

**Lyon Township Planning Commission
Agenda
Monday, February 27, 2017
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 ___ Pennington ___ Radke ___ Towne

Approval of Agenda

Approval of Consent Agenda: February 13, 2017 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-16-36, The Cottages at Turtle Creek – Preliminary PD.** Property located on the east side of Kent Lake Road, north of Silver Lake Road. Public hearing to consider the preliminary review of a proposed planned development consisting of 56 single-family “empty nester” homes and 4 single-family homes on 56 acres; discussion and possible action. Conceptual review held 12/12/16.

Old Business

None

New Business

None

Additional Business

- 2. Conservation/Greenway Path Committee** – Select volunteer to serve with Trustee Lise Blades, Chris Doozan, and a volunteer from the Parks and Recreation Advisory Board.

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

Possible Cases for the March 13, 2017 Agenda

1. **AP-17-03, Hutto Rezoning.** Property located on the east side of Griswold Road, south of 9 Mile Road. Public hearing to consider a proposed rezoning of 28.96 acres from the I-1 (Light Industrial) District to the R-0.3 (Single-Family Residential) District; discussion and possible action.
2. **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.

Cases for Future Agendas

1. 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.
2. 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).
3. 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.
4. 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.
5. 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.
6. AP-16-26, Estates at Hutsfield PD – Final Review. Property located on the northeast corner of 8 Mile Road and Griswold Road. Final review of a proposed planned development consisting of 216 single-family homes on 74.69 acres; discussion and possible action.
7. 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.

8. 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.
9. 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.
10. AP-16-39, Hasenclever Farms PD Amendment. Property located on the north side of 8 Mile Road, west of Griswold Road. Preliminary review to consider a proposed amendment to the approved planned development to eliminate a road connection on 8 Mile Road; discussion and possible action. Public hearing held and closed 2/13/17. 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.