

**Lyon Township Planning Commission
Agenda
Monday, January 11, 2016
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: December 14, 2015 minutes

Comments from Public on Non-Agenda Items

DDA Report (2nd 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

None

Old Business

- 1. 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.

New Business

- 2. AP-15-65, Lyon Towne Center Signs.** Property located on the east side of Milford Road, north of Grand River Avenue. Review of a proposed second tier of tenant signs to be added to the existing entranceway structure; discussion and possible action.

Additional Business

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

4. Election of Officers – Election of Chairman, Vice-Chairman, and Secretary for 2016

Possible Cases for the January 25, 2016 Agenda

1. 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 51 single-family homes on 41 acres; discussion and possible action.
2. AP-15-66a, All American Storage – Site Plan. Property located on the west side of Griswold Road, north of 9 Mile Road. Site plan review of a proposed 40,200 square foot self-storage facility; discussion and possible action.
3. AP-15-66b, All American Storage – Special Land Use. Property located on the west side of Griswold Road, north of 9 Mile Road. Public hearing to consider a special land use request to allow a proposed self-storage facility in the I-1 (Light Industrial) District; discussion and possible action.

Cases for Future Agendas

5. 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).
6. 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.
7. 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. Tabled 12/14/15.
8. 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.
9. 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.
10. 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.

11. 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.
12. 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).
13. 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.
14. 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.
15. 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.
16. 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
17. 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.
18. AP-16-01, Zoning Ordinance Amendments – Kennels. Public hearing to consider proposed amendments to the Zoning Ordinance regarding kennels; discussion and possible action.
19. AP-16-02, Legacy of Lyon – PD Size Waiver. Property located on the north side of 10 Mile Road, west of Chubb Road. Consider a PD size waiver request to allow for application of a PD on 26.7 acres of land, which does not meet the minimum size requirement of 40 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.