

**Lyon Township Planning Commission  
Agenda  
Monday, December 14, 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:** \_\_\_ Carcone \_\_\_ Chuck \_\_\_ Conflitti \_\_\_ Enlow \_\_\_ Hoffman \_\_\_ Radke \_\_\_ Towne

**Approval of Agenda**

**Approval of Consent Agenda:** November 23, 2015 minutes

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

**DDA Report (2<sup>nd</sup> Meeting of the Month)**

**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-14-36, 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 50 single-family homes on 43 acres; discussion and possible action. Conceptual review held 8/25/14.
2. **AP-15-60, Legacy of Lyon – Conditional Rezoning.** Property located on the north side of 10 Mile Road, west of Chubb Road. Public hearing to consider a conditional rezoning of 26.7 acres from R-1.0 (Residential-Agricultural) to R-0.3 (Single-Family Residential) to allow for the development of 58-single family homes; discussion and possible action.
3. **AP-15-62, Saddle Creek PD Amendment – Minor Modifications.** Public hearing to consider an amendment to the PD agreement to allow for administrative review and approval of minor modification requests; discussion and possible action.

4. **AP-15-63, Parallel Plans – Zoning Ordinance Amendment.** Public hearing to consider an amendment to the Zoning Ordinance to require the submission of a parallel plan with a planned development application; discussion and possible action.

#### **Old Business**

5. **AP-13-31, The Meadows of Lyon – Preliminary PD Review.** Property located on the south side of 9 Mile Road, east of Griswold Road. Continue the preliminary review of a proposed planned development consisting of 47 single-family homes on 74 acres; discussion and possible action. Public hearing held and closed 8/10/15.
6. **AP-15-59, Medical Marijuana Regulations.** Consider revisions to the Zoning Ordinance to allow cultivation and use of medical marijuana on a limited basis; discussion and possible action. Public hearing held and closed 11/9/15.
7. **2012 Master Plan – 1<sup>st</sup> Amendment.** Consider the first amendment to the 2012 Master Plan; discussion and possible action. Public hearing held and closed 11/23/15.

#### **New Business**

None

#### **Additional Business**

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

#### **Possible Cases for the December 28, 2015 Agenda**

None

#### **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-14-55, Charlevoix Place PD – Preliminary Review. Property located on the northwest corner of 9 Mile Road and Napier Road. Continuation of the preliminary review of a proposed single-family residential development consisting of 34 homes on 26.1 acres; discussion and possible action. Public hearing held and closed 7/27/15. Project tabled.

5. AP-14-56, Devonshire PD – Preliminary Review. Property located on the north side of 8 Mile Road, west of Napier Road. Continuation of the preliminary review of a proposed single-family residential development consisting of 90 homes on 71 acres; discussion and possible action.
6. AP-14-57, Shadow Wood PD – Final Review. Property located on the northwest corner of 8 Mile Road and Chubb Road. Final review of a revised plan for a proposed single-family residential development consisting of 133 homes on 76.92 acres; discussion and possible action.
7. 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).
8. 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.
9. AP-15-24, Windridge PD – Final 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. Preliminary review held 9/2/15.
10. AP-15-33, Look Self Storage – Site Plan. Property located at the northwest corner of Griswold Road and Oasis Center Drive. Site plan review of a proposed 38,550 square foot self-storage facility; discussion and possible action. Tabled 8/24/15.
11. 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
12. AP-15-53, Look Self Storage – Special Land Use. Public hearing to consider a special land use request to allow a self-storage facility in the I-1 (Light Industrial) District; discussion and possible action. Public hearing held and closed 8/24/15. Project tabled.
13. AP-15-61, Rathmor Park PD – Phase III. Property located on the west side of Napier Road, north of 10 Mile Road. Public hearing to consider the preliminary review of a proposed planned development consisting of 54 single-family homes on 41 acres; 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.