

**Lyon Township Planning Commission  
Agenda  
Monday, June 27, 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:** May 23, 2016 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-16-21, Mixed Use Zoning District – Rezoning.** Property located on the west side of Milford Road, north of Abbey Park and south of Bonne Terre Street. Public hearing to consider a proposed rezoning of 20 parcels of land (totaling 84.33 acres) from various zonings (I-1, Light Industrial; R-1.0, Residential-Agricultural; and RM-1, Suburban Townhouse) to MU (Mixed Use); discussion and possible action.

**Old Business**

**None**

**New Business**

2. **AP-16-23, Stoneleigh East PD – Minor PD Amendment.** Property located on the south side of 10 Mile Road, east of Milford Road. Review proposed minor PD amendment to allow bike path construction funds to be placed in escrow if easements are not obtained by a certain date; discussion and possible action.

### **Additional Business**

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

### **Possible Cases for the July, 11 2016 Agenda**

None

### **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.
  15. 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.
  16. AP-16-19, Silver Lake Meadows PD – Preliminary Review. Property located at the southeast corner of Silver Lake Road and Pontiac Trail. Public hearing to consider the preliminary review of a proposed planned development consisting of 75 single-family homes on 62 acres; discussion and possible action.
  17. AP-16-22, Mother-in-Law Suite – Special Land Use. Property located on the north side of 9 Mile Road, west of Griswold Road. Public hearing to consider a special land use to allow construction of a mother-in-law suite as an addition to an existing single-family home; 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.