

**CHARTER TOWNSHIP OF PLYMOUTH  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, MAY 17, 2017 • 7:00 PM  
MINUTES**

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

**MEMBERS PRESENT:** Kendra Barberena Dennis Cebulski  
Robert Doroshewitz Jim Harb  
John Itsell Keith Postell

**MEMBERS EXCUSED:** Bill Pratt

**OTHERS PRESENT:** Laura Haw, McKenna Associates  
David Richmond, Spalding DeDecker Assoc.  
Alice Geletzke, Recording Secretary

**ITEM NO. 1 – APPROVAL OF AGENDA**

1. Regular Meeting – May 17, 2017

Per direction from the Township, Chairman Cebulski added an item, Approve Planning Commission's Recommendation to the Zoning Board of Appeals.

Moved by Commissioner Postell and supported by Commissioner Harb to approve the agenda for the regular meeting of May 17, 2017 as amended. Ayes all.

**ITEM NO. 2 – APPROVAL OF MINUTES**

1. Regular Meeting – April 19, 2017

Moved by Commissioner Harb and supported by Commissioner Doroshewitz to approve the minutes of the regular meeting of April 19, 2017. Ayes all.

2. Work Session Meeting – N/A

**ITEM NO. 3 – PUBLIC HEARINGS**

N/A

**ITEM NO. 4 – TOWNSHIP CAPITAL IMPROVEMENT PROJECTS**

N/A

**CHARTER TOWNSHIP OF PLYMOUTH  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, MAY 17, 2017 • 7:00 PM  
MINUTES**

**ITEM NO. 5 – NEW BUSINESS**

**1. P.C. No: 2243-0517**

Applicant / Developer	Archdiocese of Detroit
Project Name:	St. Kenneth Church – Building Addition
Location:	West of Haggerty Road, South of Five Mile Road, East of Northville Road and North of M-14
Section No:	24
Tax I.D. No:	R-78-021-99-0019-000
Zoning:	R-1, Single Family Residential
Action Request:	Tentative Site Plan Approval

Laura Haw of McKenna Associates reviewed her report dated May 10, 2017 which recommended tentative site plan approval subject to conditions regarding exterior lighting, landscaping and engineering review approval.

David Richmond of Spalding DeDecker reviewed his report dated May 12, 2017 which also recommended tentative site plan approval with conditions listed.

The Fire Department report was received.

Andrew Wasiniak, head of the Parish Council, addressed the Commission and answered questions regarding the proposed addition to the church. He asked for guidance from the Township regarding landscaping installations.

Commissioner Barberena read comments from Commissioner Pratt, who could not be present this evening. He had questions regarding the height of the structure, supported the landscaping recommendations (especially landscaping along the northern property line), and supported tentative site plan approval. It was noted the proposed height, at 45 feet, is well under the maximum allowable height for religious institutions (55 feet).

It was suggested by Commissioner Postell that conversations be held with neighbors to seek their support and to upgrade the landscaping between the church and their homes.

After further discussion, it was moved by Commissioner Postell and supported by Commissioner Doroshewitz, to grant tentative site plan approval for Application 2243-0517, St. Kenneth Church building addition, with the understanding that landscape details, as outlined in the Planner's report, will be satisfied and finalized prior to final site plan approval and items listed on the engineering review will be handled in normal course. Ayes all.

**CHARTER TOWNSHIP OF PLYMOUTH  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, MAY 17, 2017 • 7:00 PM  
MINUTES**

**ITEM NO. 6 – OLD BUSINESS**

**1. P.C. No: 2229-0117**

Applicant / Developer	Beck 15075, LLC
Project Name:	Beck Hotel Development
Location:	South of Five Mile Road, West of Beck Road, North of Clipper Street and East of Ridge Road
Section No:	20
Tax I.D. No:	R-78-0005-99-0009-709, R-78-0005-99-0009-710
Zoning:	IND, Industrial
Action Request:	PUD Option Approval

Ms. Haw reviewed her planning report dated May 10, 2017, noting this project has been returned to the Planning Commission by the Board of Trustees for reconsideration of the PUD Option after the applicant has made significant revisions to the initial concept plan which the Planning Commission reviewed in early 2017. The revised concept plan now orients the proposed hotel toward Beck Road, separating the hotel further from the industrial uses to the west, provides a secondary access connection to the property to the north, includes banked parking to reduce impervious surfaces, provides for a landscaped pedestrian corridor from the hotel to the two restaurants and contains enhanced landscaping. Her report recommended approval of the PUD Option subject to conditions regarding additional landscaping, the creation of a more distinct entry drive to the hotel, incorporation of outdoor space for hotel guests, and enhanced building design.

Mr. Richmond reviewed his report dated February 2, 2017, which recommends approval of the proposed PUD Option.

The Fire Department report was received.

Mr. Leo Gonzales of CRS Commercial Real Estate and property owner Ned Jawich addressed the Commission and answered questions regarding the revised site plan.

Commissioner Barberena read the comments from Commissioner Pratt, supporting the PUD Option. He felt the use is a commercial, not a residential use and he recommended a traffic study be done for final site plan. He also had concerns regarding placement of the second fire engine access. He recommended turning radius templates be applied during the site plan review process to ensure traffic safety.

**CHARTER TOWNSHIP OF PLYMOUTH  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, MAY 17, 2017 • 7:00 PM  
MINUTES**

Commissioners discussed at length the concerns regarding safety and noise coming from the industrial use to the west, particularly since they are considering expansion. Ms. Haw noted receipt of a statement from Chief Building Official Mark Lewis and, through his review, he finds no safety concern with the fuel tanks, even with expansion because they will have to meet the building and safety codes.

