

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, FEBRUARY 20, 2008**

Meeting called to order at 7:03 p.m.

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

MEMBERS EXCUSED: Keith Postell

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

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – January 23, 2008

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the minutes of the regular meeting of January 23, 2008, as printed. Ayes all.

2, Work Session – January 23, 2008

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the minutes of the work session of January 23, 2008, as presented. Ayes all.

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – February 20, 2008

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve the agenda for the regular meeting of February 20, 2008, as submitted. Ayes all.

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, FEBRUARY 20, 2008**

ITEM NO. 3 -- PUBLIC HEARINGS

1. P.C. No.: 1980/0108
Applicant/Developer: Leo Soave
Section No.: 34
Tax I.D. No.: 059-04-0035-000 thru 059-04-0080-000
Address: Ann Arbor Road
Project Name: Plymouth Village
Location: South side of Ann Arbor Road, between Marlowe and Northern Avenues

Zoning: ARC, Ann Arbor Road Corridor District
Action Requested: Applicant is requesting to Amend the Contract and Approved Plans for Plymouth Village Planned Unit Development

Seth Shpargel explained the background of the original Planned Unit Development and reviewed the report of McKenna Associates regarding the proposed amendment. Michael Bailey reviewed the report of Dietrich Bailey Associates. The Fire Department report was received, but Chairman Cebulski noted that the contents need clarification.

Mr. John Nagy of Livonia, Professional Community Planner representing applicant Leo Soave, addressed the Commission and answered questions. He presented plans and drawings for the proposed development of condos and retail space.

Chairman Cebulski opened the public hearing at 7:40 p.m.

Chairman Cebulski acknowledged the Planning Commission's receipt of letters from JoAnn Corbin, 9424 Marlowe Street; Mary L. Rupert, 1197 Ann Arbor Road; and Jerry Gemignani, 1185 Ann Arbor Road. Their concerns centered on landscaping, traffic flow, parking problems, and legal implications for the condo association.

The following residents of the adjacent condominiums expressed their concerns regarding potential traffic congestion caused by the narrow shared drive entering the area, possible liability to the condominium association because of accidents, decrease in property values, and decreased security for the condo residents with retail customers being able to access the condo areas.

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, FEBRUARY 20, 2008**

Kimberly Pedigian, 1171 Ann Arbor Road
Cathy Priest, 1187 Ann Arbor Road
Pete Puzzuoli, 1191 Ann Arbor Road
Curt Kowalski, 1099 Ann Arbor Road
Jonathon Voigt, 1181 Ann Arbor Road
Charles McConnell, resident of Building 1

William Fraser, 9431 Northern, asked about the landscaping plan between the area and his home and expressed his concern about decreased property values.

Mr. Ronald Meyers of R.G. Meyers Associates, representing the adjacent Quiznos' property owners, said they plan to work cooperatively with Mr. Soave's project. They will be coming to the Planning Commission soon with a proposal to expand the Quiznos building to the east.

Chairman Cebulski closed the public hearing at 8:07 p.m.

Commissioners discussed with Mr. Nagy various aspects of the proposed development and the possibility of reconfiguring the plans. Mr. Sturdy alerted Mr. Nagy that the area is part of a Detroit Edison primary distribution system, and there may be underground cables buried there. The Commission encouraged the applicants to keep communications open with all the condo residents.

Moved by Mr. Pratt, supported by Ms. Arnold, to table Application 1980/0108, Leo Soave's request to amend the contract and approved plans for Plymouth Village Planned Unit Development, to no later than the regularly scheduled Planning Commission meeting of May 21, 2008. Ayes all.

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

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

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

ITEM NO. 7 -- OTHER PLANNING COMMISSION BUSINESS

1. Proposed Salem Township's Growth Management Plan Amendments and Request for Review and Comment

Commissioners directed Seth Shpargel of McKenna Associates to draft a communication to Salem Township for review at the next meeting.

2. Draft Planning Commission 2007 Annual Report

Seth Shpargel of McKenna Associates was directed to work with the Community Development Department regarding a revised status report.

Ms. Arnold indicated she was informed that investigation of commercial ordinance violations is now complaint driven because of the poor economic climate. She thought a letter should be drafted to the

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, FEBRUARY 20, 2008**

Township, asking what the policy is. She plans to ask at the Board of Trustees meeting on Tuesday, February 26.

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

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

MOTION TO ADJOURN

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

Chairman Cebulski adjourned the meeting at 8:55 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).