

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, FEBRUARY 21, 2007**

Meeting called to order at 7:00 p.m.

MEMBERS PRESENT Kay Arnold Kendra Barberena
Dennis Cebulski Carol Davis
Janice Litwin Keith Postell
Bill Pratt Dennis Siedlaczek
Ray Sturdy

MEMBERS EXCUSED: None

OTHERS PRESENT: Alice Geletzke, Recording Secretary
Sally Hodges, McKenna Associates
Michael Lamping, Dietrich Bailey Associates
Seth Shpargel, McKenna Associates

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – January 17, 2007

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve the minutes of the Regular Meeting of January 17, 2007, as printed. Ayes all

2. Work Session – February 7, 2007

Commissioner Barberena asked that the following sentence be added to the end of the third paragraph: "Sally Hodges will consult with Mr. Anulewicz and report back to the Planning Commission regarding whether this procedure would be consistent with other departmental policies or pose any administrative issues."

Commissioner Arnold also had questions about adding an offer by Mr. Sturdy to send a reminder to applicants whose dates are coming up. Mrs. Hodges said Mr. Anulewicz is drafting a policy to cover these items. Commissioner Arnold withdrew her amendment.

Moved by Commissioner Pratt, supported by Commissioner Arnold, to approve the minutes of the Work Session of February 7, 2007, as amended by Commissioner Barberena. Ayes all.

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – February 21, 2007

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the agenda for the Regular Meeting of February 21, 2007, as submitted. Ayes all.

ITEM NO. 3 -- SET DATE FOR PUBLIC HEARING-N/A

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ITEM NO. 4 -- PUBLIC HEARINGS

1. P.C. No.: 1956/0107
Applicant/Developer: Tony Babich
Section No.: 22
Tax I.D. No.: 014-99-0002-724
Address: 15185 Sheldon Road
Project Name: Busch's Outdoor Display and/or Storage
Location: West of Sheldon Road, south of Five Mile Road, east of Beck Road, and north of M-14.
Zoning: C-2, General Commercial District
Action Requested: Applicant is requesting approval of Special Land Use for outdoor display and/or storage at Busch's grocery store.

Seth Shpargel of McKenna Associates read the recommendations in their report dated February 7, 2007, and the Fire Department report was received.

Tony Babich, Vice President, Facilities, for Busch's Markets addressed the Board, presented a communication and photographs, and answered questions.

Commissioners expressed concerns about safety, enforcement for sanitary conditions, and setting precedent within the community for outdoor display. They were particularly concerned about the request for use of four parking spaces for flower display and charity events and with having the vending machines located outside the store.

Moved by Commissioner Sturdy, supported by Commissioner Arnold, to deny that portion of Application 1956/0107, Tony Babich for Busch's Market, 15185 Sheldon Road, that would permit display in the parking lot and the two seasonal displays in the front of the building windows; and to approve seasonal display for retail sales (but not vending machines), the two areas on the sides of what was referred to as the building "bump-out" in accordance with the conditions contained in the recommendation of the Township planning consultant, which include maintaining at least a five foot aisle for walking space and the limitation of storage to the items in the applicant's use statement, the clean-up to be done as represented by Mr. Babich and the height limitation to three to four feet, with each seasonal display area dimensioned as eight by four feet. The first area is defined as the salt area (north of the north door) and the other area (south of the south door) is against the building between two pillars.

ROLL CALL: AYES: Sturdy, Arnold, Barberena, Cebulski, Litwin, Postell,
Pratt, Siedlaczek, Sturdy
NAYS: Davis

Motion carried.

In response to Commissioner Barberena's question, Commissioner Sturdy said plants could be sold in the two approved display areas in front of the building but not in the parking lot.

*See Page 5 for information regarding holding the public hearing on this matter.

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ITEM NO. 5 -- OLD BUSINESS

1. P.C. No.: 1926/0406
Applicant/Developer: Ecorse Landing, LLC
Section No.: 21
Tax I.D. No.: 010-99-0016-000; 010-99-0017-701
Address: 47365 Five Mile Road and 47381 Five Mile Road
Project Name: Shell Plaza – Five Mile Road
Location: South of Five Mile Road, east of Beck Road
Zoning: C-2, General Commercial District
Action Requested: Applicant is requesting final site plan approval.

Chairman Cebulski recommended the applicant and his engineer meet with the planning consultants and engineering office to deal with the many remaining issues.

Moved by Commissioner Arnold, supported by Commissioner Pratt, to table Application 1926/0406, Ecorse Landing, LLC, for Shell Plaza – Five Mile Road, up until the regular meeting of April 18, 2007. Ayes all.

