

**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, MARCH 21, 2007**

Meeting called to order at 7:01 p.m.

**MEMBERS PRESENT** Kay Arnold Kendra Barberena  
Dennis Cebulski Carol Davis  
Janice Litwin Ray Sturdy  
Dennis Siedlaczek  
Bill Pratt arrived at 7:25 p.m.

**MEMBERS EXCUSED:** Keith Postell

**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 – February 21, 2007

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve the minutes of the Regular Meeting of February 21, 2007, as printed. Ayes all, with Commissioner Pratt absent.

**ITEM NO. 2 -- APPROVAL OF AGENDA**

1. Regular Meeting – March 21, 2007

Chairman Cebulski noted receipt of a letter from Plymouth Township requesting withdrawal from the agenda of Item 4 under Public Hearings, Application 1961/0207. It was then moved by Commissioner Davis, supported by Commissioner Arnold to approve the agenda for the Regular Meeting of March 21, 2007, as amended. Ayes all, with Commissioner Pratt absent.

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

**ITEM NO. 4 -- PUBLIC HEARINGS**

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1. P.C. No.: 1958/0107  
Applicant/Developer: Dennis Moore  
Section No.: 21  
Tax I.D. No.: 010-99-0006-700  
Address: 14900 Beck Road  
Project Name: Compuware Sports Arena Drive-In Renewal  
Location: North of Port Street, East side of Beck Road, south of Five Mile Road.  
Zoning: IND, Industrial District  
Action Requested: Applicant is requesting approval of Special Land Use for Renewal of Drive-In Theater Use.

Sally Hodges reviewed the recommendations in the report of McKenna Associates, a letter from Robert Ficano, Wayne County Executive, and the report of the Fire Department was received.

Michael Vellucci, President of Compuware Sports Arena, addressed the Commission, presented a revised special use statement and plans, and answered questions along with applicant Dennis Moore. He particularly addressed the prohibitive costs of off-season storage if the concession stand, projection trailers and ticket booths are stored off site. Further buffering of the storage site was discussed.

The Commission also discussed the necessity for receiving an annual report from the drive-in.

Commissioner Pratt arrived at 7:25 p.m.

Chairman Cebulski opened the public hearing at 7:29 p.m. There being no comments from the public, the hearing was closed at 7:30 p.m.

Moved by Commissioner Davis, supported by Commissioner Barberena to approve the Special Land Use for Renewal of Drive-In Theater Use for Application 1958-0107 at Compuware Sports Arena for five years. Approval is subject to the recommendations listed in the McKenna report with a change in No. 5, to allow off-season storage of the concession stand, projection trailer and ticket booths on the property in the location shown on the plans received 3/21/07 if the remaining parking area is confirmed to be in ordinance compliance; and an addition of condition No. 9, that an annual report will be due the Planning Commission by November 1st of each year. Ayes all.

2. P.C. No.: 1959/0207  
Applicant/Developer: Charles Cappell  
Section No.: 21

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Tax I.D. No.:	009-01-0006-300
Address:	45755 5 Mile Road
Project Name:	RMT Woodworth Outdoor Storage
Location:	North of Port Street, East side of Beck road, south of Five Mile Road.
Zoning:	IND, Industrial District
Action Requested:	Applicant is requesting approval of Special Land Use for Outdoor Storage for a Backup Generator, Nitrogen Tank, and Associated Equipment.

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

Terry Woodworth, owner, and Charles Cappell, contractor, addressed the Commission and answered questions.

Mrs. Hodges recommended reorienting the generator opening to the east and the Commission discussed additional buffering and adding a comprehensive use statement to the plans.

Chairman Cebulski opened the public hearing at 7:56 p.m. There being no public comment, the hearing was closed at 7:57 p.m.

Moved by Commissioner Pratt, supported by Commissioner Barberena, to table Application 1959/0207, Charles Cappell for RMT Woodworth Outdoor Storage, until the next regular meeting of April 18, 2007. Ayes all.

