

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, SEPTEMBER 19, 2007**

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

MEMBERS PRESENT Kay Arnold Kendra Barberena
 Dennis Cebulski Carol Davis
 Keith Postell Ray Sturdy
 Dennis Siedlaczek

MEMBERS EXCUSED: Janice Litwin
 Bill Pratt

OTHERS PRESENT: Seth Shpargel, McKenna Associates
 Alice Geletzke, Recording Secretary

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – July 18, 2007

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve the minutes of the regular meeting of July 18, 2007, as submitted. Ayes all.

2. Work Session – July 18, 2007

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve the minutes of the work session of July 18, 2007, as printed. Ayes all.

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – September 19, 2007

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve the agenda for the regular meeting of September 19, 2007, as submitted. Ayes all.

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ITEM NO. 3 -- PUBLIC HEARINGS

1. P.C. No.: 1973/0807
Applicant/Developer: Charter Township of Plymouth Planning Commission
Section No.:
Tax I.D. No.:
Address:
Project Name: Proposed Text Amendment 003
Re: Signs and Multiple Family Setbacks
Location:
Zoning:
Action Requested: Recommend Approval of Amendments to
Zoning Ordinance No. 99

Seth Shpargel of McKenna Associates reviewed the amendments with Commission members.

Chairman Cebulski opened the public hearing at 7:21 p.m. There being no public comment, the hearing was closed at 7:22 p.m.

Moved by Commissioner Davis, supported by Commissioner Arnold, to recommend adoption of the amendments to Zoning Ordinance No. 99 as presented to the Board of Trustees with the revision to require a consistent 50-foot setback from the rear and side property lines for all multi-family developments, except that the Planning Commission may modify to allow a 35-foot setback. Ayes all.

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

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ITEM NO. 5 -- NEW BUSINESS

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| 1. | P.C. No: | 1971/0807 |
| | Applicant/Developer: | GB Sales & Service |
| | Section No: | 24 |
| | Tax I.D. No: | 024-01-0050-004 |
| | Address: | 39550 Schoolcraft |
| | Project Name: | GB Sales & Service Sign |
| | Location: | South of M-14; west of Eckles, north of Schoolcraft; and east of N I-275 |
| | Zoning: | IND, Industrial |
| | Action Requested: | Applicant is requesting approval of pole sign |

Mr. Shpargel reviewed the report of McKenna Associates regarding the application for modifying an existing non-conforming pole sign, one of two non-conforming ground signs on the site. He stated that only the sign panel of an existing non-conforming sign may be changed, as long as the new sign panel is the same size and shape as the panel on the existing non-conforming sign. Any further modifications to an existing non-conforming sign, must comply with the requirements of the existing ordinance.

Mr. Tim Arnt of GB Sales and Service addressed the Commission and answered questions. He said the top of the sign would be modified by the addition of "Cat Lift Trucks", but the sign would be smaller. The national company has requirements for the size and shape of their sign which would not meet the existing structure of the current sign.

Commission members discussed at length the layout of the property, the fact that one sign cannot be viewed from the other, difficulty viewing the well-kept site from the expressways, the possibility of a precedent-setting approval not in compliance with the ordinance, possibility of the applicant appearing before the Zoning Board for a variance for the second sign, and the possibility of granting a pole sign by the Planning Commission.

Moved by Commissioner Davis, supported by Commissioner Barberena, to deny Application 1971/0807, request of GB Sales & Service, for approval of a pole sign.

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

Motion defeated.

Moved by Commissioner Sturdy, supported by Commissioner Postell, to grant the request in Application 1971/0807, GB Sales & Service, for reduction and change of message for the pole sign at the north end of the property, as proposed by the applicant. The motion was withdrawn by the maker and supporter.

Moved by Commissioner Sturdy, supported by Commissioner Arnold, to grant the request in Application 1971/0807, GB Sales & Service, for modification of the pole sign at the north end of the property, subject to review by the Township Attorney as to whether the Planning Commission has this authority; or contingent upon referring the applicant to the Zoning Board of Appeals if the applicant wishes to proceed with this action.

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

Motion carried.

