

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, JUNE 20, 2007**

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

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|------------------------|-----------------|-------------------|
| MEMBERS PRESENT | Kay Arnold | Kendra Barberena |
| | Dennis Cebulski | Janice Litwin |
| | Keith Postell | Bill Pratt |
| | Ray Sturdy | Dennis Siedlaczek |

MEMBERS EXCUSED: Carol Davis

OTHERS PRESENT: Sally Hodges, McKenna Associates
Stephanie Harbour, Dietrich Bailey Associates
Michael Lamping, Dietrich Bailey Associates

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – May 16, 2007

Moved by Commissioner Pratt, supported by Commissioner Arnold, to approve the minutes of the regular meeting of May 16, 2007, as submitted. Ayes all.

2. Work Session – June 6, 2007

Moved by Commissioner Pratt, supported by Commissioner Arnold, to approve the minutes of the work session of June 6, 2007, as presented. Ayes all.

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – June 20, 2007

Moved by Commissioner Pratt, supported by Commissioner Arnold, to approve the agenda for the regular meeting of June 20, 2007, as submitted. Ayes all.

ITEM NO. 3 -- SET DATE FOR PUBLIC HEARING

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1. P.C. No.: 1969/0607
Applicant/Developer: Charter Township of Plymouth Planning Commission
Section No.:
Tax I.D. No.:
Address:
Project Name: Proposed Text Amendment 002
Location:
Zoning:
Action Requested: Recommend Approval of Amendments to
Zoning Ordinance No. 99 for Conformance
to Public Act 110 of 2006

Moved by Commissioner Pratt, supported by Commissioner Sturdy, to set July 18, 2007, as the date for the public hearing for Application 1969/0607, Charter Twp. of Plymouth Planning Commission Proposed Text Amendment 002. Ayes all.

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

ITEM NO. 5 -- OLD BUSINESS

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 final site plan approval.

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

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

The Commission discussed with the applicants the following outstanding items in the report of McKenna Associates: the sign requested for the south façade wall and the location for bank deliveries. The Commission recommended reorientation of the monument sign to have it facing Sheldon Road rather than angled.

They also discussed at length the Sheldon Road entrance/exit to the credit union.

Mrs. Hodges passed along information from her conversation with Jim Visger of the Wayne County Division of Roads that in 2008 there are plans to realign Sheldon Road south of Joy Road to eliminate

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the slight curve, with the intent of improving traffic flow and safety. She was led to believe they would be likely to turn down a dedicated right-turn lane in this location.

Commissioner Pratt presented copies of his proposal for curbing to eliminate any possibility of left turns into or out of the Sheldon Road entrance. He felt this should be done in addition to the placement of the "No Left Turn" and "Right Turn Only" signs.

The applicants expressed their concerns that the project would be delayed further by having to seek Wayne County's approval for the revised entrance plan and that considerable expense would be incurred if the County requires installation of a deceleration lane.

Moved by Commissioner Sturdy, supported by Commissioner Arnold, to grant final site plan approval for Application 1967/0407, Catholic Parishes Federal Credit Union at Joy and Sheldon Roads, as follows:

- 1) With express authorization to place the wall sign as proposed on the south façade of the building.
- 2) To permit reorientation of the monument sign at the southeast corner of the property.
- 3) To recognize that the bank delivery proposals are acceptable.
- 4) That the additional landscaping is acceptable.
- 5) Said approval subject to all other conditions set forth in the McKenna report of June 6, 2007.
- 6) With the additional requirement of concurrence of the Wayne County Division of Roads for a properly engineered curbing configuration to direct ingress and egress at the entrance at the east end of the property off of Sheldon Road which would reinforce the "No Left Turn" and "Right Turn Only" signs. To the extent that the concurrence or process in dealing with Wayne County would delay the project, that the project, other than work on the Sheldon Road entrance, may continue and be approved as presented. If Wayne County would require significant additional paving work associated with the curbing configuration, the curbing configuration would not be required.
- 7) That the items in Fire Department report and the report of Dietrich Bailey Associates be complied with.

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

Motion carried.

Commissioner Litwin asked to be informed of the actions of the Wayne County Division of Roads and their reasons for the action. The applicant agreed to request to receive this information in writing from the County and to relay it to the Commission.

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

ITEM NO. 7 -- ANN ARBOR ROAD SIGN REQUESTS

1. P.C. No.: 1968/0507

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|----------------------|--|
| Applicant/Developer: | AutoMax ARC Sign |
| Section No: | 36 |
| Tax I.D. No: | 065-99-0012-000 |
| Address: | 40855 Ann Arbor Road |
| Project Name: | AutoMax |
| Location: | East of Haggerty Road, south of Ann Arbor Rd, west of I-275, garage portion of KMart |
| Zoning: | ARC, Ann Arbor Road Corridor |
| Action Requested: | Applicant is requesting approval of ARC wall signs |

Mrs. Hodges reviewed the items listed in the report of McKenna Associates.

Robert Dingeldey of Auto Max addressed the Commission and answered questions.

Moved by Commissioner Pratt, supported by Commissioner Arnold, to approve the sign requested in Application 1968/0507, AutoMax, at 40855 Ann Arbor Road, based on the picture presented at this meeting that says strictly "AutoMax" and is squared over the northernmost garage door and in compliance with the zoning ordinance, and subject to the condition that the panel sign will be removed and to proof presented by the applicant that the business is separate from Sears Holding Company. Ayes all.

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

ITEM NO. 9 -- COMMUNICATIONS &/OR INFORMATION-N/A

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

MOTION TO ADJOURN

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

Chairman Cebulski adjourned the meeting at 8:31 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).