

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, JUNE 18, 2008**

Meeting called to order at 7:01 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
Alice Geletzke, Recording Secretary

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – May 21, 2008

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

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – June 18, 2008

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the agenda for the regular meeting of June 18, 2008, as presented. Ayes all.

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

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

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

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ITEM NO. 6 -- ANN ARBOR ROAD SIGN REQUESTS

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| 1. | P.C. No.: | 1990/0508 |
| | Applicant/Developer: | Art One Signs |
| | Section No.: | 35 |
| | Tax I.D. No.: | 062-99-0006-000 |
| | Address: | 42177 E. Ann Arbor Road |
| | Project Name: | Verizon ARC Sign |
| | Location: | South side of Ann Arbor Road, west of General Drive,
north of Postiff Drive, and east of Lilley Road. |
| | Zoning: | ARC, Ann Arbor Road Corridor District |
| | Action Requested: | Applicant is requesting approval of ARC Sign. |

Mrs. Hodges reviewed the report of McKenna Associates which notes that the building received a variance in October, 2003, for all the tenants in the PMC Center to permit signage to be placed on the narrow flat-faced portion of the awning, as individual letter signs with a maximum letter height of 16 inches. She indicated that according to the Township administration the individual letter signs are limited to no more than 50% of the length of the awning over the tenant's space.

The Fire Department report was received.

Mr. Kal Mansour of Art One Signs addressed the Commission and answered questions. He indicated the signs have been approved by the Building Department, without the check mark on the Verizon portion and without the panel sign. The Wireless USA portion of the sign is already up, based on that permit. The Verizon portion has not been installed because Verizon will not allow it without the check mark part of their trademarked logo. The applicant agrees that the "authorized retailer" portion will be individual letters, rather than a panel sign.

Mrs. Hodges described that adding the check mark lengthens the sign, and the sign as proposed exceeds 50% of the awning length.

A lengthy discussion followed with Mr. Mansour citing the poor economy and the financial stress for the store owner to have the sign remade. He said he believes the size of the sign on the adjacent computer store is larger and does not comply with the 50% rule.

Mr. Kassab, owner of the building, also addressed the Commission. He noted the difficulty of retaining tenants in the current financial climate.

Commissioners discussed the fact that the adjacent sign was approved under the former ordinance which no longer applies, whether the matter should be tabled for further fact-finding, and the ordinance interpretation regarding 50% of the awning length.

Mr. Pratt indicated he would like further clarification before finally approving the signs.

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Moved by Commissioner Litwin, supported by Commissioner Arnold, to grant the check mark as part of the trademarked logo for Verizon Wireless, as well as allowing individual letters for the "authorized retailer" portion of the sign, referring Application 1990/0508, Art One Signs for the Verizon ARC sign at 42177 E. Ann Arbor Road for administrative approval, subject to compliance with the ordinance.

AYES: Litwin, Arnold, Barberena, Cebulski, Davis, Postell, Siedlaczek, Sturdy
NAYS: Pratt

Motion carried.

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

ITEM NO. 8 -- COMMUNICATIONS &/OR INFORMATION

1. Letter dated May 29, 2008, from Dennis Moore with an update in regards to the fourth season of Drive In Theater Operations at Compuware Sports Arena.

The Commission received and filed the above communication.

ITEM NO. 9 -- BOARD OF TRUSTEES ACTION

1. At their meeting of May 27, 2008, the Board of Trustees re-appointed: Keith Postell, Kendra Barberena, and Dennis Cebulski, to the Planning Commission for three-year terms expiring on June 30, 2011.
2. At their meeting of June 10, 2008, the Board of Trustees postponed the General Development Plan and PUD Contract for the Plymouth Village Planned Unit Development Amendment to their next meeting.

MOTION TO ADJOURN

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

Chairman Cebulski adjourned the meeting at 8 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).