

**Lyon Township Planning Commission  
Agenda  
Monday, July 28, 2014  
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:** \_\_\_ Campbell \_\_\_ Chuck \_\_\_ Conflitti \_\_\_ Enlow \_\_\_ O'Neil \_\_\_ Towne

**Approval of Agenda**

**Approval of Consent Agenda:** July 14, 2014 minutes

**Comments from Public on Non-Agenda Items**

**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-14-26, Amendments to Article 15 of the Zoning Ordinance](#). Public hearing to consider proposed amendments dealing with landscaping; discussion and possible action.
2. [AP-14-27, Amendments to Articles 31 and 32 of the Zoning Ordinance](#). Public hearing to consider proposed amendments dealing with the business districts; discussion and possible action.
3. [AP-14-28, Brewpubs and Microbreweries](#). Public hearing to consider proposed amendments to the Zoning Ordinance regarding brewpubs and microbreweries; discussion and possible action.
4. [AP-14-29, Review of Condominium Documents](#). Public hearing to consider proposed amendments to the Zoning Ordinance regarding the process of reviewing condominium documents; discussion and possible action.

**Old Business**

**None**

### **New Business**

5. **AP-13-35, Quadrants Industrial Research Center, Units 13-17: Condominium Review**. Property located on the south side of Grand River Avenue, west of Napier Road. Condominium document review; discussion and possible action. Site plan approved 3/24/14.
6. **AP-14-31, Spring Meadows, Phase 1: Condominium Review**. Property located on the south side of Pontiac Trail, west of Milford Road. Condominium document review of Phase 1 of a proposed single-family residential development consisting of 29 lots on 7.25 acres. Phase 1 consists of lots 1 through 10; discussion and possible action. Site plan approved 3/24/14.

### **Additional Business**

7. **Community Reports** – Presented by Chris Doozan and Sean O’Neil.

### **Possible Cases for the August 11, 2014 Agenda**

1. AP-14-32, Lyon Athletic Club PD. Property located on the north side of 10 Mile Road, between Currie Road and Chubb Road. Conceptual review of a proposed sports complex on 26.7 acres; discussion. PD size waiver obtained from the Board of Trustees 7/7/14.
2. AP-14-33, Stoneleigh East PD. Property located on the south side of 10 Mile Road, east of Milford Road. Conceptual review of a proposed single-family residential development consisting of 45 units; discussion. PD size waiver obtained from the Board of Trustees 7/7/14.

### **Cases for Future Agendas**

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, 10 Milford 18 PD. Property located at the northeast corner of Ten Mile and Milford Road. Final review of a proposed mixed-use planned development on 18 acres; discussion and possible action. Public hearing held 8/12/13.
3. AP-13-31, The Meadows of Lyon PD. Property located on the south side of 9 Mile Road, east of Griswold Road. Public hearing to consider preliminary review of a proposed planned development consisting of 117 single-family homes on 120 acres; discussion and possible action. Conceptual review held 11/12/13.
4. AP-13-38, Parkside Village PD. Property located on the east side of Milford Road, south of Grand River Avenue. Final review of a proposed mixed-use planned development consisting of 277 detached single family units, 200 attached single family units, and up to 50,000 square feet of commercial/office space with 200-400 attached residential units on 168 acres; discussion and possible action. Public hearing held 2/24/14.

### **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.