

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, AUGUST 20, 2008**

Meeting called to order at 7:03 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
Stephanie Harbour, Dietrich Bailey Associates
Linda Shoemaker, CDD Administrative Asst.

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – July 16, 2008

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the minutes of the July 16, 2008, meeting as submitted. Ayes all.

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – August 20, 2008

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the agenda for the regular meeting of August 20, 2008, as printed. Ayes all.

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

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, AUGUST 20, 2008**

ITEM NO. 4 -- OLD BUSINESS

1. P.C. No.: 1902/1005
Applicant/Developer: Plymouth Towne Square
Section No: 35
Tax I.D. No: 060-02-0078-002; 060-02-0081-000;
060-99-0003-000; 060-99-0008-000;
060-99-0009-000; 060-99-0002-000;
060-99-0002-701; 060-99-0002-702
- Address:
Project Name: Plymouth Towne Square
Location: North of Ann Arbor Road, east of CSX Railroad,
south of Firwood, and west of Gold Arbor
- Zoning:
Action Requested: Applicant is requesting approval of Final
Development Plan

Sally Hodges reviewed the report of McKenna Associates. She indicated a meeting was held yesterday with the applicant; Mr. Anulewicz, Director of Public Service; and Ms. Harbour and Mr. Bailey of Dietrich Bailey Associates. The applicant submitted a letter for review in which they substantially agreed with the changes requested, with a couple of modifications.

The Fire Department requested a larger turn-around area and additional egress.

Ms. Harbour reviewed the report of Dietrich Bailey Associates.

Scott Drumm of Plymouth Town Square addressed the Commission and answered questions. Issues discussed included the detention pond, foundation plantings for the residential units, and plans for the streetscape.

Commissioner Pratt had questions on how soon the applicant would proceed with the development and Commissioner Sturdy reminded Commissioners and the applicant of the one-year deadline to obtain a building permit. Extensions may be granted upon written request, but failure to do so may be deemed abandonment.

Moved by Commissioner Davis, supported by Commissioner Arnold, to grant approval of the Final Development Plan for Application 1902/1005, Plymouth Towne Square, subject to the conditions of the McKenna report, the Fire Department report, the report of Dietrich Bailey Associates, and the conditions and responses in the applicant's letter of August 19, 2008; and subject to the applicant working with the Township Engineer to determine if aeration or some other form of water feature is possible to aid in mitigation of mosquitoes, and if so, to install it; also subject to screening of the front detention pond on the railroad side, the Ann Arbor Road side, and the north side; and subject to the pole sign for the Elks Club being removed. Ayes all.

Gregory Green, a resident of Gold Arbor, addressed the problem of lighting and its possible impact on the neighboring residents.

Rick Coon, also of Gold Arbor, spoke regarding dead tree removal. He noted one of the trees shows on the map as being on his property; however, it is not, although it overhangs his property and he would appreciate it being removed as soon as possible. The applicant agreed to work with Mr. Coon on this matter.

2. P.C. No.: 1993/0608

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, AUGUST 20, 2008**

Applicant/Developer:	Emmett Contracting, LLC
Section No.:	35
Tax I.D. No.:	061-99-0016-000
Address:	9333 Lilley Road
Project Name:	Plymouth Professional Center Previously 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 final site plan approval.

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

Mr. Brad Emmett, applicant for the Plymouth Professional Center, addressed the Commission and reviewed the issues listed in the McKenna report. He asked the Commission to forego the loading zone requirement based on the type of building and use of the structure. He also reviewed the building materials.

Moved by Commissioner Davis, supported by Commissioner Arnold, to grant final site plan approval for Application 1993/0608, Plymouth Professional Center at 9333 Lilley Road, subject to the building bricks being Redland brick, that if the future use needs more required parking it will be worked out with the Building Official, that no loading space will be required since the delivery trucks will not be large enough, that the floor plan is 7,120 square feet, that the method of illumination for the ground sign will be identified on the plan and , if ground-mounted lighting is proposed details must be provided and it will be subject to the Chief Building Official's approval, that there will be landscaping provided around the air conditioning units, that the sedum along Lilley Road will be "Autumn Joy," and that it must be put on the plan that here will be no roof-top mechanicals. Also subject to the report of Deitrich Bailey Associates and to the Fire Department report. Ayes all.

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, AUGUST 20, 2008**

3. 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 final site plan approval.

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. Bill Donnan of R.P. Donnan Engineering introduced Mr. Mario Tartaglia of Oak Pointe Properties, owner of the property at 1043 Ann Arbor Road. Mr. Tartaglia reviewed the issues listed in the McKenna report.

Moved by Commissioner Davis, supported by Commissioner Arnold, to grant final site plan approval to Application 1994/0608, subject to the conditions of the McKenna report, the Fire Department report, and the Dietrich Bailey report, that the trim color will be cream, no loading spaces will be necessary based on the fact that the delivery trucks will not be that large, and that the building addresses will be placed evenly across the building next to the doors. 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-N/A

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

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

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, AUGUST 20, 2008**

MOTION TO ADJOURN

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

Chairman Cebulski adjourned the meeting at 8:28 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).