

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, FEBRUARY 18, 2009**

Though the approval requested does not require a public hearing, Chairman Cebulski encouraged the people in attendance to express their concerns. The following residents of the area addressed the Commission: Debra McMillan, Jerry Kirk, Jim Sanfillipo, Dorothy Davenport, Sonia Mayer, and Holly Good. They were concerned with the parking of maintenance trucks and vans in the parking lot, lack of privacy in their back yards and homes if the second floor eventually is used, increased traffic, insufficient landscape buffering, poor maintenance of the fence, and use of the dumpster area.

The Commission discussed the revised plans and materials at length with the architect and applicant, including the possibility of the applicant's appearing before the Zoning Board of Appeals regarding the parking of company vehicles.

Moved by Commissioner Sturdy, supported by Commissioner Davis, to grant Final Site Plan approval as requested in Application 2005/1108, Daniel Herriman, subject to the considerations in the McKenna report. In addition, the approval is conditioned upon the following:

Clearly identifying the new concrete curbing on the site plan.

Restriction, as a special land use, that the parking lot is solely to be used for parking passenger vehicles for periods of less than one day on the property and that such note be clearly indicated on the Final Site Plan.

The disposal of off-site materials in the on-site dumpster shall be prohibited.

That the fence condition on the west side of the site be continuously monitored and maintained by the applicant in good condition.

That the narrow parcel on the west side of the site be combined with the larger parcel, or confirmation from the applicant that this has already been done.

Also subject to the provisions in the reports of the Fire Department and Dietrich Bailey Associates.

Also subject to the requirement that additional dense landscaping on the west property line be worked out administratively with the Township planner prior to final stamp approval.

Further, that all windows on the west side of the second story be no lower than 18 inches from the brick soldier course.

That all light fixtures have to be shielded and appropriately modified to comply with the current Township ordinance.

Finally, that Planning Commission approval is required prior to the second floor area being occupied.

AYES: Arnold, Barberena, Cebulski, Davis, Litwin, Postell, Pratt, Siedlaczek

Commissioner Sturdy abstained.

Motion carried.

ITEM NO. 3 -- PUBLIC HEARINGS

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1. P.C. No.: 2007/0109
Applicant/Developer: Fairmount Properties
Section No.: 35
Tax I.D. No.: 061-02-0049-000
Address: 605 Ann Arbor Road
Project Name: Proposed Automotive Sales
Location: South side of Ann Arbor Road, west side of Rocker Avenue,
north of Marlin Avenue, and east of South Main Street
Zoning: ARC, Ann Arbor Road Corridor
Action Requested: Applicant is Requesting Special Land Use Approval for
Proposed Automotive Showroom and Sales

Seth Shpargel reviewed the report of McKenna Associates

Dave Rocker of Fairmount Properties gave the Commission a history of what previously transpired on the property.

Chairman Cebulski opened the public hearing at 9:33 p.m.

Rick Somerlee of Rocker Street had questions regarding whether there would be a driveway on Rocker and whether or not the proposed used car lot would have a public address system. Dave Rocker assured Mr. Somerlee that neither is planned.

There being no further discussion, the public hearing was closed at 9:35 p.m.

The Commission questioned why this application was brought before them because there is a consent judgment involved. Commissioner Arnold indicated those cases normally are handled by the Board of Trustees, with advice from the Township Attorney. Seth Shpargel agreed to investigate the matter.

Moved by Commissioner Pratt, supported by Commissioner Sturdy, to deny Application 2007/0109, Fairmount Properties at 605 Ann Arbor Road, because there is no information submitted concerning a proper use statement and does not meet the special land use criteria of the Zoning Ordinance, and that the matter be referred to the proper party to give it consideration.

The motion was withdrawn by both the maker and supporter.

Moved by Commissioner Pratt, supported by Commissioner Sturdy, to table Application 2007/0109, Fairmount Properties at 605 Ann Arbor Road, to the meeting of June 17, 2009. Ayes all.

