

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, MAY 21, 2008**

Meeting called to order at 7:05 p.m.

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

MEMBERS EXCUSED: None

OTHERS PRESENT: Sally Hodges, McKenna Associates
Seth Shpargel, McKenna Associates
Alice Geletzke, Recording Secretary

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – April 18, 2008

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the minutes of the regular meeting of April 18, 2008, as printed. Ayes all.

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – May 21, 2008

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the agenda for the regular meeting of May 21, 2008, as submitted. Ayes all.

ITEM NO. 3 -- PUBLIC HEARINGS

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1. P.C. No.: 1988/0408
Applicant/Developer: Ilmor Engineering, Inc.
Section No.: 22
Tax I.D. No.: 016-02-0014-303
Address: 43939 Plymouth Oaks Blvd.
Project Name: Ilmor Engineering, Inc. Outdoor Storage
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
Action Requested: Applicant is requesting Special Land Use Approval for Outdoor Storage

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

Mr. Ed Hawkins of Ilmor Engineering addressed the Commission, presented photographs, and answered questions.

Chairman Cebulski opened the public hearing at 7:15 p.m. There being no public comment, the hearing was closed at 7:16 p.m.

Moved by Commissioner Sturdy, supported by Commissioner Pratt, to grant authorization for special land use for outdoor storage as requested in Application 1988/0408, Ilmor Engineering, Inc., at 43939 Plymouth Oaks Boulevard, subject to the requirements outlined in the McKenna report with the following exceptions

- 1) That the densely planted trees requirement in Item 1 of the recommendation be modified to require the planting of one additional tree which is to be worked out between the applicant and the consultants.
- 2) Subject to the deletion of the requirement that no more than two vehicles and/or boats will be stored in the outdoor area at one time, specifically only the deletion of the word "two" so that it reads "Only vehicles or boats will be stored outdoors at any one time."
- 3) Further, that the fence gate be modified to 28 ft. to match the opening.

Ayes all.

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2. P.C. No.: 1989/0408
Applicant/Developer: Eurostars
Section No.: 21
Tax I.D. No.: 009-01-0004-302
Address: 15180 Keel Street
Project Name: Eurostars Gymnastic Facility
Location: East side of Keel Street, south of Five Mile Road,
west of Cleat Street, and north of Helm Street
Zoning: IND, Industrial
Action Requested: Applicant is requesting Special Land Use Approval
for a Dance Studio in an Industrial District.

Sally Hodges reviewed the report of McKenna Associates and the Fire Department report was received, which indicated a requirement for the building to be brought up to the requirements of the MBC and IFC fire codes for the requested use.

Mr. Paul Dillon, the attorney representing the applicant, and Mr. Peter Georgiev of Eurostars addressed the Commission and answered questions. The Commission discussed at length traffic circulation around the building in conjunction with safety concerns for children who are dropped off for lessons.

Chairman Cebulski opened the public hearing at 7:36 p.m.

Mr. Elmer Liebowitz, owner of the building, spoke regarding the activities in the adjacent building. He also indicated that upgrades to the fire suppression system have been discussed.

There being no further public comment, the hearing was closed at 7:43 p.m.

Moved by Commissioner Pratt, supported by Commissioner Barberena, to approve special land use for a dance studio in an industrial district, as requested in Application 1989/0408, Eurostars Gymnastic Facility at 15180 Keel Street, with the recommendations of the McKenna report to be met. That the resolution necessary on the Fire Department report as to the fire suppression system requirements for the new use is adequately accounted for by the owner and/or occupant of the building. On Item No. 1 of the McKenna report, it is recommended that the applicant stripe the parking spaces at 9 feet, thus increasing the number of spaces available as allowed to do. Also, the existing loading area must be barricaded, and all customers must use the southern driveway as an entrance and that entrance is to be directed as a one-way entrance as an ingress entrance only and that signage be erected to that effect. Also, that signage be erected on the northeast corner of the back of the building to the effect that the back driveway is to have no entrance from the north. Also, that the existing outdoor storage be removed prior to anything else and that the pro shop shall be allowed to sell merchandise to the clientele of the gymnastics studio only, with no advertising to the general public. Ayes all.

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ITEM NO. 4 -- OLD BUSINESS

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| 1. | P.C. No.: | 1966/0307 |
| | Applicant/Developer: | Kmart Corporation |
| | Section No.: | 36 |
| | Tax I.D. No.: | 065-99-0012-000 |
| | Address: | 40855 Ann Arbor Road |
| | Project Name: | Kmart Outdoor Display and/or Storage |
| | Location: | East side of Haggerty Road and the south side of
Ann Arbor Road |
| | Zoning: | ARC, Ann Arbor Road Corridor District |
| | Action Requested: | Applicant is requesting approval of modified Special
Land Use for Outdoor Display and/or Storage. |

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

Ms. Deborah Mitchell, Kmart store manager, addressed the Commission and answered questions.

Commissioners discussed the placement of items such as flowers and mulch for customer convenience; the distance of the materials from Ann Arbor Road because of the store's setback; having the outside activity promote the store as being open, thus further increasing business in tough economic times; and the possibility of Kmart expanding the garden center enclosure for a more permanent solution.

Moved by Commissioner Sturdy, supported by Commissioner Arnold, to approve modified special land use for outdoor display and/or storage as requested in Application 1966/0307, Kmart at 40855 Ann Arbor Road, subject to the recommendations in the McKenna report with the following modifications:

- 1) That Item A is kept in its entirety, that there is no fenced open-air display in the northwest portion of the parking lot.
- 2) With regard to Item B, that the character and size of the display along the front of the building as proposed in the drawings submitted be approved, but only under the canopy. That the method of debris cleanup be identified and noted on the plan and be acceptable.
- 3) That the duration of the display extend from March 1 to October 1 of this year (2008) only.
- 4) That the display of proposed two pallets of bagged material and up to three swing sets be permitted along the front of the building, under the canopy.
- 5) With regard to the southwest corner, that the maximum height of the stored material shall remain at 8 feet.
- 6) That the area of outdoor storage be extended beyond the 9 parking spaces as shown on the plans for up to an additional 850 square feet.
- 7) That the outdoor storage area be continually monitored to be assured the area is kept clean and orderly.
- 8) That the use statement and the subsequent addendum be revised consistent with what is proposed.
- 9) That the applicant be directed to bring any subsequent proposal for an extension or permanent improvement to the Commission in a timely manner.

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- 10) That in no case will there be any storage permitted along the south wall of the property and that any material currently stored there be removed immediately.

Ayes all.

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

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

ITEM NO. 7 -- OTHER PLANNING COMMISSION BUSINESS

Chairman Cebulski called the Commission's attention to the receipt of a communication from the residents of Northern Avenue regarding access to the proposed Plymouth Village site.

Secretary Barberena was instructed to send a card to Stephanie Harbour of Dietrich Bailey Associates, congratulating her on passing the U.S. Green Building Council Professional Accreditation Exam.

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 Davis, to adjourn the meeting.
Ayes all.

Chairman Cebulski adjourned the meeting at 8:51 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).