

**Lyon Township Planning Commission  
Agenda  
Monday, March 13, 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 27, 2017 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-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.

**Old Business**

2. **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 and add a road connection from Griswold Road through Deer Haven Drive; discussion and possible action. Public hearing held and closed 2/13/17. Project tabled.

**New Business**

3. **AP-14-20, Crystal Creek South – Elkow Farms PD Amendment – Final Review.** 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.

4. **AP-17-05, Zoning Ordinance and Subdivision Revisions.** Review potential amendments to the Zoning Ordinance (Sections 12.08, 18.03, and 36.02) and the Subdivision Ordinance. Miscellaneous items outside of the above sections include illuminated street address numbers, LED lighting, off-street parking, massage establishments, and signs in the New Hudson Zoning District.

#### **Additional Business**

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

#### **Possible Cases for the March 27, 2017 Agenda**

None

#### **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-16-36, 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. Public hearing held and closed 2/27/17; project tabled.
11. AP-17-06a, Rosey’s Romper Room – Site Plan. Property located on the west side of Pontiac Trail, north of the Saddle Creek PD. Site plan review of a proposed 41,306 square foot childcare center located on 3.56 acres; discussion and possible action.
12. AP-17-06b, Rosey’s Romper Room – Special Land Use. Property located on the west side of Pontiac Trail, north of the Saddle Creek PD. Public hearing to consider a special land use request to allow a childcare center in the RM-2 (Multiple Family Residential) 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.