

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, DECEMBER 13, 2006**

Meeting called to order at 7:03 p.m.

MEMBERS PRESENT Kay Arnold Kendra Barberena
Dennis Cebulski Carol Davis
Janice Litwin Keith Postell
Bill Pratt 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
Seth Shpargel, McKenna Associates

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – November 15, 2006

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the minutes of November 15, 2006, as printed. Ayes all.

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – December 13, 2006

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve the agenda for the Regular Meeting of December 13, 2006, as printed. Ayes all.

ITEM NO. 3 -- SET DATE FOR PUBLIC HEARING-N/A

ITEM NO. 4 -- PUBLIC HEARINGS-N/A

ITEM NO. 5 -- OLD BUSINESS

1. P.C. No.: 1926/0406
Applicant/Developer: Ecorse Landing, LLC
Section No.: 21
Tax I.D. No.: 010-99-0016-000; 010-99-0017-701
Address: 47365 Five Mile Road and 47381 Five Mile Road
Project Name: Shell Plaza – Five Mile Road
Location: South of Five Mile Road, east of Beck Road
Zoning: C-2, General Commercial District
Action Requested: Applicant is requesting final site plan approval.

The applicant was not present and Chairman Cebulski delayed the item until later in the meeting in case the applicant should appear.

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| 2. | P.C. No: | 1943/0806 |
| | Applicant/Developer: | Marcos Makohon |
| | Section No: | 35 |
| | Tax I.D. No: | 060-99-0027-002 |
| | Address: | 42370 Ann Arbor Road |
| | Project Name: | Fifth Third Bank |
| | Location: | North side of Ann Arbor Road, east side of Lilley Road |
| | Zoning: | ARC, Ann Arbor Road Corridor District |
| | Action Requested: | Applicant is requesting final site plan approval |

Seth Shpargel reviewed the report of McKenna Associates, the Fire Department report was received, and Stephanie Harbour reviewed the report of Dietrich Bailey Associates.

Mr. Jeff Wagner of the Corporate Real Estate Division of Fifth Third Bank presented plans and building materials and discussed items listed in the McKenna report such as ground sign placement. The McKenna report recommends orientation of the sign to the corner, with plantings creating a focal feature for the sign; and the applicant proposes the sign be placed perpendicular to Ann Arbor Road for greater visibility to westbound Ann Arbor Road traffic.

It was proposed by the applicant to concede the orientation of the ground sign to the corner as recommended by McKenna Associates with possibility of pursuing a variance or amendment to the site plan in the future for the addition of signage to the east facing wall of the building, depending on long-term visibility options of any future development to the area. Commissioner Pratt suggested that the sign design and placement could be reexamined when the applicant submits to the Planning Commission for sign approval.

Moved by Commissioner Pratt, supported by Commissioner Arnold, to grant final site plan approval for Application 1943/0806, Fifth Third Bank at 42370 Ann Arbor Road, subject to the following conditions:

1. That the elevations and materials are approved as presented at this meeting.
2. That the cupola not be lit.
3. The ground sign decision will be deferred and left as recommended by McKenna Associates to be at a 45 degree angle to match the streetscape. The issue will be revisited upon sign approval.
4. The sign approval is conditional because the detail of the sign is not known.
5. The easements must be described in recordable form and are subject to the Township Attorney's approval.
6. The landscape plan will be adjusted by the applicant to be consistent with item 5 of the McKenna report.
7. The technical issues referred to in the Dietrich Bailey report will be resolved administratively.

Ayes all.

ITEM NO. 6 -- NEW BUSINESS-N/A

ITEM NO. 7 -- ANN ARBOR ROAD SIGN REQUESTS-N/A

ITEM NO. 8 -- OTHER PLANNING COMMISSION BUSINESS

**PLYMOUTH CHARTER TOWNSHIP
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1. Annual Report by Planning Commission
Action Requested: For Discussion

Mrs. Hodges indicated that Township Attorney Whittoff's opinion was that the report would not be due until July 1 because of the effective date of the act. Chairman Cebulski felt the report could cover the current calendar year and be submitted in the first quarter of the following year, allowing the work on it to be done in the slower winter months.

Commissioners discussed with Mrs. Hodges her suggestions for possible topics to include in the report such as accomplishments and issues that should be addressed in the coming year, particularly with regard to the zoning ordinance and master plan. Mrs. Hodges offered to draw up a draft for the next meeting, with input from Commissioners.

ITEM NO. 9 -- COMMUNICATIONS &/OR INFORMATION

1. Community Development Site Plan Status Report.

The Commission discussed the report.

ITEM NO. 10 -- BOARD OF TRUSTEES ACTION

1. At their meeting of November 14, 2006, the Board of Trustees approved the Rezoning of Parcel R-78-046-99-002-707 from R-1-E, Single Family Residential District, to R-1-H, Single Family Residential District, as requested in P.C. Application 1928/0506.

ITEM NO. 5 -- OLD BUSINESS

1. P.C. No.: 1926/0406
Applicant/Developer: Ecorse Landing, LLC
Section No.: 21
Tax I.D. No.: 010-99-0016-000; 010-99-0017-701
Address: 47365 Five Mile Road and 47381 Five Mile Road
Project Name: Shell Plaza – Five Mile Road
Location: South of Five Mile Road, east of Beck Road
Zoning: C-2, General Commercial District
Action Requested: Applicant is requesting final site plan approval.

The Commissioner returned to this delayed item. The applicant was still not present.

Moved by Commissioner Davis, supported by Commissioner Pratt, to table Application 1926/0406, Ecorse Landing, LLC, for Shell Plaza – Five Mile Road, for up to 90 days. Ayes all.

MOTION TO ADJOURN

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

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Meeting adjourned at 8:25 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kendra Barberena".

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).