

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

AGENDA

**Lyon Township Planning Commission
Monday, January 27, 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

None

New Business

1. Presentation of New Hudson Streetscape (DDA)
2. Master Plan Issues
3. Density Bonus Discussion

Cases for the February 10, 2003 Agenda

Possible cases: AP-03-01, Lord Corporation, site plan review, industrial building, 28655 Automation Alley, Grand River and Napier; AP-03-02, Lyon Oaks Industrial Center, Lyon Oaks Drive, industrial building, Grand River west of Napier.

Cases for Future Agendas

1. AP-00-21, Northridge Estates Planned Development, north side of Nine Mile Road, west of Napier Road (recommended with conditions to the Township Board).

Lyon Township Planning Commission Agenda
January 27, 2003

2. AP-00-32, Woodwind Planned Development (Bob Harris and South Lyon Schools, co-applicants), north side of Ten Mile Road, west of Johns Road, final PD review (tabled on 12/28/02 for 60 days - February 24, 2003).
3. AP-01-02, New Hudson BP Gas Station and Convenience Store, site plan review, intersection of Grand River Avenue and New Hudson Road (tabled on 12/28/02 until all plans and revisions are received - public hearing to be held no sooner than 2/24/02).
4. AP-01-05, Arbors of Lyon Subdivision, north side of Pontiac Trail, east of Martindale Road (final preliminary plat approval granted, next step: final plat review).
5. 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).
6. AP-01-28, Old Grand River Storage, modification to approved site plan (status: Awaiting the submittal of new information).
7. AP-01-32, Windridge Planned Development, R & J Development, applicant (tabled on 12/09/02 for 60 days - February 10, 2003).
8. 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).
9. AP-02-10, Briar Ridge Private Road, South side of Nine Mile Road, between Griswold and Currie Roads (waiting for revised plans).
10. AP-02-16, Twin Pines Condominium, site plan review, Applicant: Jeff Appel, west side of Martindale Road, south of Grand River (status: awaiting revised plans base on conceptual review).
11. AP-02-18, Woodstream Development, site plan review, 23200 Pontiac Trail, east side of Pontiac Trail, between Nine and Ten Mile Roads.
12. AP-02-21, Mobile Home Park Rezoning proposal, Sucher property, southeast corner of South Hill and Twelve Mile Road (Recommend denial to the Township Board on 1/13/03; next step: Township Board review).
13. AP-02-23, Sunoco Gas Station and Convenience Store, site plan review, Lyon Towne Center Outlot "G", East of Milford Road, South of New Hudson Drive.
14. Review and update of Township Master Plan.
15. Discussion of Zoning Ordinance requirements regulating the architectural design of commercial buildings.
16. Reconsideration of Master Plan amendment for the future land use designation on the south side of Grand River Avenue, across from the Township Hall.

***Lyon Township Planning Commission Agenda
January 27, 2003***

17. Presentation by the DDA on the New Hudson Streetscape - final plans (January 27, 2003).
18. AP-03-01, Lord Corporation, site plan review, industrial building, 28655 Automation Alley, Grand River and Napier.
19. AP-03-02, Lyon Oaks Industrial Center, Lyon Oaks Drive, industrial building, Grand River west of Napier.
20. Amendment to PD regulations, schedule public hearing in February 2003.

Consent Agenda None.

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.

O:\WPWORK\CLIENTS.I-L\LYON\CS_03\Agendas\01_27.wpd