

Planning Commission Minutes

April 19, 2006

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

MEMBERS PRESENT:

Kay Arnold
Kendra Barberena
Dennis Cebulski
Carol Davis
Janice Litwin
Bill Pratt, arrived at 7:02 p.m.
Keith Postell
Dennis Siedlaczek
Ray Sturdy

MEMBERS EXCUSED: None

OTHERS PRESENT:

Alice Geletzke, Recording Secretary
Sally Hodges, McKenna Associates
Stephanie Harbour, Dietrich Bailey Associates
Michael Lamping, Dietrich Bailey Associates

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting - March 15, 2006

Moved by Commissioner Davis, supported by Commissioner Litwin, to approve the minutes of the Regular Meeting of March 15, 2006, as presented.

Ayes all, with Commissioner Pratt absent.

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting - April 19, 2006

Chairman Cebulski indicated that the applicant requested that Application 1902/1005, Plymouth Towne Square, under Item No. 5, Old Business, be postponed.

Moved by Commissioner Davis, supported by Commissioner Barberena, to approve the Agenda for the Regular Meeting of April 19, 2006, as amended.

Ayes all, with Commissioner Pratt absent.

ITEM NO. 3 -- SET DATE FOR PUBLIC HEARING

1.	P.C. No.:	1921/0306
	Applicant/Developer:	Marcello Scappaticci
	Section No.:	29
	Tax I.D. No.:	037-99-0001-000
	Address:	12731 Beck Road
	Project Name:	Edinburgh Estates
	Location:	Northwest corner of Beck and Edinburgh
	Zoning:	R-1-H, Single Family Residential District
	Action Requested:	Applicant is requesting approval of Single Family Cluster Housing Option

Moved by Commissioner Davis, supported by Commissioner Arnold, to set May 17, 2006, as the date for public hearing for Application 1921/0306, Marcello Scappaticci, Edinburgh Estates.

Ayes all, with Commissioner Pratt absent.

2.	P.C. No.:	1922/0306
	Applicant/Developer:	Dwayne Roi
	Section No.:	21
	Tax I.D. No.:	010-99-0015-000
	Address:	47325 Five Mile Road
	Project Name:	Maggie Moo's
	Location:	South side of Five Mile Road, east of Beck Road, in the Gateway Plaza

Zoning:	C-2, General Commercial District
Action Requested:	Applicant is requesting approval of Special Use for Outdoor Seating

Moved by Commissioner Davis, supported by Commissioner Arnold, to set May 17, 2006, as the date for public hearing for Application 1922/0306, Dwayne Roi, Maggie Moo's.

Ayes all, with Commissioner Pratt absent.

3. P.C. No:	1925/0406
Applicant/Developer:	Rogvoy Architects
Section No:	35
Tax I.D. No:	060-99-0027-002; 060-99-025-000
Address:	42350 & 42370 Ann Arbor Road
Project Name:	ARC Commercial Development
Location:	North side of Ann Arbor Road, east side of Lilley Road
Zoning:	ARC, Ann Arbor Road Corridor District
Action Requested:	Applicant is requesting approval of Special Use for a Drive Through Facilities for a Bank and a Restaurant.

Moved by Commissioner Davis, supported by Commissioner Arnold, to set May 3, 2006, as the date for public hearing for Application 1925/0406, Rogvoy Architects, ARC Commercial Development Special Use.

Ayes all, with Commissioner Pratt absent.

Commissioner Pratt arrived at 7:02 p.m.

ITEM NO. 4 -- PUBLIC HEARINGS

1. P.C. No.:	1918/0206
Applicant/Developer:	K & E Management, LLC/Timothy Stoepker
Section No.:	35
Tax I.D. No.:	061-01-0003-000
Address:	9400 Main Street
Project Name:	Rezoning - Main Street
Location:	North of Judson Ave., east of South Main St., south of Ann Arbor Rd., west of Rocker Ave.
Zoning:	R-1, Single Family Residential District
Action Requested:	Applicant is requesting to rezone R-1, Single Family Residential to VP, Vehicular Parking

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

Commissioner Barberena noted two letters of objection received from Dennis J. Czeryba on behalf of Mildred Czeryba, and from John Czeryba. The Commission also received a petition with 102 signatures, all objecting to granting the request.

Timothy Stoepker, representing David H. Sturtz, DDS, addressed the Commission and answered questions. He pointed out a need for additional parking

Chairman Cebulski opened the public hearing at 7:27 p.m.

The following residents of the area registered their objections to the requested rezoning: John Czeryba, Al Korduba, Norman Bagley, Dennis Czeryba, Brian Radke, Rich Airton, and Rick Summerlee. They were greatly concerned with any further encroachment into the residential area, increased traffic, and lowered property values. They felt the existing home on the property should be rehabilitated or torn down and replaced.

There being no further comment, the public hearing was closed at 7:38 p.m.

Mr. Stoepker indicated the willingness of Dr. Sturtz to propose contract zoning with restrictive covenants for the property and to present detailed plans for the proposed parking lot, complete with landscape screening consistent with the Green Meadows ARC area plan standards to make it as attractive as possible to the neighborhood.

