

**Lyon Township Planning Commission
Agenda
Monday, August 12, 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: July 24, 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-13-05, Riverwood Estates PD (formerly Foriz Farms PD).** Property located on the north side of Ten Mile Road, north of Currie Road. Public hearing to consider preliminary review of a proposed 227-unit single-family residential planned development on 181 acres; discussion and possible action. Conceptual review held 6/25/13.
2. **AP-13-10, 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. Conceptual review held 5/13/13.

Old Business

3. **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.

New Business

4. **AP-13-22, Lyon Business Center Parking Lot.** Property located at 55500 Grand River Avenue (northwest corner of Grand River Avenue and South Hill Road). Site plan review of a proposed 181 space parking lot at the southeast corner of the building; discussion and possible action.
5. **AP-13-25, Zoning Ordinance Amendments – Parks and Recreation.** Consider proposed amendments to sections 3.02, 19.02, 23.02, and 32.02 of the Zoning Ordinance; discussion and possible scheduling of a public hearing.
6. **AP-13-26, Zoning Ordinance Amendments – Wireless Communication Facilities.** Consider proposed amendments to section 19.02 of the Zoning Ordinance; discussion and possible scheduling of a public hearing.

Additional Business

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

Possible Cases for the August 27, 2013 Agenda (Special Meeting)

1. **AP-13-19a, DTE Solar Array – Site Plan Review.** 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. Tabled 6/25/13.
2. **AP-13-19b, DTE Solar Array – Special Land Use.** Property located along the north side of I-96, west of Old Plank Road. Public hearing to consider a special land use request for a proposed 750kW solar array; discussion and possible action.
3. **AP-13-28, Woodwind PD Amendment.** Property located on the north side of 10 Mile Road, east of Milford Road. Public hearing to consider an amendment to the Woodwind Planned Development Agreement to remove parcel 21-22-300-057 and a portion of the Conservation Easement and to amend the Conservation Easement; discussion and possible action.
4. **New Hudson Form-Based Code.** Discussion. Previously discussed 7/24/13.

Possible Cases for the September 9, 2013 Agenda

1. **AP-13-25, Zoning Ordinance Amendments – Parks and Recreation.** Public hearing to consider proposed amendments to sections 3.02, 19.02, 23.02, and 32.02 of the Zoning Ordinance; discussion and possible action.
2. **AP-13-26, Zoning Ordinance Amendments – Wireless Communication Facilities.** Public hearing to consider proposed amendments to section 19.02 of the Zoning Ordinance; discussion and possible action.
3. **AP-13-27, Estates of Hutsfield PD.** Property located on the northeast corner of 8 Mile and Griswold Road. Conceptual review of a proposed planned development consisting of 218 single-family homes on 67 acres and future development on the remaining 7 acres; discussion.

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.
2. 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.

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.