

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, SEPTEMBER 17, 2008**

Meeting called to order at 7:00 p.m.

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

MEMBERS EXCUSED: Bill Pratt

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

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – August 20, 2008

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

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – September 17, 2008

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve the agenda for the regular meeting of September 17, 2008, as printed. Ayes all.

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

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, SEPTEMBER 17, 2008**

ITEM NO. 4 -- OLD BUSINESS

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 and the Fire Department report was received. Stephanie Harbour reviewed the Dietrich Bailey report which recommended several plan revisions.

James Capo, representing Dhake Industries, presented plans and building materials. He answered questions from the Commission, including those regarding current and banked parking and Wayne County's pending vacation of Old Northville Road. A deed restriction will be placed on the property that will prohibit any future use of the site that would exceed parking capacity available. He also felt that any plan revisions could be worked out with Dietrich Bailey Associates and Livingston Engineering.

Mr. and Mrs. Tim Laughlin, neighboring residents, expressed concerns regarding increased water runoff affecting their property values, the look of the improvements, and environmental impact.

Moved by Commissioner Sturdy, supported by Commissioner Barberena, to approve the final site plan for Application 1991/0808, Dhake Industries at 15169 Northville Road, subject to full compliance with all items identified in the report of McKenna Associates, with the determination on the part of the Planning Commission that the 19 banked parking space proposal is acceptable; and subject to full compliance with all the items listed in the Dietrich Bailey Associates report of September 11.

AYES: Sturdy, Barberena, Arnold, Cebulski, Litwin, Postell, Siedlaczek
NAYS: Davis
Motion carried.

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, SEPTEMBER 17, 2008**

ITEM NO. 5 -- NEW BUSINESS

- | | | |
|----|----------------------|---|
| 1. | P.C. No.: | 1995/0808 |
| | Applicant/Developer: | DeMattia Group |
| | Section No.: | 20 |
| | Tax I.D. No.: | 008-01-0030-000 |
| | Address: | Metro West Technology Park |
| | Project Name: | Brembo Brakes |
| | Location: | North of M-14, east of Ridge, south of Halyard Drive, and west of Beck Road |
| | Zoning: | TAR, Technology and Research District |
| | Action Requested: | Applicant is requesting approval of site plan. |

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

Bernard Grant of DeMattia Group presented plans and building materials, discussed building usage, and answered Commissioner's questions. He confirmed that they intend to split the existing 5 acre lot and that the 2 acre portion not being used for the Brembo site would be developed without variances.

Moved by Commissioner Davis, supported by Commissioner Barberena, to grant tentative site plan approval as requested in Application 1995/0808, DeMattia Group for Brembro Brakes. Ayes all.

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

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, SEPTEMBER 17, 2008**

ITEM NO. 7 -- OTHER PLANNING COMMISSION BUSINESS

1. Approve 2009 Meeting Dates

Moved by Commissioner Davis, supported by Commissioner Arnold, to adopt the following Planning Commission dates for 2009, meetings and work sessions to be held at 7 p.m. in Township Hall:

<u>MEETING DATES</u>	<u>SUBMISSION DATES</u>	<u>WORK SESSIONS</u>
January 21	December 23, 2008	January 7
February 18	January 27	February 4
March 18	February 25	March 4
April 15	March 24	April 1
May 20	April 29	May 6
June 17	May 27	June 3
July 15	June 23	July 1
August 19	July 29	August 5
September 16	August 25	September 2
October 21	September 30	October 7
November 18	October 27	November 4
December 9	November 16	December 2

Ayes all.

2. Request from residents for reconsideration of opening of wall on Northern Street

Commissioners discussed the petition presented from 13 residents of Northern Street for reconsideration to allow access to the new Plymouth Village retail plaza and adjoining Quiznos, in the form of a gate or wall opening. They discussed safety concerns because of the traffic patterns and driveway locations, whether the wall is being located properly according to requirements, and what the status is of the temporary fence with an opening.

Mario Tartaglia of Oak Point Properties, owner of the Quiznos building, expressed his interest in not having an opening in the wall, thus decreasing liability to the businesses along Ann Arbor Road.

Moved by Commissioner Davis, supported by Commissioner Sturdy, that the Building Department be asked to confirm the placement of the wall and the T-turnaround behind Plymouth Village and Quiznos to make sure it is in compliance with where it should be, and to reaffirm that the Planning Commission does not want an opening in the wall because of safety issues. Ayes all.

Commissioner Davis asked that the Ordinance Officer check into whether a garage located on Ann Arbor Trail is being used improperly as a used car lot.

Commissioner Arnold presented an article regarding the SEC proposed time limits on local actions regarding cell tower installations. Commissioner Sturdy also indicated the need for ordinance language to prevent resubmission of identical plans by applicants as has happened recently with the ZBA, even though the prior submission was denied.

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, SEPTEMBER 17, 2008**

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

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

MOTION TO ADJOURN

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

Chairman Cebulski adjourned the meeting at 8:55 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).