2. P.C. No: 1954/1206
Applicant/Developer: Harley Ellis Devereaux
Section No: 21
Tax I.D. No: 012-99-0003-706
Address: 46401 Commerce Center Drive
Project Name: Isuzu Building Addition
Location: North of M-14 Expressway, east of Beck Road, south of Commerce Center Drive
Zoning: TAR, Technology & Research District
Action Requested: Applicant is requesting final site plan approval.

Seth Shpargel reviewed the report of McKenna Associates and Stephanie Harbour reviewed the report of Dietrich Bailey. The Fire Department report was received.

Mr. Jerry Philo of Harley Ellis Devereaux addressed the Commission, presented updated drawings and noted they had no objections to complying with any items listed in the reports.

Moved by Commissioner Pratt, supported by Commissioner Davis, to grant final site plan approval for Application 1954/1206, Harley Ellis Devereaux for the Isuzu building addition, subject to all conditions in the McKenna, Fire Department, and Dietrich Bailey reports, with emphasis on making sure there will be no outside storage, no noise impacts to other sites, and that the underground diesel fuel storage tank is approved by all required agencies. Ayes all.

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ITEM NO. 6 -- NEW BUSINESS

1. P.C. No: 1955/0107
Applicant/Developer: Bosch Ground Sign
Section No: 24
Tax I.D. No: 021-99-0001-701; 021-99-0026-000; 021-99-0027-000; 021-99-0023-002; 023-99-0023-003; 024-99-0024-001;
Address: 15000 Haggerty Road and 39775 Five Mile Road
Project Name: Robert Bosch Corporation
Location: South of Five Mile, east of Haggerty Road, west and north of M-14/I-275 Interchange
Zoning: OS
Action Requested: Applicant is requesting approval of the Development Entrance Signs

Moved by Commissioner Arnold, supported by Commissioner Pratt, to postpone Application 1955/0107, Bosch Ground Sign, to the regular meeting of March 21, 2007, at the request of the applicant. Ayes all.

2. P.C. No.: 1957/0107
Applicant/Developer: James Capo
Section No.: 22
Tax I.D. No.: 014-99-0002-725
Address: 15065 Sheldon
Project Name: Metro West Executive Auto Wash Canopy
Location: North of Helm Street, in the Shopping Center at the southwest corner of Five Mile Road and Sheldon Road, west of the existing Wendy's.
Zoning: C-2, General Commercial District
Action Requested: Applicant is requesting approval of revised site plan, addition of canopy.

Seth Shpargel reviewed the report of McKenna Associates and the report from the Fire Department was received.

Donald Barry of DeMattia Group and owner Jim Belanger addressed the Commission, presented plans, and answered questions.

Moved by Commissioner Sturdy, supported by Commissioner Pratt, to grant revised site plan approval for the addition of a canopy for Application 1957/0107, Metro West Executive Wash, 15065 Sheldon, subject to recommendations of the McKenna report, that the columns under the canopy be enclosed in brick, and that the sign elements meet Building Department requirements. Ayes all.

ITEM NO. 7 -- ANN ARBOR ROAD SIGN REQUESTS-N/A

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ITEM NO. 8 -- OTHER PLANNING COMMISSION BUSINESS

1. Proposed 2006 Annual Planning Commission Report

Sally Hodges of McKenna Associates reviewed the report with Commissioners.

Moved by Commissioner Pratt, supported by Commissioner Davis, to approve sending the 2006 Planning Commission Annual Report to the Board of Trustees, with the changes made including adding "Respectfully submitted," and sending the last paragraph as part of a cover letter. Ayes all.

ITEM NO. 9 -- COMMUNICATIONS &/OR INFORMATION-N/A

ITEM NO. 10 -- BOARD OF TRUSTEES ACTION-N/A

***ITEM NO. 4 -- PUBLIC HEARINGS**

It was noted that opening the public hearing was overlooked prior to action on Item 4.1, Application 1956/0107, Tony Babich for Special Land Use for Busch's Market at 15185 Sheldon Road. Commissioners indicated there were only other applicants present and two students who were monitoring the meeting for class purposes, with no additional members of the public wishing to speak at that time; therefore, there was no need to rescind their prior action.

Chairman Cebulski opened the public hearing at 8:45 p.m. There being no public comment, the hearing was closed at 8:46 p.m.

MOTION TO ADJOURN

Moved by Commissioner Pratt, supported by Commissioner Davis, to adjourn the meeting. Ayes all.

Meeting adjourned at 8:50 p.m.

| Respectfully submitted,



Kendra Barberena
Planning Commission Secretary
Plymouth Charter Township

The Charter Township of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon two weeks notice to the Charter Township of Plymouth. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Plymouth by writing or calling the Supervisor's Office, Charter Township of Plymouth, 9955 N Haggerty, Plymouth, MI 48170, 734-354-3201, TDD users: 1-800-649-3777 (Michigan Relay Service).