

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, NOVEMBER 28, 2007**

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

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

MEMBERS EXCUSED: None

OTHERS PRESENT: Stephanie Harbour, Dietrich Bailey Associates
 Sally Hodges, McKenna Associates
 Seth Shpargel, McKenna Associates
 Alice Geletzke, Recording Secretary

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – September 19, 2007

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the minutes of the regular meeting of September 19, 2007, as presented. Ayes all

2. Work Session – September 24, 2007

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the minutes of the work session of September 24, 2007, as printed. Ayes all.

3. Work Session – October 17, 2007

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the minutes of the work session of October 17, 2007, as presented. Ayes all.

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – November 28, 2007

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve the agenda for the regular meeting of November 28, 2007, as submitted. Ayes all.

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ITEM NO. 3 -- PUBLIC HEARINGS

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| 1. | P.C. No.: | 1976/1007 |
| | Applicant/Developer: | Dance Athletics Competitive Edge |
| | Section No.: | 35 |
| | Tax I.D. No.: | 062-99-0020-001 |
| | Address: | 41950 Joy Road |
| | Project Name: | Dance Athletics Competitive Edge |
| | Location: | North side of Joy Road, east of Lilley Road, west of
General Drive |
| | Zoning: | IND, Industrial District |
| | Action Requested: | Applicant is requesting Special Land Use Approval for
a Dance Studio in an Industrial District. |

Seth Shpargel reviewed the report of McKenna Associates and the Fire Department report was received.

Derek Cordara, co-owner of Dance Athletics Competitive Edge, addressed the Commission and answered questions. He spoke of his family's commitment to the business and wish to cooperate. Commissioners discussed at length maximum class sizes, hours of operation, potential for growth, and possible parking problems.

Chairman Cebulski opened the public hearing at 7:45 p.m. There being no public comment, the hearing was closed at 7:46 p.m.

Moved by Commissioner Davis, supported by Commissioner Pratt, to recommend approval for Special Land Use for a dance studio in an industrial district, as requested in Application 1976/1007, Dance Athletics Competitive Edge at 41950 Joy Road, subject to the following conditions:

1. The approval is subject to the agreement of the other businesses that they will limit their parking to non-dance school hours.
2. As stated by the applicant, the hours of operation for the proposed use shall be limited to 5 p.m. to 9 p.m. Monday through Friday, and 10 a.m. to 6 p.m. on Saturday, with a maximum of 20 students per class.
3. All vehicles parked on the site must be located in designated parking spaces. Further, all vehicle business signage must be removed from the site.
4. Existing debris and clutter, particularly along the rear of the building, must be removed. All areas of the site shall be kept clean and remain free of debris.
5. The parking spaces along the front of the building must be re-striped to be parallel spaces, consistent with the previously approved site plan.
6. Consistent with the previously approved plan, outdoor storage is prohibited for the entire site.
7. Improvement of the site, to comply with these conditions must be accomplished by December 31, 2007.

Ayes all.

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

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ITEM NO. 5 -- NEW BUSINESS

- | | | |
|----|----------------------|--|
| 1. | P.C. No.: | 1977/1107 |
| | Applicant/Developer: | Richard Scheck |
| | Section No.: | 22 |
| | Tax I.D. NO: | 013-01-0001-003;013-99-0001-001; 018-03-0075-001 |
| | Address: | 44011 Five Mile Road |
| | Project Name: | St. John's Complex – Revision to Final Development Plan for Site Entry Feature with Signage |
| | Location: | East side of Sheldon Road, South of Five Mile Road |
| | Zoning: | TAR, Technology and Research District |
| | Action Requested: | Applicant is requesting the approval of the Revision to the Final Development Plan for Site Entry Feature with Signage |

Seth Shpargel reviewed the report of McKenna Associates.

Mr. Paul Weisenbach of Frank Rewold & Son addressed the Commission and answered questions. He presented building materials, drawings, and photographs of the proposed entry feature. He indicated their hope is to place the feature in the location of the present sign, rather than at the 22-ft. setback required by ordinance, to increase visibility.

Commissioners discussed at length pros and cons of the locations in relationship to how the woods at the rear of the feature would be affected. They also discussed reducing the signage area to 60 square feet as required by ordinance, and if the structure would affect traffic sight lines.

Ms. Harbour of Dietrich Bailey Associates also noted that a water main and two pits are located in this area.

The applicant was asked to stake out both proposed locations, mark the dead trees to be removed, confer with representatives of Dietrich Bailey Associates regarding the effect on utilities in the area, and return with drawings reducing the signs to 60 square feet.

Moved by Commissioner Pratt, supported by Commissioner Barberena, to postpone Application 1977/1107, Site Entry Feature at St. John's Complex, until the next regular meeting on December 12, 2007. Ayes all.

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

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ITEM NO. 7 -- OTHER PLANNING COMMISSION BUSINESS

1. P.C. No: 1904/1105
Applicant/Developer: DJT Development, Inc.
Section No: 23
Tax I.D. No: 017-03-0044-000;017-03-0045-000; 017-03-0046-000
Address: 14420 and 14390 Northville Road
Project Name: North Pointe Condominiums
Location: North of Clemons Ave., east side of Northville Road,
south of M-14, and west of Bradner Avenue

Zoning: R-2-A, Multiple Family Residential District
Action Requested: Applicant is requesting a one-year extension of Site
Plan Approval.

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve a one-year extension of Site Plan Approval for Application 1904/1105, DJT Development, Inc., North Pointe Condominiums. Ayes all.

ITEM NO. 8 -- COMMUNICATIONS &/OR INFORMATION

1. City of Livonia Notice of Review of Master Plan for Possible Amendments

Moved by Commissioner Davis, supported by Commissioner Arnold, to thank the City of Livonia for forwarding their Notice of Review of Master Plan for Possible Amendments, and to receive and file said document. Ayes all.

2. Charter Township of Plymouth 2008 Meeting Schedule

Meeting dates for 2008 are as follows at 7 p.m. on Wednesdays in the Town Hall Meeting Room:

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

ITEM NO. 9 -- BOARD OF TRUSTEES ACTION

1. At the meeting of October 9, 2007, the Board of Trustees approved the amendment of Zoning Ordinance No. 99 by adopting Text Amendment 003 to amend Article XIV, ARC Ann Arbor Road Corridor District, Section 14.10 Signs; Article XXV Sign Regulations; Article XX Schedule of Regulations; Article XXI Residential Unit Developments; Article XXII Single Family Cluster Housing; and Article XXIII Planned Unit Development Option, as recommended by the Planning Commission.
2. At the meeting of November 13, 2007, the Board of Trustees approved the extension of the Cluster Housing Option for Edinburgh Estates to December 13, 2008.

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MOTION TO ADJOURN

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

Chairman Cebulski adjourned the meeting at 8:50 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).