

**Lyon Township Planning Commission  
Agenda  
Monday, April 27, 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:** [April 13, 2015 minutes](#)

**Comments from Public on Non-Agenda Items**

**DDA Report**

**[Building Department Expansion 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**

- 1. [AP-14-55, Charlevoix Place PD – Conceptual Review \(Revised\)](#).** 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 26.1 acres; discussion.
- 2. [AP-14-56, Devonshire PD – Conceptual Review \(Revised\)](#).** Conceptual Review (Revised). 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 89 homes on 69 acres; discussion.
- 3. [AP-14-57, Shadow Wood PD – Conceptual Review \(Revised\)](#).** Property located on the northwest corner of 8 Mile Road and Chubb Road. Conceptual review of a proposed single-family residential development consisting of 143 homes on 76.92 acres; discussion.

### **New Business**

4. **AP-15-24, Windridge PD – Conceptual Review**. Property located on the west side of Napier Road, south of 9 Mile Road. Conceptual review of a proposed single-family residential development consisting of 103 homes on 85 acres; discussion.
5. **AP-15-28, The Woodlands of Lyon PD – Preliminary Approval Extension**. Property located on the north side of 9 Mile Road, east of Griswold Road. Consider request to extend the preliminary approval by 12 months; discussion and possible action.

### **Additional Business**

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

### **Possible Cases for the May 11, 2015 Agenda**

1. AP-15-13, Brookfield PD – Conceptual Review. Property located on the south side of 10 Mile Road, west of Griswold Road. Conceptual review of a proposed mixed use 19.5 acre planned development consisting of 40 single-family homes and two light industrial lots (1.38 acres and 1.53 acres); discussion. PD size waiver obtained from the Board of Trustees 3/2/15 (GreenFields).
2. AP-15-22, New Hudson Methodist Church – Parking Lot Addition. Property located at 56730 Grand River Avenue. Site plan review of a proposed parking lot; discussion and possible action.
3. AP-15-23, 926 Associates – Industrial Speculative Building. Property located north of Grand River Avenue, east of Haas Road. Site plan review of a proposed 21,100 square foot industrial speculative building; discussion and possible action.
4. AP-15-31, Tanglewood Greenbrier – Minor PD Amendment. Property located at the southwest corner of 10 Mile Road and Chubb Road. Applicant requests a minor PD amendment to change the minimum side yard setback from 8' to 5'. A total of 30' would still be maintained between homes; discussion and possible action.
5. AP-15-32, Cummins Bridgeway– Additional Parking. Property located at 21810 Clessie Court. Site plan review of a proposed parking lot addition; 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 278 detached single family homes, 200 attached townhouses, 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-14-50, Ashwyck Meadows PD – Preliminary Review. Property located at the southeast corner of Pontiac Trail and Silver Lake Road. Public hearing to consider the preliminary review of a proposed residential development consisting of 88 single-family homes on 62 acres; discussion.
9. AP-15-06, Henrob Corporate Campus – Site Plan Amendments. Property located at the northeast corner of South Hill Road and Grand River Avenue. Consider requested amendments to the previously approved site plan; discussion and possible action.
10. AP-15-17, Jimmy John's. Property located at the northwest corner of Milford Road and Lyon Center Drive West (Lyon Oaks Plaza). Site plan review of a proposed 1,600 square foot restaurant with a drive-thru window; discussion and possible action. Tabled 4/13/15.
11. AP-15-20, Hines Park Ford – Vehicle Storage Lot. Property located at 56558 Pontiac Trail. Site plan review of a proposed vehicle storage lot; discussion and possible action. Tabled 4/13/15.
12. AP-15-30, Jimmy John's – Special Land Use. Property located at the northwest corner of Milford Road and Lyon Center Drive West (Lyon Oaks Plaza). Public hearing to consider a special land use to allow a proposed 1,600 square foot restaurant with a drive-thru window in the B-2 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.

