

**\*\*\*SPECIAL MEETING\*\*\***  
**Lyon Township Planning Commission**  
**Agenda**  
**Tuesday, October 29, 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:** October 14, 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-13-19a, 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 possible action. Tabled 8/27/13.

Will also consider at this time:

**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 recommendation to the Township Board. Public hearing held 8/27/13.

2. **AP-13-05, Riverwood Estates PD (formerly Foriz Farms).** Property located on the north side of Ten Mile Road, north of Currie Road. Final review of a proposed 223-unit single-family residential planned development on 181 acres; discussion and possible action. Public hearing held 8/12/13.

### **New Business**

None

### **Additional Business**

None

### **Possible Cases for the November 12, 2013 Agenda**

1. **AP-13-31, The Meadows of Lyon PD.** Property located on the south side of 9 Mile Road, east of Griswold Road. Conceptual review of a proposed planned development consisting of 117 single-family homes on 120 acres; discussion.
2. **AP-13-32, Commercial Uses in Industrial Districts.** Public hearing to consider proposed amendments regarding the amount of commercial uses allowed in industrial districts; discussion and possible action.
3. **AP-13-33, Recreation Facilities in Industrial Districts.** Public hearing to consider proposed amendments regarding allowing certain recreation facilities in industrial districts; discussion and possible action.
4. **AP-13-35, Quadrants Industrial Research Center – Units 13, 16, and 17.** Property located on the south side of Grand River Avenue, west of Napier Road. Site plan review

### **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.