

**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, DECEMBER 12, 2007**

Meeting called to order at 7:03 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 – November 28, 2007

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the minutes of the regular meeting of November 28, 2007, with the addition of the names in the blanks on Page 2 and Page 3. Ayes all.

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

1.      Regular Meeting – December 12, 2007

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the agenda for the regular meeting of December 12, 2007, as printed. Ayes all.

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

**ITEM NO. 4 -- OLD BUSINESS**

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| 1. | P.C. No.:<br>Applicant/Developer:<br>Section No:<br>Tax I.D. No:<br>Address:<br>Project Name:<br><br>Location:<br>Zoning:<br>Action Requested: | 1977/1107<br>Richard Scheck<br>22<br>013-01-0001-003; 013-99-0001-001; 018-03-0075-001<br>44011 Five Mile Road<br>St. John's Complex – Revised Revision to Final<br>Development Plan for Site Entry Feature with Signage<br>East side of Sheldon Road, South of Five Mile Road<br>TAR, Technology and Research District<br>Applicant is requesting the approval of the Revised Revision<br>to the Final Development Plan for Site Entry Feature with<br>Signage |
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Seth Shpargel reviewed the report of McKenna Associates, Stephanie Harbour reviewed the report of Dietrich Bailey Associates and the Fire Department report was received.

Mr. Paul Weisenbach of Frank Rewold & Son, Inc., addressed the Commission, answered questions, and presented revised plans. He discussed materials, landscaping, lighting, and investigating the feasibility of enclosing the communication antenna for the water tower within the structure.

Moved by Commissioner Pratt, supported by Commissioner Davis, to approve as an amendment to the PUD the revision to the Final Development Plan for Site Entry Feature with signage at the St. John's Complex, 44011 Five Mile Road, requested in Application 1977/1107, including the following:

1. Making sure the Township receives the application signature by the titleholder.
2. Approving the 64-ft. sign square footage as part of the PUD.
3. Approving the sign height to be 19.5 ft., with the dimensions to be added to the plan.
4. Encouraging the applicant to work with the Township Engineer and Township Community Development Department, for functional purposes and costs, concerning the incorporation of the water tower antenna into the proposed feature rather than having a separate antenna as was originally proposed. In the event the antenna cannot be incorporated and the construction interferes with its operation at its current location, then the applicant is responsible for the cost of relocation.
5. Approving the three-sided sign.
6. That the plans must label materials and colors of the feature, including base material, roof and base, and the sign panels and lettering on the drawings with the final submission. Plans must be consistent with the materials and colors presented at the November review by the Planning Commission.
7. A detailed landscape has been received and revised to reflect a more naturalized appearance.
8. That all conditions listed in the reports of McKenna Associates, Dietrich Bailey Associates, and the Fire Department are met.

Ayes all.

**ITEM NO. 5 -- NEW BUSINESS-N/A**

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

**ITEM NO. 7 -- OTHER PLANNING COMMISSION BUSINESS-N/A**

**ITEM NO. 8 -- COMMUNICATIONS &/OR INFORMATION**

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

Moved by Commissioner Davis, supported by Commissioner Pratt, to send a letter thanking Canton Township for the opportunity to review their plan and to receive and file it. Ayes all.

**ITEM NO. 9 -- 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 7:55 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).