

**Lyon Township Planning Commission
Agenda
Tuesday, October 11, 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 26, 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-16-31, 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.

Old Business

None

New Business

- 2. AP-15-24, Windridge PD – Final Review.** Property located on the west side of Napier Road, south of 9 Mile Road. Final 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.

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.

Additional Business

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

Possible Cases for the October 24, 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-14-55, 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.