Commissioners Sturdy and Pratt felt this possibility might provide a long-term solution for the use of this particular piece of property as a buffer between the commercial and residential areas.

Commission members felt legal counsel should be sought as to how resubmission of the request should be handled.

Moved by Commissioner Pratt, supported by Commissioner Sturdy, to table Application 1918/0206, K & E Management, LLC/Timothy Stoepker, Rezoning - Main Street, for up to 60 days, pending advice of legal

counsel.

AYES: Pratt, Sturdy, Litwin, Siedlaczek, Cebulski, Postell.
NAYS: Arnold, Barberena, Davis. Motion carried.

Residents were asked to contact the Community Development Department for information as to when the item will reappear on the agenda.

ITEM NO. 5 -- OLD BUSINESS

1. P.C. No.:	1902/1005
Applicant/Developer:	Plymouth Towne Square
Section No:	35
Tax I.D. No:	060-02-0078-002; 060-02-0081-000; 060-99-0003-000; 060-99-0008-000; 060-99-0009-000; 060-99-0002-000; 060-99-0002-701; 060-99-0002-702
Address:	
Project Na Location:	North of Ann Arbor Road, east of CSX Railroad, south of Firwood, and west of Gold Arbor
Zoning:	
Action Requested:	Applicant is requesting approval of Final Development Plan.

This item was postponed at the request of the applicant.

ITEM NO. 6 -- NEW BUSINESS

1. P.C. No:	1923/0306
Applicant/Developer:	Federal Mogul Corp.
Section No:	21
Tax I.D. No:	010-01-0008-302
Address:	47001 Port Street
Project Name:	Project Name: Federal Mogul Corp.
Location:	South of Corporate Dr., west of Sheldon Road, north of C & O Railroad, east of Beck Road
Zoning:	Zoning: IND, Industrial
Action Requested:	Applicant is requesting approval of site plan.

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

Steve Bronstine and other members of their architectural firm addressed the Commission, presented plans and building materials, and answered questions.

Moved by Commissioner Pratt, supported by Commissioner Barberena, to table Application 1923/0306, Federal Mogul Corp., for up to 60 days to allow the applicant to further study and revise the parking area and use of the westerly lot to protect existing trees.

Ayes all.

2. P.C. No:	1924/0306
Applicant/Developer:	Rogvov Architects
Section No:	35
Tax I.D. No:	060-99-0027-002; 060-99-025-000
Address:	42350 & 42370 Ann Arbor Road
Project Name:	Project Name: ARC Commercial Development
Location:	North side of Ann Arbor Road, east side of Lilley Road
Zoning:	Zoning: ARC, Ann Arbor Road Corridor District
Action Requested:	Applicant is requesting approval of site plan.

Mrs. Hodges explained that special use must be sought by the applicant for a bank and restaurant on this property, thus no action can be taken at the present time on the site plan.

Mark Drane, architect, and Bob Kato presented plans for the area and sought direction from Commissioners.

Moved by Commissioner Pratt, supported by Commissioner Barberena, to table Application 1924/0306, Rogvov Architects, ARC Commercial Development, until May 3.

Ayes all.

ITEM NO. 7 -- ANN ARBOR ROAD SIGN REQUESTS

1. P.C. No.:	1905/1105
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Applicant/Developer:	Allied Signs, Inc.
Section No.:	35
Tax I.D. NO:	061-99-0012-001
Address:	205 Ann Arbor Road
Project Name:	Taco Bell
Location:	North of Postiff Ave., east of Main Street, south side of Ann Arbor Road, west of Lilley Road
Zoning:	ARC, Ann Arbor Road Corridor District
Action Requested:	Applicant is requesting approval of sign and awning

Sally Hodges reviewed the report of McKenna Associates and commended the applicant for their cooperation.

Patrick Stieber addressed the Commission, presented plans, and answered questions.

Moved by Commissioner Davis, supported by Commissioner Pratt, to grant approval of the sign and awning requested in Application 1905/1105, Allied Signs, Inc., for Taco Bell, subject to six recommendations listed in the McKenna report.

Ayes all.

Lori Leblanc of Health Essentials on Sheldon Road was advised as to the procedure for submitting sign plans and submitting an application for addition to the agenda.

ITEM NO. 8 -- OTHER PLANNING COMMISSION BUSINESS-N/A

ITEM NO. 9 -- COMMUNICATIONS &/OR INFORMATION

1. Notice of Intent to Consider an Amendment to the Superior Township Growth Management Plan.
2. Community Development Site Plan Status Report.

ITEM NO. 10 -- BOARD OF TRUSTEES ACTION-N/A

MOTION TO ADJOURN

Moved by Commissioner Arnold, supported to by Commissioner Pratt, to adjourn the meeting.

Meeting adjourned at 9:40 p.m.

Respectfully submitted,

Kendra Barberena
 Planning Commission Secretary
 Plymouth Charter Township

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