

**Lyon Township Planning Commission**  
**Agenda**  
**Monday, March 10, 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 \_\_\_ Sellis \_\_\_ Towne

**Approval of Agenda**

**Approval of Consent Agenda:** February 24, 2014 meeting 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-13-39, Rathmor Park PD.** Property located on the northwest corner of 10 Mile and Napier Road. Public hearing to consider preliminary review of a proposed residential planned development consisting of 95 single family units on 77 acres; discussion and possible action. Conceptual review held 12/9/13.

**Old Business**

2. **AP-13-38, Parkside Village PD.** Property located on the east side of Milford Road, south of Grand River Avenue. Continue preliminary 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. Conceptual review held 12/9/13. Public hearing held and project tabled 2/24/14.
3. **AP-13-30, Stoneleigh West PD.** Property located at the southwest corner of 10 Mile and Milford Roads. Final review of a proposed planned development consisting of 52 single-family homes on 43 acres; discussion and possible action. Preliminary review held 12/9/13.

### **New Business**

**None**

### **Additional Business**

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

### **Possible Cases for the March 24, 2014 Agenda**

1. **AP-14-04, Hutto Text Amendment – Mobile Home Park District.** Public hearing of proposed amendments to section 28.02 of the Zoning Ordinance to allow truck rental and recreational vehicle storage in the Mobile Home Park District; discussion and possible action.
2. **AP-13-36, Spring Meadows (formerly New Hudson Meadows).** Property located on the south side of Pontiac Trail, west of Milford Road. Site plan review of a proposed single-family residential development consisting of 29 lots on 7.25 acres; discussion and possible action. Postponed 11/12/13.
3. **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 of a proposed 100,000 sq. ft. industrial building; discussion and possible action

### **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-13-31, 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.
3. AP-14-11, Kirkway Estates PD – Phases 3 and 4. Property located on the north side of 9 Mile Road, between Chubb Road and Napier Road. Public hearing to consider a proposed amendment to reduce the number of lots from 56 to 52; discussion and possible action.

### **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.