

**Lyon Township Planning Commission  
Agenda  
Monday, November 28, 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 \_\_\_ Hoffman \_\_\_ Radke \_\_\_ Towne

**Approval of Agenda**

**Approval of Consent Agenda:** November 14, 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-16-26, 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 216 single-family homes on 74.69 acres; discussion and possible action.

**Old Business**

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 35 single-family homes on 74 acres; discussion and possible action. Public hearing held and closed 8/10/15. Tabled 12/14/15.

**New Business**

None

### **Additional Business**

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

### **Possible Cases for the December 12, 2016 Agenda**

- 1. AP-16-36, The Cottages at Turtle Creek – Conceptual PD.** Property located on the east side of Kent Lake Road, north of Silver Lake Road. Conceptual review of a proposed planned development consisting of 62 single-family “empty nester” homes and 4 single-family homes on 56 acres; discussion and possible action.
- 2. AP-16-37, Feldman Chevrolet Parking Expansion – Phase 2.** Property located on Lyon Center Drive East, east of Milford Road and north of Grand River. Site plan review of a proposed parking lot expansion to add 120 parking spaces; discussion and possible action.

### **Cases for Future Agendas**

- 1. AP-14-20, Crystal Creek South – Elkow Farms PD Amendment – Final.** Property located at the southwest corner of 11 Mile Road and Milford Road; 79 single-family homes on 80 acres. Final review of a proposed amendment to the approved planned development to modify the road layout, eliminate a connection to Ironwood Lane, allow the PD to be governed by the current tree protection ordinance, and modify the landscaped greenbelt along 11 Mile Road; discussion and possible action. Public hearing held 3/9/15; preliminary approval. Original plan approved by the Township Board in August of 2004.
- 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 30 homes on 26.1 acres; discussion and possible action. Public hearing held and closed 7/27/15. Tabled 11/14/16.
- 3. 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).
- 4. 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.
- 5. 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 11/14/16.
- 6. 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.
- 7. 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.
- 8. 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.
9. 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.
  10. AP-16-35a, USA 2 GO – Site Plan Review. Property located on the west side of Milford Road, north of Grand River Avenue. Site plan review of a proposed 6,767 square foot gas station and convenience store; discussion and possible action. Tabled 11/14/16.
  11. AP-16-35b, USA 2 GO – Special Land Use. Property located on the west side of Milford Road, north of Grand River Avenue. Public hearing to consider a special land use to allow a gas station in the B-2 (Community Business) District; 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.