

**Lyon Township Planning Commission
Agenda
Monday, February 22, 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: February 8, 2016 minutes

Comments from Public on Non-Agenda Items

DDA Report (2nd Meeting of the Month)

Rules of Procedure for Public Hearing and Business Items

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| <ol style="list-style-type: none">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. |
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Public Hearings

1. **AP-14-56, Devonshire PD – Preliminary Review.** Property located on the north side of 8 Mile Road, west of Napier Road. Public hearing to review a proposed single-family residential development consisting of 84 homes on 71 acres; discussion and possible action.

Old Business

None

New Business

2. **AP-16-03, Legacy of Lyon PD – Conceptual Review.** Property located on the north side of 10 Mile Road, west of Chubb Road. Conceptual review of a proposed PD that would consist of 48 single-family homes on 26.7 acres; discussion. PD size waiver obtained from the Board of Trustees 2/1/16.

Additional Business

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

Possible Cases for the March 14, 2016 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-13-31, 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.
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-14-55, 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.
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 – Preliminary Review. Property located on the west side of Napier Road, north of 10 Mile Road. Preliminary review of a proposed planned development consisting of 51 single-family homes on 41 acres; discussion and possible action. Public hearing held and closed 1/25/16; project tabled.
 14. 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. Tabled 1/25/16.
 15. AP-15-66b, All American Storage – Special Land Use. Property located on the west side of Griswold Road, north of 9 Mile Road. Consider a special land use request to allow a proposed self-storage facility in the I-1 (Light Industrial) District; discussion and possible action. Public hearing held and closed 1/25/16; project tabled.

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.