

**Lyon Township Planning Commission
Agenda
Monday, August 11, 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 28, 2014 minutes – workshop](#)
[July 28, 2014 minutes – regular meeting](#)
[AP-14-38: Tree Preservation – Joel Visnyak – 9 Mile Road](#)

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

None

New Business

1. [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.
2. [AP-11-12, Asbury Hill PD – Condominium Review](#). Property located on the south side of Grand River Avenue, west of Martindale Road. Condominium review of a proposed 59-unit PD; discussion and possible action.

Additional Business

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

Possible Cases for the August 25, 2014 Agenda

1. AP-14-32, Lyon Athletic Club PD – Conceptual Review. 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-14-34, Bader & Sons Rezoning. Property located on the west side of Pontiac Trail, north of 8 Mile Road. Public hearing to consider rezoning 6 acres from B-2 (Community Business District) to B-3 (General Business District); discussion and possible action.
3. AP-14-36, Lyon Trail South PD – Conceptual Review. Property located on the north side of 8 Mile Road, west of Griswold Road. Conceptual review of a proposed planned development consisting of 54 single-family homes on 43 acres; discussion.

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.
5. AP-14-37, Shepherd’s Way Church. Property located on the south side of 10 Mile Road, west of Griswold Road. Consider a special land use request for to allow for religious use in the R-1.0 (Residential-Agricultural) District; 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.