

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, APRIL 18, 2007**

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

MEMBERS PRESENT Dennis Cebulski Kendra Barberena
 Carol Davis Janice Litwin
 Keith Postell Dennis Siedlaczek
 Ray Sturdy
 Bill Pratt arrived at 7:02 p.m.

MEMBERS EXCUSED: Kay Arnold, Excused

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 – March 21, 2007

Moved by Commissioner Davis, supported by Commissioner Barberena, to approve the minutes of the regular meeting of March 21, 2007, as printed. Ayes all, with Commissioner Pratt absent.

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – April 18, 2007

Moved by Commissioner Davis, supported by Commissioner Barberena, to approve the agenda for the regular meeting of April 18, 2007, as printed. Ayes all, with Commissioner Pratt absent.

Commissioner Pratt arrived at 7:02 p.m.

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ITEM NO. 3 -- PUBLIC HEARINGS

1. P.C. No.: 1964/0307
Applicant/Developer: Integrity Truck Driving School, Inc.
Section No.: 25
Tax I.D. No.: 026-99-0003-702
Address: 13101 Haggerty Road
Project Name: Integrity Truck Driving School, Inc. Special Land Use
Location: North side of Plymouth Road, east of Edward Hines Drive,
west of Haggerty Road
Zoning: C-2, General Commercial District
Action Requested: Applicant is requesting approval of Special Land Use
for a truck driving school.

Sally Hodges reviewed the report of McKenna Associates and the Fire Department report was received.

Mike Birdsong indicated the truck driving school currently operates on Hubbard Street in Livonia and the main office is in Grand Rapids. He presented photographs of the Hubbard Street location. He explained the special land use is being sought to operate and store ten trucks, five to be used for maneuvers in the parking lot and five to go on the road in the Livonia area. No trucks will be serviced or washed on the site.

Roger Wojcek of LOC Performance, owner of the parking lot, noted the lease would be for one year, with a one-year option. The parking lot is to be cleaned and the light poles removed.

Chairman Cebulski opened the public hearing at 7:35 p.m.

The following residents in the area of Haggerty Road and Five Mile expressed their objections to granting the special land use for the truck driving school: Peggy and Steve Bracey and Alice Makara. Their concerns centered on the increase in traffic, particularly when the railroad tracks are blocked. They felt this would not be a proper use in this location as it is a gateway to the community.

There being no further public comment, Chairman Cebulski closed the hearing at 7:44 p.m.

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Moved by Commissioner Sturdy, supported by Commissioner Barberena, that Application 1964/0307, Integrity Truck Driving School, Inc., for Special Land Use approval for a truck driving school at 13101 Haggerty Road, be denied for the reasons listed in the report of McKenna Associates and for the potential hazards to the public safety and welfare in that particular location.

AYES: Sturdy, Barberena, Cebulski, Litwin, Postell, Siedlaczek
NAYS: Davis, Pratt
Motion carried.

2. P.C. No.: 1966/0307
Applicant/Developer: Kmart Corporation
Section No.: 36
Tax I.D. No.: 065-99-0012-000
Address: 40855 Ann Arbor Road
Project Name: Kmart Outdoor Display and/or Storage
Location: East side of Haggerty Road and the south side of Ann Arbor Road
Zoning: ARC, Ann Arbor Road Corridor District
Action Requested: Applicant is requesting approval of Special Land Use for Outdoor Display and/or Storage

Seth Shpargel reviewed the report of McKenna Associates and the reports of the Fire Department and County of Wayne were received.

Deborah Mitchell, store manager of the Kmart on Ann Arbor Road, addressed the Commission, answered questions, and presented an addendum to the original request. She cited economic considerations for the store, time constraints relating to the short upcoming planting season, and their loss of space with the Penske garage area now being leased.

Chairman Cebulski opened the public hearing at 8:35 p.m. There being no public comment, the hearing was closed at 8:36 p.m.

The Commission continued discussion on possible locations for the outdoor storage. Mr. Sturdy suggested some screening could be done with the arrangement of the shrubs that are for sale.

Maureen Seisma of Canton, a Kmart customer, asked permission to speak. She asked if the Commission preferred looking at a vital retailer with a few bags of mulch or an empty store.

Frank Daoud, owner of the Shell gas station on Ann Arbor Road, said he needs the Kmart customer traffic for his business.

Moved by Commissioner Pratt, supported by Commissioner Postell, to modify the proposal of Application 1966/0307, Kmart Corporation, for Special Land Use for outdoor display and/or storage at 40855 Ann Arbor Road, to allow only two portions of the proposal:

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1. To allow the proposed storage on the building's sidewalk in front of the store with the request that the administration confirm that a minimum five foot clearance is maintained.
2. To allow outdoor storage in the area of the nine parking spaces west of the garden storage area for storage of bagged mulch, and that the area continually be policed so it is orderly and clean.

Above approvals are for the period to end October 1, 2007, with the recommendation that a more formally drafted plan be brought back before the Commission after that date.

All other parts of the proposal are specifically not approved.

Ayes all.

ITEM NO. 4 -- OLD BUSINESS

1. P.C. No.: 1922/0306
Applicant/Developer: Dwayne Roi
Section No.: 21
Tax I.D. No.: 010-99-0015-000
Address: 47325 Five Mile Road
Project Name: Maggie Moo's
Location: South side of Five Mile Road, east of Beck Road, in the Gateway Plaza
Zoning: C-2, General Commercial District
Action Requested: Applicant is requesting approval of Special Use for Outdoor Seating

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

Applicant Dwayne Roi addressed the Commission and answered questions.

