

Lyon Township Planning Commission
Agenda
Monday, June 9, 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: [May 12, 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-14-20, Crystal Creek South – Elkow Farms PD Amendment.](#) Property located at the southwest corner of 11 Mile Road and Milford Road; 75 single-family homes on 80 acres. Public hearing to consider amending the approved planned development to modify the road layout, allow the PD to be governed by the current tree protection ordinance, allow farming on the property prior to development, and modify the landscaped greenbelt along 11 Mile Road; discussion and possible action. Original plan approved by the Township Board in August of 2004.

Old Business

2. [AP-11-12, Asbury Hill Estates PD.](#) Property located on the south side of Grand River Avenue, west of Martindale Road. Final review of a proposed 59-unit condominium PD; discussion and possible action. Public hearing held 12/12/11.

New Business

3. [AP-14-21, Stoneleigh East PD Size Waiver.](#) Property located on the south side of 10 Mile Road, east of Milford Road. Consider allowing a planned development consisting of 33.8 acres, as opposed to the required minimum of 40 acres; discussion and possible action.

4. [AP-14-22, The Lyon Athletic Club PD Size Waiver](#). Property located on the north side of 10 Mile Road, east of Currie Road. Consider allowing a planned development consisting of 26.3 acres, as opposed to the required minimum of 40 acres; discussion and possible action.
5. [AP-12-20, Tanglewood Greenbrier PD](#). Property located on the south side of 10 Mile Road, between Currie Road and Chubb Road. Review condominium documents; discussion and possible action.

Additional Business

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

Possible Cases for the June 23, 2014 Agenda

1. AP-14-23, Orchards of Lyon II – Site Condominium Review. Property located between Grand River Avenue and Pontiac Trail, west of Milford Road. Site condominium review of an approved residential planned development; 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-13-10, 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.