

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, OCTOBER 15, 2008**

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

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

MEMBERS EXCUSED: None

OTHERS PRESENT: Sally Hodges, McKenna Associates
 Stephanie Harbour, Dietrich Bailey Associates
 Alice Geletzke, Recording Secretary

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – September 17, 2008

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve the minutes of the regular meeting of September 17, 2008, as printed with Commissioner Pratt abstaining because he was not present at the meeting. Ayes all.

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – October 15, 2008

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the agenda for the regular meeting of October 15, 2008, as submitted. Ayes all.

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ITEM NO. 3 -- PUBLIC HEARINGS

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| 1. | P.C. No.: | 1997/0908 |
| | Applicant/Developer: | Phil Haddad |
| | Section No.: | 36 |
| | Tax I.D. No.: | 063-04-0001-000 |
| | Address: | 39600 Ann Arbor Road |
| | Project Name: | Drive-Thru Facility Dunkin' Donuts |
| | Location: | North side of Ann Arbor Rd., east of I-275, south of Ann Arbor Trail and west of Eckles Road |
| | Zoning: | ARC, Ann Arbor Road Corridor |
| | Action Requested: | Applicant is requesting Special Land Use Approval for a Drive-Thru Facility |

Sally Hodges reviewed the report of McKenna Associates, the Fire Department report was received, and Stephanie Harbour reviewed the Dietrich Bailey report.

Marsha Butkovich of Jeffery A. Scott Architects and Brian Haddad from the Dunkin' Donuts Ann Arbor Road location addressed the Commission, presented site plans and answered questions.

Chairman Cebulski opened the public hearing at 7:25 p.m.

The following residents of the area registered their objections to the proposed drive-thru, based primarily on opposing any addition to the heavy traffic in the area: Edward Ruehle, Paul Pakizer, Marilyn Burkhardt, Sheila Grimes-Bhirido, Tom Little, Ben Lorenz, Charles Goodwin, and Ed Proffitt.

They spoke of their residential streets being used as escape routes from heavily-traveled Ann Arbor Road, with stop signs and yield signs often being ignored, thus endangering children in the area. They indicated they were also already inconvenienced by long waits while trying to turn onto Ann Arbor Road and felt any additional increase in traffic would cause further inconvenience.

Secretary Barberena also acknowledged receipt of four letters from area residents, also registering objections because of the potential increase in traffic.

Ms. Butkovich and Mr. Haddad agreed to provide the Commission with further information such as data from other locations that added a drive-through. They also agreed to provide a traffic study.

Mrs. Hodges said she would request accident statistics from the Police Department.

Commissioners also had questions regarding eliminated parking spots, and gasoline and food deliveries made on the site by semi-trucks and site circulation.

Chairman Cebulski closed the public hearing at 8:10 p.m.

Moved by Commissioner Sturdy, supported by Commissioner Pratt, to table Application 1997/0908, request for Special Land Use Approval for a Drive-Thru Facility at Dunkin' Donut, 39600 Ann Arbor Road, for up to 60 days. Ayes all.

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ITEM NO. 4 -- OLD BUSINESS

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|----|----------------------|---|
| 1. | P.C. No.: | 1995/0808 |
| | Applicant/Developer: | DeMattia Group |
| | Section No.: | 20 |
| | Tax I.D. No.: | 008-01-0030-000 |
| | Address: | Metro West Technology Park |
| | Project Name: | Brembo Brakes |
| | Location: | North of M-14, east of Ridge, south of Halyard Drive, and west of Beck Road |
| | Zoning: | TAR, Technology and Research District |
| | Action Requested: | Applicant is requesting approval of site plan. |

The reports of McKenna Associates and Dietrich Bailey were reviewed by Sally Hodges and Stephanie Harbour, respectively. The Fire Department report was received. Mrs. Hodges indicated approval would not have to be contingent on the lot split which has been applied for.

Bernard Grant of DeMattia Group reviewed items in question on the McKenna report and presented plans, colors, and building materials.

Moved by Commissioner Pratt, supported by Commissioner Davis, to grant final site plan approval for Application 1995/0808, DeMattia Group for Brembo Brakes, subject to the items discussed in the McKenna report, approving the color scheme as shown by the applicant, and subject to items in the report of Dietrich Bailey Associates, and the Fire Department. Ayes all.

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ITEM NO. 5 -- NEW BUSINESS

- | | | |
|----|----------------------|--|
| 1. | P.C. No.: | 1996/0908 |
| | Applicant/Developer: | Phil Haddad |
| | Section No.: | 36 |
| | Tax I.D. No.: | 063-04-0001-000 |
| | Address: | 39600 Ann Arbor Road |
| | Project Name: | Building Addition for Dunkin' Donuts |
| | Location: | North side of Ann Arbor Rd., east of I-275, south of Ann Arbor Trail and west of Eckles Road |
| | Zoning: | ARC, Ann Arbor Road Corridor |
| | Action Requested: | Applicant is requesting approval of site plan. |

Moved by Commissioner Sturdy, supported by Commissioner Barberena, to table consideration of Application 1996/0908, building addition for Dunkin' Donuts at 39600 Ann Arbor Road, for up to 60 days. Ayes all.

ITEM NO. 6 -- ANN ARBOR ROAD SIGN REQUESTS-N/A

ITEM NO. 7 -- OTHER PLANNING COMMISSION BUSINESS

1. Consideration to direct planner to amend Zoning Ordinance No. 99, Article XXXI to include language similar to Section 33.2, Petitions Previously Denied.

Commissioner Sturdy informed the Commission of the request for additions to a cell tower which came before the Zoning Board of Appeals for the second time after the original denial was upheld by the Wayne County Circuit Court and Michigan Court of Appeals.

Moved by Commissioner Sturdy, supported by Commissioner Pratt, to ask McKenna Associates to contact the Township Attorney and work with the administration to develop proposed language to deal with improving the appellate provisions of the Zoning Ordinances as they relate to non-conforming uses. Ayes all.

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

Commissioner Arnold asked that the Commission send congratulations to Seth Shpargel of McKenna Associates on his promotion to Principal Planner.

Commissioner Davis asked for further investigation as to whether a property on Ann Arbor Trail is erroneously being used as a used car lot.

The Commissioners also further discussed attempting to find ways to ease the traffic problems on Tavistock and other streets near Ann Arbor Road and the expressway.

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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.

Chairman Cebulski adjourned the meeting 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).