres; discussion and possible action. Public hearing held 5/13/13.
2. **AP-13-10 Milford 18 PD.** Property located at the northeast corner of Ten Mile and Milford Road. Public hearing to consider preliminary review of a proposed mixed-use planned development on 18 acres; discussion and possible action.
3. **New Hudson Form-Based Code.** Discussion. Previously discussed 5/20/13.

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. Final review of proposed PD amendment; discussion and possible action. Public hearing held 2/11/13.

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.