

**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, NOVEMBER 16, 2011  
MINUTES**

Meeting called to order at 7:00 p.m. by Chairman Cebulski.

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

**MEMBERS EXCUSED:** Keith Postell

**OTHERS PRESENT:** Jana Radtke, Community Development Director/Planner  
Philip Westmoreland, Spalding DeDecker Associates  
Alice Geletzke, Recording Secretary

**ITEM NO. 1 – APPROVAL OF MINUTES**

1. Regular Meeting – October 19, 2011

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the minutes of the regular meeting of October 19, 2011 as printed. Ayes all, with Chairman Cebulski abstaining because he was not present at the meeting.

**ITEM NO. 2 – APPROVAL OF AGENDA**

1. Regular Meeting – November 16, 2011

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the agenda for the regular meeting of November 16, 2011 as presented. Ayes all.

**ITEM NO. 3 – SET DATE FOR/PUBLIC HEARINGS**

**ITEM NO. 4 – PUBLIC HEARINGS**

1. **P.C. No:** 2062/1011  
**Applicant/Developer:** Gateways of Plymouth  
**Section No:** 23  
**Tax I.D. No:** R-78-018-05-0015-000 through R-78-018-05-0041-000  
**Address:** 42624 Gateway Dr through 42795 Gateway Dr  
**Project Name:** Gateways of Plymouth Amendment  
**Location:** North of Hammil Lane, South of M-14,  
East of Northville Road, West of Garland Avenue  
**Zoning:** R-2-A  
**Action Requested:** Applicant requests approval of Special Land Use

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Jana Radtke, Community Development Director/Planner, reviewed her report dated November 7, 2011 and the Fire Department report was received.

Applicant Marcello Scappaticci addressed the Commission, presented plans, and answered questions regarding changing 14 units to free-standing two-story condos.

Chairman Cebulski opened the public hearing at 7:14 p.m.

Mr. Michael Scarpone, who owns abutting property, had questions regarding determination of the property line and whether drainage would be affected.

There being no further questions from the public, the hearing was closed at 7:18 p.m.

The applicant stated that the fence along the property line would remain as it is and not be changed.

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve the Special Land Use requested in Application 2062/1011, Gateways of Plymouth, 42624 Gateway Drive through 42795 Gateway Drive, subject to conditions in the report of Jana Radtke, Community Development Director/Planner. Ayes all.

**2. P.C. No: 2063/1011**

Applicant/Developer: Robert Bosch, LLC  
Section No: 24  
Tax I.D. No: R-78-021-99-0001-701, R-78-021-99-0015-000  
R-78-021-99-0026-000 thru R-78-021-99-0028-000  
R-78-023-99-0023-002, R-78-023-99-0023-003  
R-78-023-99-0024-001, r-78-024-99-0002-003  
Address: 15000 Haggerty  
Project Name: Bosch PUD Amendment  
Location: North of M-14, South of Five Mile,  
East of Haggerty, West of I-275  
Zoning: OS  
Action Requested: Applicant requests approval for a PUD Amendment

Mrs. Radtke reviewed her report and the Fire Department report was received.

Andrew Wolf of Robert Bosch, LLC and Gerald Philo of Harley Ellis Devereaux Project Management addressed the Commission, presented plans, and answered questions. Their request for a PUD Amendment is to allow for the construction of a modular building to be used as transitional space for approximately 130 to 160 employees while a permanent building is to be built on the site.

Chairman Cebulski opened the public hearing at 7:45 p.m.

Mr. Jim Sark had questions regarding the Haggerty Road drive being used by employees as well as visitors and Ms. Alice McCarron had objections based on increased use of sewers and traffic congestion.

Ms. Rosie Marsh, business manager of St. Kenneth's Church, noted there were no objections from the church and that Bosch has been a good neighbor to them, allowing them to use their parking lot for special events.

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Another resident (14809 Thornbridge) was opposed to the application due to an increase in traffic on Haggerty and land preservation.

There being no further comments from the public, the hearing was closed at 7:53 p.m.

Commissioners further discussed Bosch's future expansion plans, the need for an updated traffic study for traffic along Five Mile and Haggerty Roads, and whether the Haggerty Road exit should be marked "Visitors Only."

Moved by Commissioner Sturdy, supported by Commissioner Barberena, to recommend to the Board of Trustees the approval of the request of Robert Bosch, LLC in Application 2063/1011 for a PUD Amendment, subject to the following conditions:

1. The size and location of the temporary building must be consistent with the amended site plan.
2. As stated by the applicant, the exterior siding used on the temporary modular building must match the siding used on the existing building.
3. A specific timeframe must be established for the duration of the temporary modular building, but no later than June 30, 2015.
4. A specific timeframe must be established to review annually the construction schedule of the permanent building on-site with the Township.
5. A cash bond or letter of credit must be posted to guarantee the removal of the temporary modular building once the timeframe for its duration has elapsed.
6. The existing entrance along Haggerty Road was intended to be the primary visitor entrance on the General Development Plan. The amended site plan must contain a note indicating that this entrance is designated for visitors only and describe the action that Bosch will take to enforce this requirement.
7. Bosch will conduct a traffic study and submit results and recommendations along with the future expansion plans.

AYES: Sturdy, Barberena, Cebulski, Davis, Pratt, Siedlaczek  
NAYS: Arnold

Motion carried.

**3. P.C. No: 2064/1011**

Applicant/Developer: Rejuvenation Fitness  
Section No: 23  
Tax I.D. No: R-78-018-03-0078-300  
Address: 15091 Northville Road  
Project Name: Rejuvenation Fitness  
Location: North of M-14, South of Five Mile  
East of C&O Rail line, West of Northville Road  
Zoning: IND  
Action Requested: Applicant requests approval of Special Land Use

Mrs. Radtke reviewed her report and the Fire Department report was received.

Mr. Terry Pratt, applicant, addressed the Commission and answered questions.

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Chairman Cebulski opened the public hearing at 8:41 p.m. There being no comment from the public, the hearing was closed at 8:42 p.m.

Moved by Commissioner Pratt, supported by Commissioner Davis, to approve the Special Land Use requested in Application 2064/1011, Rejuvenation Fitness, 15091 Northville Road, subject to the following conditions:

1. As specified by the applicant, the facility would serve a maximum of 15 clients at any given time and would employ approximately 5 personal trainers.
2. As specified by the applicant, the hours of operation would be from 6 a.m. to 8 p.m. on Monday through Friday, and from 8 a.m. to 4 p.m. on Saturday and Sunday.

Ayes all.

**ITEM NO. 5 – OLD BUSINESS**

NA

**ITEM NO. 6 – NEW BUSINESS**

NA

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

NA

**ITEM NO. 8 – COMMUNICATIONS &/OR INFORMATION**

NA

**ITEM NO. 9 – BOARD OF TRUSTEES ACTION**

NA

**MOTION TO ADJOURN**

Moved by Commissioner Pratt, supported by Commissioner Davis, to adjourn the meeting at 8:43 p.m. Ayes all.

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).

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