

**Lyon Township Planning Commission
Agenda
Monday, August 25, 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: [August 11, 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-14-34, Bader & Sons Rezoning](#). Property located on the west side of Pontiac Trail, north of 8 Mile Road. Public hearing to consider rezoning 6 acres of property from B-2 (Community Business District) to B-3 (General Business District) for the purpose of relocating an existing tractor and lawn equipment sales and service dealership; discussion and possible action.

Old Business

None

New Business

2. [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 PD consisting of 54 single-family homes on 42.24 acres; discussion.

Additional Business

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

Possible Cases for the September 8, 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-14-37, Shepherd's Way Church – Special Land Use. Property located on the south side of 10 Mile Road, west of Griswold Road. Public hearing to consider a proposed special land use to allow a church in the R-1.0 (Residential Agricultural) District; discussion and possible action.
3. AP-14-40, Henrob Corporate Campus – Phase 3. Property on the northeast corner of Grand River Avenue and South Hill Road. Site plan review of a proposed third phase to consist of a 526,147 square foot 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-13-10, 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.