

**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, DECEMBER 9, 2009**

Meeting called to order at 7:04 p.m.

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

**MEMBERS EXCUSED:** None

**OTHERS PRESENT:** Sally Hodges, McKenna Associates  
Alice Geletzke, Recording Secretary

**ITEM NO. 1 -- APPROVAL OF MINUTES**

1. Regular Meeting – November 18, 2009

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the minutes of November 18, 2009 as printed. Ayes all.

**ITEM NO. 2 -- APPROVAL OF AGENDA**

1. Regular Meeting – December 9, 2009

Chairman Cebulski added, under Item No. 4—Old Business, Discussion of Rear Yard Setback Requirements.

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the agenda for the regular meeting of December 9, 2009 as amended. Ayes all.

**ITEM NO. 3 -- PUBLIC HEARINGS**

1. P.C. No.: 2019/1109  
Applicant/Developer: Sean Youngren  
Section No.: 20  
Tax I.D. No.: 008-01-0002-302  
Address: 14328 Genoa Court  
Project Name: Rainbow Rehabilitation Centers – Special Land Use  
Location: North side of Genoa Ct., east of Ridge Road, south of Chesapeake and Ohio R.R., west of Beck Road  
Zoning: TAR, Technology and Research  
Action Requested: Applicant is Requesting Special Land Use Approval for Proposed Physical Therapy Center

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

Sean Youngren of Rainbow Rehabilitation Centers and a representative of their architectural firm, Hooker DeJong, addressed the Commission and answered questions with regard to building usage, adequate parking, and circulation on the site for drop-off and pick-up of clients.

Chairman Cebulski opened the public hearing at 7:40 p.m. There being no public comment, the hearing was closed at 7:41 p.m.

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Moved by Commissioner Davis, supported by Commissioner Pratt, to recommend special land use approval for proposed physical therapy center at 14328 Genoa Court, requested by Rainbow Rehabilitation Centers at 14328 Genoa Court, subject to all four items listed in the McKenna report being noted on the revised site plan. Ayes all.

**ITEM NO. 4 -- OLD BUSINESS**

1. Discussion of Rear Yard Setback Requirements.

Mr. Sturdy indicated he distributed a draft of the proposed Zoning Ordinance changes which would increase the house coverage for an addition from 40% to 80%, adding a restriction to one story only.

Moved by Commissioner Sturdy to set the proposed amendment for Section 20.2 of the Township Zoning Ordinance for public hearing at the next regularly scheduled Planning Commission meeting.

Commissioner Sturdy subsequently withdrew the motion.

Commissioners further discussed options such as changing from 40% coverage to 100% coverage and how to clarify maximum height of an addition for both one-story and two-story homes.

Moved by Commissioner Sturdy, supported by Commissioner Pratt, to set for public hearing at the next regularly scheduled Planning Commission meeting a proposed amendment to Section 20.2 of Footnote BB of the Zoning Ordinance that would modify the third subsection to replace the 40% value with 100% and add an additional section that the proposed addition shall be restricted to one story only, with additional clarification to be provided administratively. Ayes all.

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

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

**ITEM NO. 7 -- OTHER PLANNING COMMISSION BUSINESS**

1. Master Plan – Discussion of Five-Year Review

Mrs. Hodges reviewed the procedure that the Planning Commission and Board of Trustees would follow prior to presenting the revised plan for public hearing.

**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.

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Chairman Cebulski adjourned the meeting at 8:05 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Kendra Barberena". The signature is written in a cursive style with a large initial 'K'.

Kendra Barberena  
Planning Commission Secretary  
Plymouth Charter Township

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