

**Lyon Township Planning Commission  
Agenda  
Monday, July 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:** July 13, 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-14-55, Charlevoix Place PD – Preliminary Planned Development 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.
- 2. AP-14-56, Devonshire PD – Preliminary Planned Development 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.
- 3. AP-14-57, Shadow Wood PD – Preliminary Planned Development 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.

### **Old Business**

None

### **New Business**

4. **AP-15-47, Magna International, Inc.** Property located at the southeast corner of Grand River Avenue and South Hill Road. Site plan review of a proposed 151,686 square foot industrial building; discussion and possible action.
5. **AP-15-48, Lyon Business Center – Northwest Outbuilding.** Property located at the northwest corner of Grand River Avenue and South Hill Road. Site plan review of a proposed 11,954 square foot outbuilding; discussion and possible action.

### **Additional Business**

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

### **Possible Cases for the August 10, 2015 Agenda**

1. 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 47 single-family homes on 74 acres; discussion and possible action. Conceptual review held 11/12/13.
2. AP-15-24, Windridge PD – Preliminary Review. Property located on the west side of Napier Road, south of 9 Mile Road. Consider preliminary review of a proposed single-family residential development consisting of 103 homes on 85 acres; discussion and possible action. Public hearing held 7/13/15.
3. AP-15-42, Lightning Lawn & Landscape. Property located at 23655 Griswold Road. Site plan review of an existing 2,380 square foot landscaping business. An addition of 6,000 square feet is also proposed; discussion and possible action. Tabled 7/13/15.
4. AP-15-49, Maynard Meadows. Property located on the west side of Pontiac Trail, north of 8 Mile Road. Site plan review of a proposed site condominium consisting of 11 single-family homes on 7.46 acres; 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-13-38, 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.

4. 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.
5. 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).
6. 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.
7. AP-15-44, Gilden Woods Learning Center. Property located at 58019 Grand River Avenue. Site plan review of a proposed 11,968 square foot day care facility; discussion and possible action. Tabled 7/13/15.
8. AP-15-50, All-American Storage Rezoning. Property located on the west side of Griswold Road, north of 9 Mile Road. Public hearing to consider rezoning 3.84 acres from I-2 (General Industrial District) to I-1 (Light Industrial 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.