Lyon Township Planning Commission
Agenda
Monday, June 22, 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: June 8, 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.**

<u>Public Hearings</u>

None

<u>Old Business</u>

1. **AP-15-37, ASHE Enterprises Building – Site Plan Review**. 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 28,450 square foot industrial building to be used for manufacturing and warehousing; discussion and possible action. Tabled 6/8/15.

<u>New Business</u>

2. **Master Plan Updates**. Review of proposed amendments to the adopted 2012 Master Plan.

<u>Additional Business</u>

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

Possible Cases for the July 13, 2015 Agenda

1. AP-15-24, Windridge PD – Preliminary Review. Property located on the west side of Napier Road, south of 9 Mile Road. Public hearing to consider preliminary review of a proposed single-family residential development consisting of 103 homes on 85 acres; discussion and possible action. Conceptual review held 4/27/15.

2. AP-15-39, Look Self Storage Rezoning. Property located at the northwest corner of Griswold Road and Oasis Center Drive. Public hearing to consider rezoning 6.38 acres from I-2, General Industrial to I-1, Light Industrial; discussion and possible action.

Cases for Future Agendas

1. AP-12-16, The Woodlands of Lyon PD – Final Review. 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. 12 month extension of preliminary approval granted 4/27/15 (was set to expire 6/3/15).

2. AP-13-10, 10 Milford 18 PD – Final Review. 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 – Preliminary Review. 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 – Final Review. 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-14-36, 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.

6. 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 the preliminary review of a proposed single-family residential development consisting of 34 homes on 26.1 acres; discussion and possible action. Conceptual review held 4/27/15.

7. 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 the preliminary review of a proposed single-family residential development consisting of 96 homes on 71 acres; discussion and possible action. Conceptual review held 4/27/15.

8. 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 the preliminary review of a proposed single-family residential development consisting of 144 homes on 76.92 acres; discussion and possible action. Conceptual review held 4/27/15.

9. 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).

10. 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.

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.