

*****SPECIAL MEETING*****
Lyon Township Planning Commission
Agenda
Tuesday, June 25, 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: June 10, 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

None

Old Business

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.

New Business

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.
5. **AP-13-19, DTE Solar Array.** Property located along the north side of I-96, west of Old Plank Road. Site plan review of a proposed 750kW solar array; discussion and possible action.

Additional Business

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

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-13-03, Revisions to the Zoning Ordinance to Permit Small Wind and Solar Energy Projects.** Consider proposed amendments to sections 23.02 and 24.02 of the Zoning Ordinance; discussion. Public hearing held 4/8/13. Tabled 6/10/13. Approval recommended to Board for sections 3.02, 12.14, and 19.02 on 6/10/13.
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.