Lyon Township Planning Commission
Agenda
Monday, September 26, 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: September 12, 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.**

<u>Public Hearings</u>

1. **AP-16-33b, Huron Valley Guns & Indoor Range – Special Land Use**. Property located south of Grand River Avenue, east of Costello Drive. Public hearing to consider a special land use request to allow an indoor and outdoor recreation facility in the Edge Subarea of the New Hudson Zoning District; discussion and possible action.

   Will also consider at this time:

2. **AP-16-33a, Huron Valley Guns & Indoor Range – Site Plan**. Property located south of Grand River Avenue, east of Costello Drive. Site plan review of a proposed 39,500 square foot indoor shooting range with firearms retail on 18 acres; discussion and possible action. Tabled 9/12/16.

<u>Old Business</u>

3. **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.

Will also consider at this time:

4. **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.

New Business

5. **AP-16-32, SW North America – Site Plan**. Property located on Units 16, 17, 18, and 19 in Lyon Industrial Research/Centre (south of I-96, west of South Hill Road). Site plan review of a proposed 35,636 square foot manufacturing building/warehouse on 8.1 acres in the I-1 (Light Industrial) District; discussion and possible action.

Additional Business

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

Possible Cases for the October 10, 2016 Agenda

1. **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 102 homes on 85 acres; discussion and possible action. Preliminary review held 9/2/15.

2. **AP-16-31, 10 Mile and Milford Road - Rezoning**. Property located on the northeast corner of 10 Mile Road and Milford Road. Public hearing to consider a proposed rezoning of 17.84 acres from R-1.0 (Residential-Agricultural) to B-2 (Community Business District); discussion and possible action.

3. **AP-16-34, Bader & Sons – Accessory Building**. Property located on the west side of Pontiac Trail, north of 8 Mile Road. Site plan review of a proposed 6,000 square foot accessory building; discussion and possible action.

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-14-55, 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.

3. 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.

4. 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.

5. 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).

6. 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.

7. 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.

8. AP-15-61, Rathmor Park III PD – Final Review. Property located on the west side of Napier Road, north of 10 Mile Road. Final review of a proposed planned development consisting of 50 single-family homes on 41 acres; discussion and possible action. Preliminary approval 8/22/16.

9. 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.

10. 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.

11. 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. Conceptual review held 5/23/16.

12. AP-16-26, Estates at Hutsfield PD – Preliminary Review. Property located on the northeast corner of 8 Mile Road and Griswold Road. Public hearing to consider the preliminary review of a proposed planned development consisting of 215 single-family homes on 74.69 acres; discussion and possible action.

13. AP-16-27, Zoning Ordinance Text Amendments – Article 16.00, Signs. Consider proposed amendments to the sign ordinance; discussion and possible action. Public hearing held and closed 9/12/16; 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.