The applicant was asked if there is awareness of a large natural gas line crossing the property. The engineer and applicant discussed how to investigate.

Moved by Commissioner Doroshewitz and supported by Commissioner Postell to recommend approval of the PUD Option to the Board of Trustees for Application 2229-0117, Beck Hotel Development, subject to conditions in the Planner's report of May 10, 2017, the Engineer's report, and the report of the Fire Department. Ayes all on a roll call vote.

***See Item No. 11 for amendment to this motion. Please note the Township's established policy for final PUD approval is that in the event the site contains multiple parcels, they must be combined under a separate land combination application and approved administratively by the Township. PUD 2229-0117 is obligated to follow this same process.***

**2. P.C. No: 2234-0217**

Applicant / Developer	JB Beck, LLC
Project Name:	Plymouth Plaza
Location:	South of Five Mile Road, West of Beck Road, North of Clipper Street
Section No:	20
Tax I.D. No:	R-78-005-99-0001-001
Zoning:	C-2, General Commercial
Action Request:	PUD Option Approval

Ms. Haw reviewed her report dated May 11, 2017 which recommended discussion of the proposed PUD Option in light of the revised concept plan, provide direction to the applicant, and that any recommendation is contingent on underlined items being addressed prior to Board of Trustees consideration. The proposal is to construct two multi-tenant plaza buildings, with two drive-thru's, on the former Max & Erma's site. She reviewed the enhancements made to the plans and indicated a traffic study has been done by Fleis & Vanderbrink. She also made recommendations regarding improvements to landscaping, streetscape areas, traffic flow, pedestrian considerations, trash enclosure location and screening, development of the corner plaza as a gateway and building design.

**CHARTER TOWNSHIP OF PLYMOUTH  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, MAY 17, 2017 • 7:00 PM  
MINUTES**

Mr. Richmond reviewed his report dated April 11, 2017, and a concern listed was whether the parcel's size, approximately 1.697 acres, meets the criteria of Article XXIII of Zoning Ordinance 99 for PUD Options, which is as minimum of 5 acres. He noted that there is a legal description on the site which appears to include the Home Depot site, and if that is to be included in the PUD it should also be part of the plan. He recommended legal review.

The Fire Department report was received.

Mr. Gonzales and Mr. Jawich addressed the Commission and answered questions regarding the plan revisions, the traffic study, and their opinions on including common elements as part of the acreage for the PUD.

The Commission discussed the need for review regarding the PUD Option legality and their feelings regarding the revisions to the plan and the positive traffic study. Commissioner Barberena read Commissioner Pratt's conclusions regarding the busy site.

Mr. Gonzales agreed that if Special Land Use is necessary instead, all improvements would continue and they would continue to work with the Planner and Township.

Moved by Commissioner Harb and supported by Commissioner Postell to table Application 2234-0217, Request for PUD General Development Plan for Plymouth Plaza, to no later than the July meeting, looking for information from the Township Attorney to qualify the property as a PUD. Ayes all.

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

1. Master Plan Update

Ms. Haw reviewed the suggested Master Plan updates, with recommendation for public hearing at the June meeting with no objections from the Commission, including the comments from Commissioner Pratt.

2. Discussion on Planning Commission Projects  
See Item 12: Additional Items.

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

1. April Community Development / Planning Status Report

Ms. Haw discussed with the Commission the status report.

**CHARTER TOWNSHIP OF PLYMOUTH  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, MAY 17, 2017 • 7:00 PM  
MINUTES**

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

1. The Board of Trustees approved application 2238-0317, the Inn at St. John's Planned Unit Development (PUD) Option Amendment, contingent on the recommendations in the Staff Reports to be addressed during the site plan review process on May 9, 2017.
2. The Board of Trustees sent back to the Planning Commission, application 2229-0117, the Beck Business Hotel Planned Unit Development (PUD) Option to be further reviewed, based on revised plans, on April 25, 2017.

**ITEM NO. 10—APPOINTMENT TO ZBA**

Per the direction of the Township for the Planning Commission to nominate the ZBA liaison, Chairman Cebulski indicated he has spoken to Bill Pratt, who agreed to be the Planning Commission's liaison on the ZBA.

Moved by Commissioner Barberena and supported by Commissioner Harb to recommend the appointment of Commissioner William Pratt as the Planning Commission representative on the Zoning Board of Appeals. Ayes all.

**ITEM NO. 11--AMENDMENT OF MOTION REGARDING APPLICATION 2229-0117**

It was agreed by the maker (Commissioner Doroshewitz) and supporter (Commissioner Postell) to amend the earlier motion regarding Application 2229-0117, Beck Hotel Development, to require the combining of two pieces of property to meet the 5-acre requirements for the PUD Option. Ayes all.

**ITEM NO. 12—ADDITIONAL ITEMS**

Ms. Haw discussed addressing items in the Zoning Ordinance, with suggestions from the Zoning Board of Appeals.

She also discussed an individual who is interested in building a gas station with a Dunkin' Donuts or Tim Horton's at the southwest corner of Schoolcraft and Haggerty, zoned Industrial.

In addition, discussion was held on ice coolers and vending machines in front of stores or gas stations.

**CHARTER TOWNSHIP OF PLYMOUTH  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, MAY 17, 2017 • 7:00 PM  
MINUTES**

**MOTION TO ADJOURN**

Moved by Commissioner Barberena and supported by Commissioner Harb to adjourn the meeting at 9:50 p.m. Ayes all.

Respectfully submitted,



Kendra Barberena, Secretary  
Charter Township of Plymouth  
Planning Commission

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 Road, Plymouth, MI 48170, (734) 354-3201, TDD users: 1-800-649-3777 (Michigan Relay Service).