

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, MAY 16, 2007**

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

MEMBERS PRESENT Kendra Barberena Dennis Cebulski
 Carol Davis Janice Litwin
 Keith Postell Ray Sturdy
 Dennis Siedlaczek

MEMBERS EXCUSED: Kay Arnold, Excused
 Bill Pratt, Excused

OTHERS PRESENT: Sally Hodges, McKenna Associates
 Michael Lamping, Dietrich Bailey Associates
 Seth Shpargel, McKenna Associates

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – April 18, 2007

Moved by Commissioner Davis, supported by Commissioner Barberena, to approve the minutes of the regular meeting of April 18, 2007, as printed. Ayes all.

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – May 16, 2007

Moved by Commissioner Davis, supported by Commissioner Litwin, to approve the agenda for the regular meeting of May 16, 2007, as presented. Ayes all.

ITEM NO. 3 -- PUBLIC HEARINGS-N/A

ITEM NO. 4 -- OLD BUSINESS-N/A

ITEM NO. 5 -- NEW BUSINESS

**PLYMOUTH CHARTER TOWNSHIP
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1. P.C. No.: 1967/0407
Applicant/Developer: Paul Rivetto
Section No.: 34
Tax I.D. No.: 058-99-0046-001; 058-99-0047-001, 058-99-0048-001
Address:
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 Site Plan.

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

Paul Rivetto of Plante & Moran, CRESSA, project managers for the applicants; Pete Bagazinski of the credit union; and Andrew Cotrell of Nudell Architects addressed the Commission, presented plans and building materials and answered questions.

Moved by Commissioner Davis, supported by Commissioner Litwin, to grant tentative site plan approval for Application 1967/0407, Paul Rivetto for Catholic Parishes Federal Credit Union on the north side of Joy Road, west side of Sheldon Road. Ayes all.

Commissioner Postell recommended the applicants seek Wayne County approval for a right-turn only lane at the Sheldon Road entrance in light of Commissioner Pratt's objections to having a Sheldon Road entrance.

Commissioner Davis also reminded the applicants of Commissioner Arnold's objections regarding left turns into the Sheldon Road entrance. The applicants assured the Commission there would be no left turns out of or into the Sheldon Road entrance.

Commissioner Sturdy supported seeking relief from the County to have them designate a right turn only lane, citing community traffic concerns.

Mrs. Hodges volunteered to pass along the Commission's comments regarding Sheldon Road to Mr. Anulewicz, Director of Public Services, and work with him on it.

ITEM NO. 6 -- ANN ARBOR ROAD SIGN REQUESTS

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1. P.C. No.: 1965/0307
Applicant/Developer: Faisal and Sons Investments, Inc.
Section No: 36
Tax I.D. No: 066-99-0012-001
Address: 39621 Ann Arbor Road
Project Name: Shell – New Gas Station/Carry-Out and Quick Oil Lube
Location: East of I-275, south of Ann Arbor Road, west of Tavistock
Zoning: ARC, Ann Arbor Road Corridor
Action Requested: Applicant is requesting approval of ARC wall signs

Seth Shpargel summarized the revised report of McKenna Associates.

The applicant requested some leniency from the Commission especially in light of his investment in the community.

Chairman Cebulski expressed appreciation for the investment in the community, but the rules are set by ordinance.

Commissioners discussed with the applicant and sign company what the actual signable area should be and possibly reducing the size of the lettering.

Commissioner Davis noted the applicant has the opportunity to appear before the Zoning Board of Appeals if he feels there is a hardship.

Mrs. Hodges suggested that if the Commission is comfortable with the general design and layout of the wall signs presented, they should make any action they take subject to the applicant submitting information properly calculating the signable area, to the signs being sized to fit within that signable area, and any other conditions needed to ensure the signs will comply with the ordinance.

The Commission recessed for 10 minutes on this application for the applicant to confer with the representatives from McKenna Associates.

ITEM NO. 7 -- OTHER PLANNING COMMISSION BUSINESS

1. Proposed Northville Township Land Use Master Plan and Request for Review and Comment

The Commission discussed the proposed Land Use Master Plan presented by Northville Township.

The Commission then returned to **ITEM NO. 6 -- ANN ARBOR ROAD SIGN REQUESTS**

1. P.C. No.: 1965/0307

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Commissioner Sturdy noted a section of the Zoning Ordinance which might allow a solution to the sign problem. Section 14.10.8, Modifications to Sign Requirements gives authority for the Planning Commission to modify specific sign requirements provided the modifications are in keeping with the intent of the section.

Moved by Commissioner Sturdy, supported by Commissioner Davis, to approve Application 1965/0307, Faisal and Sons Investments, Inc., for the Shell station located at 39621 Ann Arbor Road, for the latest proposal for two wall signs, Frank's Quik Lube & Service, and Broaster Chicken Pizza and Grill in the format as seen in the document received May 16, 2007, subject to the following: Administrative review by the Township Planning Consultants that show that the proposed square footages of 35 sq. ft. for the Frank's Quik Lube & Service and 38 sq. ft. for the Broaster Chicken, etc., are modified if necessary to meet the signable area square footage at each location, but recognizing that with respect to the Frank's Quik Lube & Service sign that the words "Quik Lube & Service" will be allowed to extend beyond the signable area geometric boundaries established in the Ordinance. The "Quik Lube & Service" sign may be placed as proposed as long as it's no greater than the allowed square footage that the ordinance requires. This modification is approved for the reason that the signage in that form recognizes the architectural detail on the building and better achieves the public benefit intended by the Zoning Ordinance's sign regulations in accordance with the Planning Commission's authority under Section 14.10.8. of the Zoning Ordinance. Ayes all.

The Commission returned to **ITEM NO. 7 -- OTHER PLANNING COMMISSION BUSINESS**

1. Proposed Northville Township Land Use Master Plan and Request for Review and Comment

Moved by Commissioner Sturdy, supported by Commissioner Davis, to send a letter to Northville Township thanking them for the opportunity to review their proposed Land Use Master Plan and asking Northville Township to respect Plymouth Township's established residential areas along the corridors. Ayes all.

ITEM NO. 8 -- COMMUNICATIONS &/OR INFORMATION-N/A

ITEM NO. 9 -- BOARD OF TRUSTEES ACTION-N/A

MOTION TO ADJOURN

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

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Chairman Cebulski adjourned the meeting at 8:20 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kendra Barberena". The signature is written in dark ink on a light-colored background.

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).