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| 2. | P.C. No: | 1975/0807 |
| | Applicant/Developer: | Bradbury Parkhomes |
| | Section No: | 36 |

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Tax I.D. No: 065-02
Address: 40185 Newporte Drive
Project Name: Bradbury Parkhomes
Location: South of Ann Arbor Rd., west of SI-275; north of Joy Rd.,
and east of Haggerty Road.
Zoning: R-2-A, Multiple Family Residential District
Action Requested: Applicant is requesting approval of signs

Seth Shpargel reviewed the report of McKenna Associates regarding the request to replace two existing non-conforming signs with two new ground pole signs.

Mr. Harold Rocholl of Bradbury Parkhomes addressed the Commission and answered questions, indicating the signs are a site entry feature with signage, one at each entrance from a major thoroughfare.

Moved by Commissioner Davis, supported by Commissioner Sturdy, to grant approval of the signs requested in Application 1975/0807, Bradbury Parkhomes, as an architectural feature with signage, subject to the following: 1) that the signs can't exceed the height of the present signs, and 2) that the sign locations be shown and the setbacks dimensioned on a site plan and that the signs comply with the setback requirements of the ordinance.

AYES: Davis, Sturdy, Arnold, Cebulski, Postell, Siedlaczek

NAYS: Barberena

Motion carried.

ITEM NO. 6 -- ANN ARBOR ROAD SIGN REQUESTS-N/A

ITEM NO. 7 -- OTHER PLANNING COMMISSION BUSINESS

1. P.C. No: 1923/0306
Applicant/Developer: Federal Mogul Corp.
Section No: 21
Tax I.D. No: 010-01-0008-302
Address: 47001 Port Street
Project Name: Federal Mogul Corp.
Location: South of Corporate Dr., west of Sheldon Road, north of C &
O Railroad, east of Beck Road
Zoning: IND, Industrial
Action Requested: Applicant is requesting a one-year extension to their Final Site Plan Approval which was granted in November, 2006.

Moved by Commissioner Davis, supported by Commissioner Arnold, go grant a one-year extension to Final Site Plan Approval granted in November 2006 as requested in Application 1923/0306, Federal Mogul Corporation. Ayes all.

2. Approve 2007 Meeting Dates

Moved by Commissioner Davis, supported by Commissioner Siedlaczek, to approve the following 2008 Planning Commission meeting and submission dates:

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REGULAR PLANNING COMMISSION

MEETING DATES

January 16, 2008
February 20, 2008
March 19, 2008
April 16, 2008
May 21, 2008
June 18, 2008
July 16, 2008
August 20, 2008
September 17, 2008
October 15, 2008
November 19, 2008
December 10, 2008

SUBMISSION DATES

December 20, 2007
January 29, 2008
February 27, 2008
March 26, 2008
April 30, 2008
May 28, 2008
June 24, 2008
July 30, 2008
August 26, 2008
September 24, 2008
October 28, 2008
November 17, 2008

WORK SESSION MEETING DATES

January 2, 2008	July 2, 2008
February 6, 2008	August 6, 2008
March 5, 2008	September 3, 2008
April 2, 2008	October 1, 2008
May 7, 2008	November 5, 2008
June 4, 2008	December 3, 2008

Ayes all.

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

ITEM NO. 9 -- BOARD OF TRUSTEES ACTION

1. At the meeting of September 11, 2007 the Board of Trustees approved the amendment of Zoning Ordinance No. 99 by amending Article II, Zoning Districts, Zoning Map and Uses Permitted; Article XIV ARC Ann Arbor Road Corridor District; Article XXI Residential Unit Developments; Article XXII Single Family Cluster Housing; Article XXIII Planned Unit Development Option; Article XXVII Nonconformities; Article XXVIII Special Provisions; Article XXXI Zoning Board of Appeals; Article XXXII Planning Commission; and Article XXXIII Amendments, to be effective one week after publication as recommended by the Planning Commission at their meeting of July 18, 2007, for the purpose of conforming to the requirements of Michigan Public Act 110 of 2006.

MOTION TO ADJOURN

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

Chairman Cebulski adjourned the meeting at 8:53 p.m.

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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).