

**Lyon Township Planning Commission
Agenda
Monday, April 25, 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: March 28, 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

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-16-03, Legacy of Lyon – Preliminary Review.** Property located on the north side of 10 Mile Road, west of Chubb Road. Public hearing to consider the preliminary review of a proposed PD that would consist of 48 single-family homes on 26.7 acres; discussion and possible action. PD size waiver obtained from the Board of Trustees 2/1/16.
2. **AP-16-08b, Rainbow Child Care Center – Special Land Use.** Property located on the north side of 10 Mile Road, west of Napier Road. Public hearing to consider a special land use request to allow a child care facility in the R-1.0 (Residential-Agricultural) District; discussion and possible action.

Will also consider at this time:

3. **AP-16-08a, Rainbow Child Care Center – Site Plan.** Property located on the north side of 10 Mile Road, west of Napier Road. Site plan review of a proposed 10,782 square foot child care facility on 2.54 acres; discussion and possible action.

4. **AP-16-09b, Country Storage – Special Land Use.** Property located on the north side of 8 Mile Road, east of Griswold Road. Public hearing to consider a special land use request to allow RV storage and moving truck rentals as ancillary uses to the existing self-storage use; discussion and possible action.

Will also consider at this time:

5. **AP-16-09a, Country Storage – Site Plan.** Property located on the north side of 8 Mile Road, east of Griswold Road. Site plan review of a proposed expansion of the existing RV storage area; discussion and possible action.
6. **AP-16-11, Mixed Use Zoning District.** Public hearing to consider the proposed Mixed Use Zoning District to be added to the Zoning Ordinance; discussion and possible action.

Old Business

7. **AP-16-01, Zoning Ordinance Amendments – Kennels.** Continue review of proposed amendments to the Zoning Ordinance regarding kennels; discussion and possible action. Public hearing held and closed 2/8/16. Project tabled.

New Business

None

Additional Business

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

Possible Cases for the May 9, 2016 Agenda

1. AP-16-15, Pine Cove Condos – Site Plan. Property located on the west side of Pontiac Trail, north of 11 Mile Road. Site plan review of a proposed residential development consisting of three duplexes (6 units total); discussion and possible action.
2. AP-16-16a, Tim Horton's Plaza – Site Plan. Property located on the west side of Pontiac Trail, north of 8 Mile Road. Site plan review to consider a proposed Tim Horton's and a second commercial building; discussion and possible action.
3. AP-16-16b, Tim Horton's Plaza – Special Land Use. Property located on the west side of Pontiac Trail, north of 8 Mile Road. Public hearing to consider a special land use request to allow two proposed buildings to have drive-thru windows in the B-2 (Community Business) District; discussion and possible action.
4. AP-16-18, PC Server and Parts Company – Warehouse Expansion. Property located on the north side of Grand River Avenue, east of Lyon Center Drive East. Site plan review of a proposed 7,500 square foot warehouse expansion; 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-13-31, 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.
3. AP-14-36, Hasenclever Farms PD – Final 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. Public hearing held 12/14/15.
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 – Final Review. Property located on the north side of 8 Mile Road, west of Napier Road. Final review of a proposed single-family residential development consisting of 84 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 on 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. Property located on the northwest corner of Griswold Road and Oasis Center Drive. Consider a proposed special land use request to allow a self-storage facility in the I-1 (Light Industrial) District; discussion and possible action.

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.
16. AP-16-13, The Heights at Elkow Farms – PD Amendment. Property located on the north side of 11 Mile Road, west of Milford Road. Public hearing to consider a proposed amendment to remove the woodchip paths, replace the stub street with a sidewalk, and increase the number of remaining phases; discussion and possible action.
17. AP-16-19, Silver Lake Meadows PD – Conceptual Review. Property located at the southeast corner of Silver Lake Road and Pontiac Trail. Conceptual review of a proposed planned development consisting of 75 single-family homes on 62 acres; discussion.

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.