

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, APRIL 16, 2008**

Meeting called to order at 7:01 p.m.

MEMBERS PRESENT Kay Arnold Kendra Barberena
 Dennis Cebulski Carol Davis
 Janice Litwin Bill Pratt arrived at 7:04 p.m.
 Keith Postell Ray Sturdy

MEMBERS EXCUSED: Dennis Siedlaczek

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

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – March 19, 2008

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve the minutes of the regular meeting of March 19, 2008, as printed. Ayes all.

2. Special Meeting – April 9, 2008

Moved by Commissioner Davis, supported by Commissioner Arnold to approve the minutes of the special meeting of April 9, 2008, as printed. Ayes all.

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – April 16, 2008

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, APRIL 16, 2008**

Moved by Commissioner Davis, supported by Commissioner Litwin, to approve the agenda for the regular meeting of April 16, 2008, as presented. Ayes all.

ITEM NO. 3 -- PUBLIC HEARINGS

1. P.C. No.: 1984/0308
Applicant/Developer: Tyler & Michele Best
Section No.: 29
Tax I.D. No.: 037-99-0013-709
Address: 13672 Emrick
Project Name: Rolston Special Land Use
Location: East of Ridge Road, south of North Territorial, and west of Beck Road

Zoning: R-1-E, Single Family Residential
Action Requested: Applicant is requesting Special Land Use Approval for a Kennel to House Four Family Household Dogs

Mrs. Hodges reviewed the report of McKenna Associates and the Fire Department report was received.

Applicant Tyler Best addressed the Commission, indicating there are no plans for breeding the dogs or for replacing a dog when one dies. They are strictly family dogs, one for each of his children. He has made application to the Zoning Board of Appeals for a variance to a 6-ft. fence, but if not granted will install a 4-ft. vinyl fence.

Mr. Walter Menard said he has talked to the neighbors and they have no objections.

Chairman Cebulski opened the public hearing at 7:15 p.m.

A resident of Rolston Street and a resident of North Territorial Road had questions regarding definition of the word "kennel" and whether the special land use approval would go with the property of the individual.

There being no further comment, Chairman Cebulski closed the public hearing at 7:19 p.m.

Chairman Cebulski noted the address listed in the application is Mr. Menard's and the home being discussed is the Rolston home.

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, APRIL 16, 2008**

Moved by Commissioner Davis, supported by Commissioner Pratt, to grant Special Land Use Approval for a kennel to house four family household dogs as requested in Application 1984/0308, subject to the following conditions:

1. The use shall be limited to a maximum for four household dogs owned by the homeowner(s), authorization good for this family only. Breeding of animals is not permitted.
2. The fence shall meet all ordinance requirements unless a variance is granted by the Zoning Board of Appeals.
3. When the dogs are outside they must be monitored in order to mitigate any potential impacts to adjacent neighbors.
4. The applicant must obtain a kennel license from the Township and meet all other requirements and provisions, as described in Chapter 52 of the Code of Ordinances.
5. The dog waste shall be collected and disposed of each week as part of the residential trash pickup.

Ayes all.

ITEM NO. 4 -- OLD BUSINESS

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| 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 |

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

Mr. John Nagy, representing Mr. Leo Soave, addressed the Commission and answered questions regarding the revised plans and the recommendations of McKenna Associates.

Moved by Commissioner Sturdy, supported by Commissioner Pratt, to recommend to the Township Board of Trustees approval to amend the contract and approved plans for Plymouth Village Planned Unit Development as requested by Leo Soave in Application 1980/0108, subject to items listed in the April 10 report from McKenna Associates contained on Pages 5, 6 and 7 which include Item 2—No split-faced block; Item 3—matching Wyandotte Modular brick; and Item 5—That the dumpsters be consolidated to one on the east side of the property. In addition, that the hours of operation be restricted to no operations between 2 a.m. and 5 a.m.; that no use be permitted that requires a Class A liquor license; that all uses comply strictly with the requirements of Township noise ordinances; that landscaping be provided on both sides of the wall; that two parking spaces be eliminated next to the emergency space;

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, APRIL 16, 2008**

and that all requirements be met listed in the Fire Department report of April 8, 2008, and subject to the requirements listed in the report of Dietrich Bailey Associates dated April 10, 2008. Ayes all.

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, APRIL 16, 2008**

ITEM NO. 5 -- NEW BUSINESS

1. P.C. No: 1985/0308
Applicant/Developer: Ilmor Engineering, Inc.
Section No: 22
Tax I.D. No.'s: 016-02-0014-303
Address: 43939 Plymouth Oaks Blvd.
Project Name: Ilmor Engineering, Inc. Bldg. Addition
Location: East of Plymouth Oaks Boulevard, south of M-14
Expressway, west of the CSX Railroad, and north of the City
of Plymouth

Zoning: IND, Industrial District
Action Requested: Applicant is requesting approval of site plan.

The reports of McKenna Associates and Dietrich Bailey Associates were reviewed by Sally Hodges and Stephanie Harbor, respectively, and the Fire Department report was received.

Mr. Al Paas of DeRosier Architects addressed the Commission, presented plans, and answered questions on behalf of Ilmor Engineering.

Moved by Commissioner Pratt, supported by Commissioner Arnold, to grant tentative and final site plan approval as requested in Application 1985/0308, Ilmor Engineering, Inc., at 43939 Plymouth Oaks Boulevard, subject to the building elevations being as described this evening, and the fact that the noise leaving the property will not exceed the levels of the noise ordinance; to the extent possible, roof-mounted items be hidden; that existing trees next to the addition not be disturbed; that the ground-mounted mechanical units be completely hidden by the proposed screen wall; that evergreen trees ten to twelve feet high, be added to the proposed Norway maples to further screen the building from the property to the south; and that the items be met that are listed in the reports of Dietrich Bailey Associates and the Fire Department. Ayes all.

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, APRIL 16, 2008**

2. P.C. No: 1987/0308
Applicant/Developer: Vico Products
Section No: 35
Tax I.D. No.'s: 062-99-0023-000
Address: 41555 E. Ann Arbor Rd.
Project Name: Vico
Location: South of Ann Arbor Road, west of Southworth Ave, north of Joy Road, and east of the Chesapeake and Ohio Railroad
Zoning: ARC, Ann Arbor Corridor District.
Action Requested: Applicant is requesting approval Sign and Landscape.

The report of McKenna Associates was reviewed by Mrs. Hodges and the Fire Department report was received.

Pamela Reedy, Stephanie Morales, Matt Gorski, and Dan Deighner, architect, addressed the Commission and answered questions regarding the proposed sign.

Moved by Commissioner Davis, supported by Commissioner Barberena, to grant approval of the sign and landscape for Vico Products at 41555 E. Ann Arbor Road, as requested in Application 1987/0308, subject to conditions listed in the reports of McKenna Associates and the Fire Department. Ayes all.

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-N/A

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

MOTION TO ADJOURN

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, APRIL 16, 2008**

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

Chairman Cebulski adjourned the meeting at 8:55 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kendra Barberena". The signature is written in dark ink on a white 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).