

**Lyon Township Planning Commission
Agenda
Monday, February 9, 2015
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 ___ Carcone ___ Chuck ___ Conflitti ___ Enlow ___ Hoffman ___ Towne

Approval of Agenda

Approval of Consent Agenda: [January 12, 2015 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-14-20, Crystal Creek South – Elkow Farms PD Amendment](#). Property located at the southwest corner of 11 Mile Road and Milford Road; 79 single-family homes on 80 acres. Public hearing to consider amending the approved planned development to modify the road layout, eliminate a connection to Ironwood Lane, allow the PD to be governed by the current tree protection ordinance, and modify the landscaped greenbelt along 11 Mile Road; discussion and possible action. Original plan approved by the Township Board in August of 2004.*~~

***Rescheduled for March 9, 2015.**

Old Business

None

New Business

2. [AP-15-03, GreenFields Development – PD Size Waiver](#). Property located on the south side of 10 Mile Road, west of Griswold Road. Applicant requests a waiver to allow for a Planned Development that consists of approximately 19.5 acres. The minimum size

required for Planned Developments is 40 acres, unless a waiver is obtained; discussion and possible action.

Additional Business

- 3. Community Reports** – Presented by Chris Doozan and Patricia Carcone.

Possible Cases for the February 23, 2015 Agenda

- 1. AP-15-02, Brewpubs and Microbreweries.** Public hearing to consider a text amendment to the Zoning Ordinance to permit brewpubs and microbreweries in the B-2, Community Business District; and B-3, General Business District; discussion and possible action.

None

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, Hasencleaver 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-14-55, Charlevoix Place PD – Preliminary Review. Property located on the northwest corner of 9 Mile Road and Napier Road. Public hearing to consider preliminary review of

- a proposed single-family residential development consisting of 34 homes on 24.4 acres; discussion and possible action. Conceptual review held 11/24/14.
9. AP-14-56, Devonshire PD – Preliminary Review. Property located on the north side of 8 Mile Road, west of Napier Road. Public hearing to consider preliminary review of a proposed single-family residential development consisting of 90 homes on 64.11 acres; discussion and possible action. Conceptual review held 11/24/14.
 10. AP-14-57, Shadow Wood PD – Preliminary Review. Property located on the northwest corner of 8 Mile Road and Chubb Road. Public hearing to consider preliminary review of a proposed single-family residential development consisting of 140 homes on 95.59 acres; discussion and possible action. Conceptual review held 11/24/14.

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.