

**Lyon Township Planning Commission
Agenda
Monday, August 14, 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: July 24, 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-17-26b, Oakland SWA - Pineview – Special Land Use.** Property located south of Pontiac Trail, east of Martindale Road. Public hearing to consider a Special Land Use request for an Average Lot Size development in the R-0.3 (Single Family Residential) Zoning District; discussion and possible action.

Will also consider at this time:

- 2. AP-17-26a, Oakland SWA - Pineview – Site Plan.** Property located south of Pontiac Trail, east of Martindale Road. Site plan review of a proposed single-family development consisting of 17 homes on 10.88 acres; discussion and possible action.
- 3. AP-17-27, Woodwind PD Amendment.** Property located on the north side of 10 Mile Road, east of Currie Road. Public hearing to consider a proposed amendment to the Woodwind Planned Development to allow for minor modifications to be approved by the Township Planner; discussion and possible action.

Old Business

None

New Business

- 4. AP-17-28, Lyon Grill Expansion – Site Plan.** Property located on the west side of Pontiac Trail, north of 8 Mile Road. Site plan review of proposed additions to an existing restaurant (1,398 square foot building addition; 1,207 square foot enclosed patio addition); discussion and possible action.
- 5. AP-17-29, Zoning Amendments – New Hudson Zoning District.** Review proposed amendments to the Zoning Ordinance that deal with outdoor seating and signage in the New Hudson Zoning District; discussion.

Additional Business

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

Possible Cases for the August 28, 2017 Agenda

- 1. AP-17-29, Zoning Amendments – New Hudson Zoning District.** Public hearing to review proposed amendments to the Zoning Ordinance that deal with outdoor seating and signage in the New Hudson Zoning District; discussion and possible action.
- 2. AP-17-30, Rathmor Park III – Minor PD Amendment.** Property located on the west side of Napier Road, north of 10 Mile Road. Review a proposed minor amendment to the Rathmor Park III PD to change the lot numbers; discussion and possible action.

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. Public hearing opened and closed 11/14/16; project tabled.
10. AP-16-39, Hasenclever Farms PD Amendment – Final Review. Property located on the north side of 8 Mile Road, west of Griswold Road. Final review of 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. Preliminary review 3/13/17.
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 14,036 square foot childcare center, located on 3.56 acres; discussion and possible action. Tabled 4/10/17.
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. Continue review of a special land use request to allow a childcare center in the RM-2 (Multiple Family Residential) District; discussion and possible action. Public hearing held and closed 4/10/17; project tabled.
13. AP-17-10, Oak Ridge PD – Preliminary Review. Property located on the north side of 10 Mile Road, west of Johns Road. Public hearing to consider the preliminary review of a proposed planned development consisting of 71 single-family homes on 88.53 acres; discussion and possible action.
14. AP-17-18, Huntmoore PD – Preliminary Review. Property located on the south side of 10 Mile Road, west of Milford Road. Public hearing to consider the preliminary review of a proposed planned development consisting of 66 single-family homes on 60 acres; discussion and possible action.

Adjournment

Note: Anyone planning to attend the meeting (located at 58000 Grand River Avenue, New Hudson, MI 48165) who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Planning Department (248-437-2240) 48 hours prior to the meeting. Our staff will be pleased to make necessary arrangements.