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2. P.C. No.: 2008/0109
Applicant/Developer: Charter Township of Plymouth Planning Commission
Section No.:
Tax I.D. No.:
Address:
Project Name: Proposed Text Amendment 004
Re: Nonconformities Related to Effect of Denial of a Class A Designation; Special Provisions, Related to Fire Apparatus Access; and Zoning Board of Appeals, Related to Petitions Previously Denied
- Location:
Zoning:
Action Requested: Requesting Approval of Amendments to Zoning Ordinance No. 99

Chairman Cebulski opened the public hearing at 9:45 p.m. There being no public discussion, the hearing was closed at 9:46 p.m.

Moved by Commissioner Davis, supported by Commissioner Pratt, to recommend to the Board of Trustees the approval of Proposed Text Amendment 004 to the Zoning Ordinance Re: Nonconformities Related to Effect of Denial of a Class A Designation; Special Provisions, Related to Fire Apparatus Access; and Zoning Board of Appeals, Related to Petitions Previously Denied, as requested in Application 2008/0109, subject to the revision to item A.6 as presented at the meeting. Ayes all.

3. P.C. No.: 2009/0109
Applicant/Developer: Charter Township of Plymouth Planning Commission
Section No.:
Tax I.D. No.:
Address:
Project Name: Proposed Amendment of Text of Plymouth Charter Township Code of Ordinances, Chapter 93
Re: Subdivision Regulations, Cul-De-Sac Streets, and Street Rights-Of-Way Roadway Widths of Said Ordinance Related to Minimum Turn-Around Radius on Cul-De-Sac and Loop Streets
- Location:
Zoning:
Action Requested: Requesting Approval of Amendments to Plymouth Charter Township Code of Ordinances, Chapter 93

Chairman Cebulski opened the public hearing at 9:47 p.m. There being no public discussion, the hearing was closed at 9:48 p.m.

Moved by Commissioner Pratt, supported by Commissioner Davis, to recommend to the Board of Trustees approval of amendments to the Plymouth Charter Township Code of Ordinances, Chapter 93, Re: Subdivision Regulations, Cul-De-Sac Streets, and Street Rights-Of-Way Roadway Widths of Said Ordinance Related to Minimum Turn-Around Radius on Cul-De-Sac and Loop Streets, as requested in Application 2009/0109. Ayes all.

ITEM NO. 4 -- OLD BUSINESS

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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 An Extension to the Tabling of Approval of Site Plan, (was tabled at the 10/15/08 Planning Commission Meeting)

Moved by Commissioner Davis, supported by Commissioner Pratt, to extend the tabling of Application 1996/0908, building addition for Dunkin' Donuts, to the meeting of June 17, 2009. Ayes all.

2. 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 An Extension to the Tabling of Special Land Use Approval for a Drive-Thru Facility, (was tabled at the 10/15/08 Planning Commission Meeting)

Moved by Commissioner Davis, supported by Commissioner Barberena, to extend the tabling of Application 1997/0908, Dunkin' Donuts, special land-use approval for a drive-thru facility, to the meeting of June 17, 2009. Ayes all.

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3. P.C. No.: 2005/1108
Applicant/Developer: Daniel Herriman
Section No.: 23
Tax I.D. No.: 020-01-0012-312
Address: 41486 Wilcox Road
Project Name: Building Addition – Herriman & Associates, Inc.
Location: North side of Wilcox Road, east of Shadywood Drive, south of M-14 Expressway, and west of Schoolcraft Road
Zoning: OS, Office Service
Action Requested: Applicant is requesting Final Site Plan approval.

This item was moved to earlier in the meeting.

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

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

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

ITEM NO. 8 -- COMMUNICATIONS &/OR INFORMATION

1. Letter dated January 26, 2009, from Dennis Moore with an update in regards to the fifth season (summer 2008), of Drive In Theater Operations at Compuware Sports Arena.

The Commission agreed to receive and file the letter from Compuware.

ITEM NO. 9 -- BOARD OF TRUSTEES ACTION

1. At the meeting of January 20, 2009, the Board of Trustees approved the recommendation of the Planning Commission to rezone Parcel R-78-042-99-003-004 from AG, Agricultural District, to R-1-E, Single Family Residential District.

MOTION TO ADJOURN

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

Chairman Cebulski adjourned the meeting at 9:58 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).