

**Lyon Township Planning Commission
Agenda
Monday, May 9, 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: April 25, 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

- | |
|--|
| <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. |
|--|

Public Hearings

1. **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 businesses to have drive-thru windows in the B-2 (Community Business) District; discussion and possible action.

Will also consider at this time:

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.

Old Business

3. **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.

4. **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. Public hearing held and closed 8/24/15; project tabled.

New Business

5. **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.

Additional Business

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

Possible Cases for the May 23, 2016 Agenda

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-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.
3. 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.
4. 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.

Cases for Future Agendas

1. 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.
2. 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.
3. 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.

4. 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.
5. 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.
6. 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).
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. AP-16-03, Legacy of Lyon PD – Final Review. Property located on the north side of 10 Mile Road, west of Chubb Road. Final review of a proposed PD that would consist of 44 single-family homes on 26.7 acres; discussion and possible action. Public hearing held 4/25/16.
14. AP-16-09a, Country Storage – Site Plan. Property located on the north side of 8 Mile Road, east of Griswold Road. Continue site plan review of a proposed expansion of the existing RV storage area; discussion and possible action. Tabled 4/25/16.

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.