

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, JANUARY 17, 2007**

Meeting called to order at 7:02 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
Michael Lamping, Dietrich Bailey Associates
Seth Shpargel, McKenna Associates

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – December 13, 2006

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

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – January 17, 2007

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the agenda for the Regular Meeting of January 17, 2007, as submitted. Ayes all.

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

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

ITEM NO. 5 -- OLD BUSINESS

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1. P.C. No: 1881/0505
Applicant/Developer: Leo Soave Developments LLC
Section No: 29
Tax I.D. No: 038-99-0001-000; 038-99-0002-000
Address:
Project Name: The Vineyards of Plymouth Township
Location: East of Ridge Rd., south of M-14, west of Beck Rd., and north of North Territorial Rd.
Zoning: R-1-H, Single Family Residential
Action Requested: Applicant is requesting approval of the Final Plat.

Seth Shpargel reviewed the report of McKenna Associates and Michael Lamping reviewed the report of Dietrich Bailey Associates. The Fire Department report was received.

Mr. Terry Seaver, representing Leo Soave Developments, LLC, addressed the Commission and answered questions.

Moved by Commissioner Davis, supported by Commissioner Arnold, to recommend to the Board of Trustees final plat approval for Application 1881-0505, Leo Soave Developments, LLC, for the Vineyards of Plymouth Township, subject to the conditions listed in the McKenna report, the Fire Chief's letter, and the report of Dietrich Bailey Associates being met; and subject to re-review by the Township Attorney of the Declaration of Covenants, Conditions and Restrictions. Ayes all.

2. P.C. No: 1930/0506
Applicant/Developer: Finkel Roth Group
Section No: 21

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Tax I.D. No: 010-99-0010-000
Address:
Project Name: Andover Business Park
Location: South of Phoenix Rd, west of Metro West Industrial Park,
north of Corporate Drive, east of Beck Rd.
Zoning: IND, Industrial District
Action Requested: Applicant is requesting approval of final site plan and documents.

The reports of McKenna Associates and Dietrich Bailey Associates were reviewed by Sally Hodges and Michael Lamping, respectively, and the Fire Department report was received.

Mr. Jamie Roth of the Finkel Roth Group addressed the Commission and answered questions. He presented plans and building materials and reviewed items of concern listed in the reports. He indicated there would be compliance with all requirements.

The Commission was particularly concerned with having dense landscaping at the site's west property line to screen the view from the office building immediately to the west and to provide a buffer between land uses.

Commissioners Siedlaczek and Pratt expressed their interest in seeing the finalized plans prior to approval.

Mr. Roth indicated he has time constraints for moving forward with the project.

Mrs. Hodges agreed to review revised plans to ensure that adequate screening is created if the Commission is comfortable with administrative review.

Ms. Arnold noted all the plans have to be reviewed and stamped by the departments before anything is done, and can be shown to Commissioners.

Moved by Commissioner Davis, supported by Commissioner Arnold, that the final site plan and documents are approved for Application 1930/0506, Finkel Roth Group for Andover Business Park, subject to administrative review for compliance with the conditions listed in the reports of McKenna Associates, Dietrich Bailey Associates, and the Fire Department; and that the documents be returned to the Township Attorney for review.

ROLL CALL: AYES: Arnold, Barberena, Cebulski, Davis, Litwin, Postell
NAYS: Pratt, Siedlaczek, Sturdy

Motion carried.

ITEM NO. 6 -- NEW BUSINESS

1. P.C. No: 1954/1206
Applicant/Developer: Harley Ellis Devereaux
Section No: 21

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Tax I.D. No:	012-99-0003-706
Address:	46401 Commerce Center Drive
Project Name:	Isuzu Building Addition
Location:	North of M-14 Expressway, east of Beck Road, south of Commerce Center Drive
Zoning:	TAR, Technology & Research District
Action Requested:	Applicant is requesting approval of site plan.

Mrs. Hodges reviewed the report of McKenna Associates and Michael Lamping reviewed the report of Dietrich Bailey Associates. The Fire Department report was received.

Mr. Jerry Philo from Harley Ellis Devereaux and Civil Engineer Peter Vreman addressed the Commission, presented plans and photographs and answered questions.

Moved by Commissioner Pratt, supported by Commissioner Arnold, to grant tentative site plan approval for Application 1954/1206, Harley Ellis Devereaux for the Isuzu building addition, subject to items listed in the reports of McKenna Associates, Dietrich Bailey Associates, and the Fire Department. Ayes all.

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

ITEM NO. 8 -- OTHER PLANNING COMMISSION BUSINESS

1. Election of Officers

Chairperson

Moved by Commissioner Davis, supported by Commissioner Pratt, to elect Dennis Cebulski as Chairperson of the Plymouth Township Planning Commission. Ayes all with Commissioner Cebulski abstaining.

Vice-Chairperson

Moved by Commissioner Pratt, supported by Commissioner Arnold, to elect Carol Davis as Vice-Chairperson of the Plymouth Township Planning Commission. Ayes all with Commissioner Davis abstaining.

Secretary

Moved by Commissioner Sturdy, supported by Commissioner Arnold, to elect Kendra Barberena as Secretary of the Plymouth Township Planning Commission. Ayes all with Commissioner Barberena abstaining.

ITEM NO. 9 -- COMMUNICATIONS &/OR INFORMATION

1. Notice of Intent to Consider an Amendment to the Canton Township Comprehensive Plan and Request for Review and Comment

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Moved by Commissioner Davis, supported by Commissioner Pratt, to direct Linda Shoemaker of the Community Development Department to send a letter to Canton Township, noting review of their proposed amendment and finding no issues with it. Ayes all.

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

MOTION TO ADJOURN

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

Meeting adjourned at 8:34 p.m.

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).