

**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, MARCH 19, 2008**

Meeting called to order at 7:02 p.m.

<b>MEMBERS PRESENT</b>	Kay Arnold	Kendra Barberena
	Dennis Cebulski	Carol Davis arrived at 7:25 p.m.
	Janice Litwin	Bill Pratt
	Ray Sturdy	Dennis Siedlaczek

**MEMBERS EXCUSED:** Keith Postell

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

**ITEM NO. 1 -- APPROVAL OF MINUTES**

1. Regular Meeting – February 20, 2008

Moved by Commissioner Pratt, supported by Commissioner Arnold, to approve the minutes of the regular meeting of February 20, 2008, as presented. Ayes all, with Commissioner Davis absent.

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

1. Regular Meeting – March 19, 2008

Moved by Commissioner Pratt, supported by Commissioner Arnold, to approve the agenda for the regular meeting of March 19, 2008, as presented. Ayes all, with Commissioner Davis absent.

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

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

**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, MARCH 19, 2008**

**ITEM NO. 5 -- NEW BUSINESS**

- |    |                      |  |
|----|----------------------|--|
| 1. | P.C. No:             | 1983/0208  |
|    | Applicant/Developer: | Exel Real Estate, Inc.   |
|    | Section No:          | 22   |
|    | Tax I.D. No.'s:      | 014-99-0002-004  |
|    | Address:             | 45001 Five Mile Road   |
|    | Project Name:        | 45001 Five Mile Road Building Addition   |
|    | Location:            | South of Five Mile Road, west of Sheldon, north of Helm Street, and east of Fogg Street. |
|    | Zoning:              | IND, Industrial District   |
|    | Action Requested:    | Applicant is requesting approval of site plan.   |

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

Bob Paciocco, owner of the property who sold the front building to Exel Real Estate; John Patry, president of Exel; Todd O'Neal of Exel; and Kathy Keinath of Perimeter Engineering addressed the Commission and answered questions.

Topics discussed included the process followed which allowed construction to begin, the nature of the proposed use by Exel for consolidating their operations for validation and shipping of paint spraying equipment, the necessity for building materials to match the existing building, the potential lot split into two five-acre parcels, and the Commission briefly reviewed individually the 21 concerns listed in the report of McKenna Associates.

Moved by Commissioner Pratt, supported by Commissioner Sturdy, to grant tentative site plan approval for Application 1983/0208, Exel Real Estate, Inc. at 45001 Five Mile Road, subject to building elevations of the proposed addition matching the current building in both color and materials, that the split-faced block on the back of the addition is approved subject to viewing a sample at the next meeting, and that the split-faced block will be painted to match the colors of the current building, and that the applicant will add to the drawing a use statement that describes the use of the building. Ayes all.

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

**ITEM NO. 7 -- OTHER PLANNING COMMISSION BUSINESS**

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

The Commission recommended some changes to the draft letter. Then it was moved by Commissioner Davis, supported by Commissioner Pratt, to approve the proposed communication to Salem Township regarding their Growth Management Plan Amendments subject to the suggested revisions. Ayes all.

**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, MARCH 19, 2008**

2. Revised Draft Planning Commission 2007 Annual Report

Moved by Commissioner Pratt, supported by Commissioner Davis, to approve sending the Planning Commission 2007 Annual Report to the Board of Trustees as presented. Ayes all.

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

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

**MOTION TO ADJOURN**

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

Chairman Cebulski adjourned the meeting at 8:16 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).