

PLEASE NOTE 6:00 P.M. STARTING TIME!

AGENDA

**Lyon Township Planning Commission
Monday, December 22, 2003
6:00 p.m.**

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Consent Agenda

Comments from Public on Non-Agenda Items

Public Hearings

None

Old Business

1. AP-03-35, Hornbrook Estates Planned Development, 11 Mile and Martindale Roads, Conceptual Review, Applicant: Canzano Building/ Domenic Mancinelli (tabled at 12/08/03 meeting)
2. AP-03-38, Freidlaender Planned Development, Pontiac Trail between 11 Mile Road and Silver Lake Road, Conceptual Review, Applicant: Lyon Development Associates, L.L.C. (tabled at 12/08/03).

New Business

1. Review of Planning Commission By-Laws

Cases for the January 12, 2003 Agenda

Possible cases:

Discussion of Zoning Ordinance to limit impervious surface.

AP-03-31, BMB Ventures L.L.C., Public Hearing to consider rezoning request from R-0.3, Residential Single-family, to O-1 for part of 58560 Grand River, west of Milford Road.

AP-03-10, Copperwood Planned Development, 10 Mile and Johns Road, Public hearing to consider Preliminary Plan.

AP-03-20, New Hudson Plaza, commercial buildings, west side of Milford Road, north of Grand River Avenue, site plan review (tabled at 11//10/03 meeting).

AP-03-42, William Clark, Call for Public Hearing to consider rezoning request for parcel #21-03-352-006, for I-2, General Industrial, to RM-2, Multiple-family Residential, located on Helene Drive, south of Grand River.

AP-03-32, Sprint Spectrum, Colocation of a Wireless Communications Facility, 10 Mile and Chubb Roads, Site Plan Review.

AP-03-40, Shoppes at Lyon, 10 Mile and Milford Roads, Conceptual Plan Review.

Cases for Future Agendas

1. AP-02-16, Twin Pines Condominium, site plan review, west side of Martindale Road, south of Grand River (revised plans based on conceptual review).
2. AP-01-21, Hidden Oaks Site Condominium, site plan review, north side of Eight Mile Road, between Chubb Road and Currie Road (Recommended denial to the Township Board on 9/23/02; next step: Township Board review).
3. AP-01-32, Windridge Planned Development, R & J Development, applicant (status: awaiting revised plans).
4. AP-02-08, Arby's Restaurant, site plan and special land use, west side of Milford Road, north of Grand River (Status: revised site plan is required before setting public hearings for special land uses).
5. AP-02-18, Woodstream Development, site plan review, 23200 Pontiac Trail, east side of Pontiac Trail, between Nine and Ten Mile Roads.
6. Review and update of Township Master Plan.
7. Discussion of Zoning Ordinance requirements regulating the architectural design of commercial buildings.
8. AP-03-06, Langan Office Center, site plan review, five industrial buildings, Jamie Langan, Grand River and Milford Roads.
9. AP-03-09, Elkow Planned Development, 11 Mile and Milford Roads, Applicants: Hitech Building, LLC, and Ivanhoe Huntley Holding, LLC. (Tabled after public hearing until January, 2004).
10. AP-03-24, Erwin Orchard Planned Development, Pontiac Trail and Silver Lake and Kent Lake Roads, Site Plan Review.
11. AP-03-27, Pinehurst Planned Development, 10 Mile and Martindale Roads, Conceptual Review.

12. AP-03-33, Discount Tire, Commercial building located on Outlot E, Lyon Town Center (Next step: revised plan review).
13. AP-03-34, Lyon Ridge Planned Development, South side of 10 Mile Road, between Chubb and Johns Roads, Conceptual Plan Review.
14. AP-03-35, Hornbrook Estates Planned Development, 11 Mile and Martindale Roads, Conceptual Plan Review.
15. AP-03-37, AIS Property, Rezoning request for parcel #21-03-127-002, from RM-2, Multiple-family to B-3, General Business, located south of Pontiac Trail, north of I-96 (Public Hearing February 9, 2003).
16. AP-03-38, Freidlaender Planned Development, Pontiac Trail between 11 Mile Road and Silver Lake Road, Conceptual Plan Review.
17. AP-03-39, Kesto Gas Station, Eight Mile road and Pontiac Trail, Site Plan Review.
18. AP-03-41, Citizens Bank, Lyon Township Center, east of Milford Road, south of I-96, Site Plan Review.
19. AP-03-43, Hialeah Farms, Pontiac Trail, west of Old Plank Road, Site Plan Review.

Consent Agenda Minutes from November 17, 2003 and November 24, 2003

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.