

**Lyon Township Planning Commission
Agenda
Monday, June 23, 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: [June 9, 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

None

Old Business

1. [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 PD; discussion and possible action. Public hearing held 12/12/11.

New Business

2. [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.
3. [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.

4. [AP-14-25, Kirkway Estates PD – Phases 3 and 4](#). Property located on the north side of 9 Mile Road, between Chubb Road and Napier Road. Final PD review of 52 single-family homes; discussion and possible action.
5. [AP-14-26, Amendments to Article 15 of the Zoning Ordinance](#). Consider proposed amendments dealing with landscaping; discussion and possible scheduling of a public hearing.
6. [AP-14-27, Amendments to Articles 31 and 32 of the Zoning Ordinance](#). Consider proposed amendments dealing with the business districts; discussion and possible scheduling of a public hearing.
7. [AP-14-28, Brewpubs and Microbreweries](#). Consider proposed amendments to the Zoning Ordinance regarding brewpubs and microbreweries; discussion and possible scheduling of a public hearing.
8. [AP-14-29, Review of Condominium Documents](#). Consider proposed amendments to the Zoning Ordinance regarding the process of reviewing condominium documents; discussion and possible scheduling of a public hearing.

Additional Business

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

Possible Cases for the July 14, 2014 Agenda

1. AP-14-24, Grand River Medical Associates. Property located at 55840 Grand River Avenue. Public hearing to consider a special land use request for 2,630 square foot medical office; discussion and possible action.
2. 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.