

Lyon Township Planning Commission
Agenda
Monday, September 22, 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: September 8, 2014 minutes

Comments from Public on Non-Agenda Items

DDA Report

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-14-46, Petz Auto & Truck – Special Land Use.** Property located on the south side of Travis Road, west of Milford Road. Public hearing to consider a special land use request to allow an automotive repair business in the I-1 (Light Industrial) zoning district; discussion and possible action.

Old Business

None

New Business

2. **AP-14-41, Riverwood Estates PD – Phase 1.** Property located on the north side of 10 Mile Road, north of Currie Road. Condominium review of Phase 1, consisting of 28 units; discussion and possible action.
3. **AP-14-44, ASHE Enterprises Building.** Unit 29 of Lyon Industrial/Research Centre, located north of Grand River Avenue, east of Lyon Center Drive East. Site plan

review of a proposed 23,787 square foot commercial building to be used for manufacturing and warehousing; discussion and possible action.

4. **AP-14-47, Rathmor Park PD – Phase 1.** Property located on the northwest corner of 10 Mile and Napier Road. Condominium review of Phase 1, consisting of 49 units; discussion and possible action.

Additional Business

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

Possible Cases for the October 13, 2014 Agenda

1. **AP-14-43, Solar Energy System Amendments.** Public hearing to consider proposed amendments to Section 19.02(JJ) of the Zoning Ordinance regarding Solar Energy Systems; discussion and possible action.
2. **AP-14-45a, AT&T Wireless Tower – Site Plan Review.** Property located on the northwest corner of 10 Mile and Milford Road (Shoppes of Lyon). Site plan review of a proposed 140’ monopole tower; discussion and possible action.
3. **AP-14-45b, AT&T Wireless Tower – Special Land Use.** Property located on the northwest corner of 10 Mile and Milford Road (Shoppes of Lyon). Public hearing to consider a special land use request to allow a proposed 140’ monopole tower; discussion and possible action.
4. **AP-14-48a, Bader & Sons – Site Plan Review.** Property located on the west side of Pontiac Trail, north of 8 Mile Road. Site plan review of a proposed farm implement sales, service, and parts business in an existing 14,480 square foot building; discussion and possible action.
5. **AP-14-48b, Bader & Sons – Special Land Use.** Property located on the west side of Pontiac Trail, north of 8 Mile Road. Public hearing to consider a special land use to allow a farm implement sales, service, and parts business in the B-3 (General Business) District; discussion and possible action.
6. **AP-14-49, LT-4 Land Holdings Rezoning.** Property located north of 8 Mile Road, east of Pontiac Trail. Public hearing to consider a request to rezone 10.26 acres from R-1.0 (Residential-Agricultural) to R-0.5 (Single Family Residential); 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.