

**Lyon Township Planning Commission  
Agenda  
Monday, October 27, 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:** [October 13, 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**

None

**Old Business**

None

**New Business**

1. [AP-14-54, Rathmor Park PD – Minor PD Amendment.](#) Property located on the northwest corner of 10 Mile Road and Napier Road. Consider a minor amendment to the approved landscape plan; discussion and possible action.
2. [AP-14-50, Ashwyck Meadows PD – Conceptual Review.](#) Property located at the southeast corner of Pontiac Trail and Silver Lake Road. Conceptual review of a proposed single-family residential development consisting of 88 homes on 62 acres; discussion.

### **Additional Business**

3. **November 10, 2014 Agenda** – Discuss the possible agenda.
4. **Community Reports** – Presented by Chris Doozan and Sean O’Neil.

### **Possible Cases for the November 10, 2014 Agenda**

1. **AP-14-33, Stoneleigh East PD – Preliminary Review.** Property located on the south side of 10 Mile Road, east of Milford Road. Public hearing to consider preliminary review of a proposed planned development consisting of 43 single-family homes on 33.84 acres; discussion and possible action. Conceptual review held 8/11/14.
2. **AP-14-53, Birmingham Rezoning.** Property located on the south side of 9 Mile Road, east of Pontiac Trail. Consider a request to rezone 1.86 acres from R-0.3 (Single Family Residential) to B-2 (Community Business District); discussion and possible action.
3. **AP-14-55, Charlevoix Place PD – Conceptual Review.** Property located on the northwest corner of 9 Mile Road and Napier Road. Conceptual review of a proposed single-family residential development consisting of 34 homes on 24.4 acres; discussion. PD size waiver obtained from the Board of Trustees 5/5/14.
4. **AP-14-56, Devonshire PD – Conceptual Review.** Property located on the north side of 8 Mile Road, west of Napier Road. Conceptual review of a proposed single-family residential development consisting of 90 homes on 64.11 acres; discussion.
5. **AP-14-57, Shadow Wood PD – Conceptual Review.** Property located on the northwest corner of 8 Mile Road and Chubb Road. Conceptual review of a proposed single-family residential development consisting of 140 homes on 95.59 acres; discussion.
6. **AP-14-58a, Fitness Training Facility – Site Plan Review.** Property located north of Grand River Avenue, between South Hill Road and Old Plank Road. Site plan review of a proposed 21,475 square foot fitness training facility; discussion and possible action.
7. **AP-14-58b, Fitness Training Facility – Special Land Use.** Property located north of Grand River Avenue, between South Hill Road and Old Plank Road. Public hearing to consider a special land use request to allow a fitness training facility in the I-1 (Light Industrial) District; 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 planned development consisting of 103 single-family homes 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-14-32, Lyon Athletic Club PD – Preliminary Review. Property located on the north side of 10 Mile Road, between Currie Road and Chubb Road. Public hearing to consider the preliminary review of a proposed sports complex on 26.7 acres; discussion and possible action. Conceptual review held 9/8/14.
6. AP-14-36, Hasenclever Farms PD – Preliminary Review (formerly known as Lyon Trail South PD). Property located on the north side of 8 Mile Road, west of Griswold Road. Public hearing to consider the preliminary review of a proposed PD consisting of 54 single-family homes on 42.24 acres; discussion and possible action. Conceptual review held 8/25/14.
7. 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. Tabled 10/13/14.
8. 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. Tabled 10/13/14.
9. AP-14-54, Duncan Disposal – Covered Outdoor Storage. Property located on the west side of Griswold Road, between 9 Mile Road and 10 Mile Road. Site plan review of proposed covered outdoor storage at an existing non-hazardous solid waste collection and transportation/recycling business; 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.