

**\*\*\*SPECIAL MEETING\*\*\***  
**Lyon Township Planning Commission**  
**Agenda**  
**Tuesday, August 27, 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:** August 12, 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-13-19b, 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 table until zoning text amendments are enacted.

Will also consider at this time:

**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 750 kW solar array; discussion and table until zoning text amendments are enacted. Tabled 6/25/13.

2. **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 (recommendation to the Township Board).

### **Old Business**

- 3. New Hudson Form-Based Code.** Discussion and scheduling of a public hearing. Previously discussed 7/24/13.

### **New Business**

None

### **Additional Business**

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

### **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. Pre-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.