3.	P.C. No.:	1960/0207
	Applicant/Developer:	Paul Rivetto
	Section No.:	34
	Tax I.D. No.:	058-99-0046-001, 058-99-0047-001, 058-99-0048-001
	Address:	

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Project Name:	Catholic Parishes Federal Credit Union
Location:	North side of Joy Road, east of Canton Center Road, south of Ann Arbor Road, on the west side of Sheldon Road.
Zoning:	OS, Office Service District
Action Requested:	Applicant is requesting approval of Special Land Use for a Credit Union Branch Office.

Seth Shpargel of McKenna Associates reviewed their report of March 15, 2007, and the Fire Department report was received.

Peter Bagazinski of the credit union, Andrew Cottrell of Nudell Architects, and Ronald Ingram, Civil Engineer, addressed the Commission, presented plans and answered questions.

Chairman Cebulski opened the public hearing at 8:26 p.m.

The following property owners in the adjacent residential areas noted their concerns: Andrew Donohue, 44543 Anne Ct., Stephanie Humeniuk, 8827 N. Sheldon, and Michael Andrews, 44691 Jodi Ct. Concerns centered on traffic flow onto both Joy and Sheldon Roads, particularly during peak periods; possible recommendation to the County for no left turns on Sheldon; hours and length of the construction period; maintenance of home values; hours of operation and effects of lighting on surrounding areas; heights and placement of walls and buffer areas; and safety and security surrounding a bank.

Current owner of the property, John Beems, indicated he feels this project is in keeping with its gateway location.

There being no further comment, the public hearing was closed at 8:45 p.m.

Commissioners discussed pros and cons of the project, including concerns with the traffic flow within the proposed layout.

Moved by Commissioner Davis, supported by Commissioner Sturdy, to table Application 1960/0207, Catholic Parishes Federal Credit Union, until the next regular meeting of April 18, 2007, allowing the applicants additional time to discuss with McKenna Associations other options available.

ROLL CALL: Ayes: Arnold, Cebulski, Davis, Pratt, Siedlaczek, Sturdy  
Nays: Barberena, Litwin

Motion carried.

4.	P.C. No.:	1961/0207
	Applicant/Developer:	Plymouth Township
	Section No.:	35
	Tax I.D. No.:	060-99-0025-000
	Address:	42350 Ann Arbor Road
	Project Name:	Special Land Use – As Needed Storage
	Location:	North of Ann Arbor Rd., east of Lilley.
	Zoning:	ARC, Ann Arbor Road Corridor

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Action Requested: Applicant is requesting as needed storage of new automobiles.

This item was removed from the agenda at the request of the applicant.

**ITEM NO. 5 -- OLD BUSINESS**

1. P.C. No: 1936/0806  
Applicant/Developer: Kevin Sabol  
Section No: 34  
Tax I.D. No: 057-99-0001-003  
Address: 1490 S. Sheldon Road  
Project Name: Speedway Rebuild  
Location: North side of Ann Arbor Road, east of Baywood, south of Pinetree Drive, on the west side of Sheldon Road.  
Zoning: ARC  
Action Requested: Applicant is requesting final site plan approval.

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

Kevin Sabol addressed the Commission, presented plans and building materials, and answered questions.

Moved by Commissioner Pratt, supported by Commissioner Davis, to grant final site plan approval for Application 1936/0806, Speedway Rebuild at 1490 S. Sheldon Road, subject to items in the McKenna report, approving the modified lighting plan, and the Dietrich Bailey report. Ayes all.

2. P.C. No: 1955/0107  
Applicant/Developer: Bosch Ground Sign  
Section No: 24  
Tax I.D. No: 021-99-0001-701; 021-99-0026-000; 021-99-0027-000; 021-99-0023-002; 023-99-0023-003; 024-99-0024-001  
Address: 15000 Haggerty Road and 39775 Five Mile Road  
Project Name: Robert Bosch Corporation  
Location: South of Five Mile, east of Haggerty Road, west and north of M-14/I-275 Interchange  
Zoning: OS



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**ITEM NO. 9 -- COMMUNICATIONS &/OR INFORMATION**

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

Moved by Commissioner Pratt, supported by Commissioner Arnold, to accept and file the Notice of Intent to Consider an Amendment to the Canton Township Comprehensive Plan and to send a letter thanking them for the opportunity to review it. Ayes all.

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

**MOTION TO ADJOURN**

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

Meeting adjourned at 10:35 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).