Moved by Commissioner Davis, supported by Commissioner Pratt, to grant approval for Application 1922/0306, Dwayne Roi for Special Use for outdoor seating at Maggie Moo's at 47325 Five Mile Road, subject to conditions in the McKenna report and that the site plan be approved administratively. Ayes all.

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2. 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.

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

The applicant addressed the Commission and answered questions. Discussed at length was the applicant's desire to maintain a 40 ft. wide driveway. Ordinance requirements are for a 30 ft. driveway unless Wayne County requires a wider drive.

The Commission recessed briefly at 9:30 p.m. and returned at 9:35 p.m.

The applicant presented the brick materials for the project.

Moved by Commissioner Pratt, supported by Commissioner Davis, to approve the final site plan for Application 1926/0406, Ecorse Landing, LLC, for Shell Plaza at 47365 and 47381 Five Mile Road, subject to the following conditions of the McKenna report:

- 1) Item 2(c), approve the plan as submitted with the parking staying exactly as on the plan.
- 2) Item 3(b), approve the columns on the east side of the building that break up the large expanse of the brick wall.
- 3) Item 3(d), all enclosures to be made of brick and are limited to six feet in height.
- 4) Item 4(a), that brick columns be added to the gas price signage, and meet ordinance requirements.
- 5) Item 4(b), no approval whatsoever is given for wall signs.
- 6) Plantings are approved as proposed.
- 7) That the Five Mile driveway must meet ordinance requirements and special use approval and be reduced to 30 feet in width.
- 8) That the parcels be combined.

Final site plan approval is also subject to the conditions of the report of Dietrich Bailey Associates the Fire Department, and Wayne County.

Ayes all.

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3. P.C. No.: 1959/0207
Applicant/Developer: Charles Cappell
Section No.: 21
Tax I.D. No.: 009-01-0006-300
Address: 45755 5 Mile Road
Project Name: RMT Woodworth Outdoor Storage
Location: North of Port Street, East side of Beck road, south of Five Mile Road.
Zoning: IND, Industrial District
Action Requested: Applicant is requesting approval of Special Land Use for Outdoor Storage for a Backup Generator, Nitrogen Tank, and Associated Equipment.

Sally Hodges reviewed the report of McKenna Associates and the Fire Department report was received.

Applicant Charles Cappell addressed the Commission and answered questions.

Moved by Commissioner Davis, supported by Commissioner Sturdy, to grant Special Land Use approval as requested in Application 1959/0207, RMT Woodworth Outdoor Storage, for outdoor storage for a backup generator, nitrogen tank and associated equipment, subject to the seven conditions listed in the McKenna report being met. Ayes all.

4. P.C. No.: 1960/0207
Applicant/Developer: Paul Rivetto
Section No.: 34
Tax I.D. No.: 058-99-0046-001; 058-99-0047-001, 058-99-0048-001
Address:
Project Name: Catholic Parishes Federal Credit Union
Location: North side of Joy Road, east of Canton Center Road, south of Ann Arbor Road, on the west side of Sheldon Road.
Zoning: OS, Office Service District
Action Requested: Applicant is requesting approval of Special Land Use for a Credit Union Branch Office.

Sally Hodges reviewed the report of McKenna Associates and the Fire Department report was received.

Applicants Paul Rivetto, Pete Bagazinski, and architect Andrew Cottrell addressed the Commission, presented revised plans, and answered questions.

Commissioner Pratt indicated his strong objections to the Sheldon Road entrance because of traffic conditions.

Moved by Commissioner Pratt, supported by Commissioner Davis, to grant approval for Special Land Use for a credit union branch office as requested in Application 1960/0207, Catholic Parishes Federal

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Credit Union, subject to agreement of the applicant to all seven conditions listed in the report of McKenna Associates. Ayes all.

ITEM NO. 5 -- NEW BUSINESS-N/A

ITEM NO. 6 -- ANN ARBOR ROAD SIGN REQUESTS

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| 1. | P.C. No.: | 1965/0307 |
| | Applicant/Developer: | Faisal and Sons Investments, Inc. |
| | Section No: | 36 |
| | Tax I.D. No: | 066-99-0012-001 |
| | Address: | 39621 Ann Arbor Road |
| | Project Name: | Shell – New Gas Station/Carry-Out and Quick Oil Lube |
| | Location: | East of I-275, south of Ann Arbor Road, west of Tavistock |
| | Zoning: | ARC, Ann Arbor Road Corridor |
| | Action Requested: | Applicant is requesting approval of ARC wall signs |

Commissioners and applicants discussed at length sign requirements in the Ann Arbor Road Corridor. It was recommended the applicants meet further with McKenna Associates to work out details.

Moved by Commissioner Pratt, supported by Commissioner Davis, to table Application 1965/0307, Faisal and Sons Investments, Inc., for ARC wall signs at the Shell station at 39621 Ann Arbor Road, to the June 20, 2007 Planning Commission meeting.

ITEM NO. 7 -- OTHER PLANNING COMMISSION BUSINESS-N/A

ITEM NO. 8 -- COMMUNICATIONS &/OR INFORMATION-N/A

ITEM NO. 9 -- BOARD OF TRUSTEES ACTION-N/A

MOTION TO ADJOURN

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

Meeting adjourned at 10:45 p.m.

Respectfully submitted,



Kendra Barberena
Planning Commission Secretary
Plymouth Charter Township

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