

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

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

<b>MEMBERS PRESENT</b>	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  
Stephanie Harbour, Dietrich Bailey Associates  
Seth Shpargel, McKenna Associates  
Alice Geletzke, Recording Secretary

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

1. Regular Meeting – June 18, 2008

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

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

1. Regular Meeting – July 16, 2008

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the agenda for the regular meeting of July 16, 2008, as printed. Ayes all.

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

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

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

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

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|----|----------------------|--|
| 1. | P.C. No.:            | 1991/0608  |
|    | Applicant/Developer: | James Capo   |
|    | Section No.:         | 23   |
|    | Tax I.D. No.:        | 018-03-0084-000; 018-03-0086-001; 018-03-0087-000  |
|    | Address:             | 15169 Northville Road  |
|    | Project Name:        | Dhake Industries   |
|    | Location:            | North of M-14, east of C & O Railway, south of Five Mile Road, and the west side of Northville Road. |
|    | Zoning:              | IND, Industrial District   |
|    | Action Requested:    | Applicant is requesting approval of site plan.   |

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

Bernard Grant of DeMattia Group described the project, presented plans and building materials, and answered questions. He addressed the banking of parking spaces in conjunction with the Zoning Ordinance, Item 24.2-4, and the possible vacation of a portion of old Northville Road.

Moved by Commissioner Davis, supported by Commissioner Barberena, to grant tentative site plan approval for Application 1991/0808, Dhake Industries at 15169 Northville Road, subject to resolution of the number of parking spaces. Ayes all.

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

2. P.C. No.: 1992/0608  
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 approval of the Final Development Plan.

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

The Commission noted receipt of a petition signed by nine residents of Northern Avenue, requesting that there be no pedestrian opening from Northern Avenue into the complex, consistent with the plans submitted.

Mr. John Nagy, professional planner, spoke on behalf of the applicant and answered questions.

Moved by Mr. Pratt, supported by Mr. Sturdy, to grant final development plan approval for Application 1992/0608, Leo Soave for Plymouth Village, as follows: that the Private Drive plaque shall be located on the two signs as delineated by the applicant; there shall be no opening at Northern Avenue in the back brick wall; that all of the awnings on the building shall be the same beige as at Gateway Plaza; and that the color of the upper story windows, which are going to be opaque, shall be grey. Further, the existing six street trees are acceptable without any additional street trees on this application; the items listed in the McKenna report dated July 16, 2008, under Item B, Minor Site Plan Items, shall be clarified and corrected prior to Final Stamp Approval; that especially item C.1 of the July 16, 2008 McKenna report is understood that whoever submits for building permit approval first will be required to include the installation of the full improvements for the shared entrance between this site and the Quiznos site. Also, the Commission requests the installation of signage on the back of the brick wall at the "T" of Northern Avenue indicating "Emergency Vehicle Parking Only." Approval is further subject to meeting all conditions of the McKenna letter of July 3, 2008 and the reports of the Fire Department and Township Engineer. Ayes all.

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

3. P.C. No.: 1993/0608  
Applicant/Developer: Emmett Contracting, LLC  
Section No.: 35  
Tax I.D. No.: 061-99-0016-000  
Address: 9333 Lilley Road  
Project Name: Emmett Professional Building  
Location: North of Postiff, east of Morrison Avenue, south of Ann Arbor Road, and the west side of Lilley Road.  
Zoning: OS-ARC, Office Services Ann Arbor Road Corridor District  
Action Requested: Applicant is requesting approval of site plan

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

Mr. Brad Emmet addressed the Commission, presented plans and materials, and answered questions regarding construction of a professional center. He anticipates tenancy by a dentist, insurance company, and possible medical office.

Moved by Commissioner Davis, supported by Commissioner Arnold, to grant tentative site plan approval for Application 1993/0608, Emmett Professional Building at 9333 Lilley Road, subject to conditions listed in the reports of McKenna Associates, Dietrich Bailey Associates, and the Fire Department. Ayes all.

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

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| 4. | P.C. No.:            | 1994/0608   |
|    | Applicant/Developer: | Oak Pointe Properties, LLC  |
|    | Section No.:         | 34  |
|    | Tax I.D. No.:        | 059-03-0064-000; 059-03-0171-002  |
|    | Address:             | 1043 Ann Arbor Road   |
|    | Project Name:        | Quizno's Building Addition  |
|    | Location:            | North of Marlin Avenue, east of Northern Avenue, south side of Ann Arbor Road, and west of Corrinne Avenue. |
|    | Zoning:              | ARC, Ann Arbor Road Corridor District   |
|    | Action Requested:    | Applicant is requesting approval of site plan   |

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

Mr. Tartaglia of Oak Pointe Properties and Mr. Bill Donnan from the applicant's engineering firm addressed the Commission, presented plans, and answered questions.

The Commission discussed parking and dumpster location, and loading space availability with Mr. Tartaglia.

Moved by Commissioner Pratt, supported by Commissioner Davis, to grant tentative site plan approval for Application 1994/0608, for the Quizno's building addition at 1043 Ann Arbor Road, subject to approval of the final building façade materials and to resolution of the items in the reports of McKenna Associates, Dietrich Bailey 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**

1. Notice of Intent to Consider an Amendment to the Canton Township Comprehensive Plan and Request for Review and Comment

Moved by Commissioner Pratt, supported by Commissioner Davis, to acknowledge receipt of the Notice of Intent from Canton Township regarding amendment to their Comprehensive Plan, and to receive and file said communication. Ayes all.

**ITEM NO. 9 -- BOARD OF TRUSTEES ACTION**

1. At their meeting of June 24, 2008, the Board of Trustees approved the General Development Plan and PUD Contract for the Plymouth Village Planned Unit Development Amendment as recommended by the Planning Commission, subject to the Township Attorney's approval of the condominium documents prior to Final Development Plan approval and separation of the land ownership as a condition of Final Development Plan approval.

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PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, JULY 16, 2008**

**MOTION TO ADJOURN**

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

Chairman Cebulski adjourned the meeting at 9:12 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).