

**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, DECEMBER 10, 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          Bill Pratt arrived at 7:05 p.m.  
                                 Ray Sturdy

**MEMBERS EXCUSED:**      None

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

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

1.      Regular Meeting – October 15, 2008

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve the minutes of the regular meeting of October 15, 2008, as printed. Ayes all, with Commissioner Pratt absent.

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

1.      Regular Meeting – December 10, 2008

Moved by Commissioner Davis, supported by Commissioner Arnold, to approve the agenda for the regular meeting of December 10, 2008, as presented. Ayes all, with Commissioner Pratt absent.

Commissioner Pratt arrived at 7:05 p.m.

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**ITEM NO. 3 -- PUBLIC HEARINGS**

- |    |                      |   |
|----|----------------------|---|
| 1. | P.C. No.:            | 2002/1108   |
|    | Applicant/Developer: | Marcello Scappaticci  |
|    | Section No.:         | 30  |
|    | Tax I.D. No.:        | 042-99-0003-004   |
|    | Address:             | North Territorial Road  |
|    | Project Name:        | North Territorial Rezoning  |
|    | Location:            | North side of North Territorial, west of Ridge Rd., south of Five Mile Road, and east of Napier Rd. |
|    | Zoning:              | AG, Agricultural  |
|    | Action Requested:    | Applicant is requesting Rezoning Approval from AG, Agricultural to R-1-E, Single Family Residential |

Sally Hodges reviewed the report of McKenna Associates and the Fire Department report was received. Mrs. Hodges suggested that the Planning Commission may want to consider initiating rezoning of the few parcels remaining which are zoned AG, contacting the property owners to see if they would not object.

Greg Ash spoke on behalf of applicant Marcello Scappaticci. He indicated a portion of the property is designated wetlands and they plan to build two houses on the remainder of the ten acres.

Commissioner Barberena noted receipt of a letter from Faye Bulmer, 50955 N. Territorial, whose property is on the south side of North Territorial between the two Andover developments. She objects to having her property rezoned from AG because she fears the expense of having to tie into the sewer system. The Commission noted that her property is not part of this rezoning application.

Chairman Cebulski opened the public hearing at 7:08 p.m. There being no public comment, the hearing was closed at 7:09 p.m.

Moved by Commissioner Davis, supported by Commissioner Arnold, to recommend to the Board of Trustees the rezoning of the property on the north side of North Territorial Road, west of Ridge Road, south of Five Mile Road, and east of Napier Road from AG, Agricultural, to R-1-E, Single Family Residential, as requested in Application 2002/1108 by applicant Marcello Scappaticci, for the following reasons:

1. The requested rezoning is generally consistent with goals and policies of the Township Master Plan that calls for single-family residential development.
2. The proposed R-1-E zoning is more consistent with the Township's Future Land Use Plan than the existing AG district.
3. The proposed R-1-E zoning would prohibit incompatible agricultural uses adjacent to the existing residential development to the west and east.

Ayes all.

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

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

1. P.C. No.: 2005/1108  
Applicant/Developer: Daniel Herriman  
Section No.: 23  
Tax I.D. No.: 020-01-0012-312  
Address: 41486 Wilcox Road  
Project Name: Building Addition – Herriman & Associates, Inc.  
Location: North side of Wilcox Road, east of Shadywood Drive, south of M-14 Expressway, and west of Schoolcraft Road  
Zoning: OS, Office Service  
Action Requested: Applicant is requesting approval of site plan.

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

Architects Joseph Phillips and Mike Devine joined applicant Dan Herriman in addressing the Commission and answered questions. Mr. Phillips and Mr. Devine presented plans and site photos and discussed building materials, parking, and traffic flow.

Moved by Mr. Pratt, supported by Ms. Arnold, to grant tentative site plan approval as requested in Application 2005/1108 by Daniel Herriman at 41486 Wilcox Road, subject to the comments in the reports of McKenna Associates, Dietrich Bailey Associates, and the Fire Department. The applicant is encouraged to bring back samples of the materials to be used in the elevations and final site plan approval will be subject to those being acceptable to the Commission. Also, that the circulation as proposed is acceptable and that the relocation of the dumpster is positive and should be encouraged; and that additional handicapped spaces are encouraged in the visitor's area. Also, that five-foot proposed landscaping area at the front of the building is acceptable, and the applicant is encouraged to have all windows match on the front of the building. Ayes all.

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**ITEM NO. 6 -- ANN ARBOR ROAD SIGN REQUESTS**

1. P.C. No.: 2003/1108  
Applicant/Developer: Aver Sign Company  
Section No.: 36  
Tax I.D. No.: 065-99-0007-001  
Address: 40909 Ann Arbor Rd.  
Project Name: Bank of America ARC Signs  
Location: Southwest corner of Ann Arbor Road and Haggerty Road.  
Zoning: ARC, Ann Arbor Road Corridor District  
Action Requested: Applicant is requesting approval of a new ARC Wall Sign and approval of a Modified Monument Sign.

Seth Shpargel reviewed the report of McKenna Associates.

Mr. Slavico Stojanovic of Aver Sign Company addressed the Commission and answered questions.

Moved by Commissioner Sturdy, supported by Commissioner Davis, to approve the proposed wall sign as presented for Application 2003/1108 at the Bank of America, 40909 Ann Arbor Road, subject to confirmation that the proposed sign size conforms to the ordinance. Ayes all.

Moved by Commissioner Sturdy, supported by Commissioner Arnold, to postpone consideration of the monument sign presented for Application 2003/1108 at the Bank of America, 40909 Ann Arbor Road, for up to 90 days to allow the applicant to reconsider the proposed arrangement. This motion was withdrawn by both the maker and supporter.

Moved by Commissioner Sturdy, supported by Commissioner Arnold, to approve a monument sign for Application 2003/1108 at the Bank of America, 40909 Ann Arbor Road, subject to the applicant's agreement to modify the proposed arrangement so that the monument sign is the same size and shape as the existing monument sign and with only the Bank of America letters and logo to be lit. Ayes all.

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

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**ITEM NO. 8 -- COMMUNICATIONS &/OR INFORMATION**

1. City of Livonia Notice of Review of Master Plan for Possible Amendments

Moved by Commissioner Davis, supported by Commissioner Barberena, to thank the City of Livonia and to receive and file their Notice of Review of Master Plan for Possible Amendments. Ayes all.

2. City of Plymouth Notice of Updating its Existing Master Plan

Moved by Commissioner Davis, supported by Commissioner Barberena, to thank the City of Plymouth and to receive and file their Notice of Updating their Existing Master Plan. Ayes all.

3. McKenna Associates Wind Energy Flyer

Moved by Commissioner Pratt, supported by Commissioner Davis, to receive and file the Wind Energy Flyer distributed by McKenna Associates. Ayes all.

4. Charter Township of Plymouth 2009 Meeting Schedule

At Commissioner Postell's request, Commissioner Barberena agreed to correspond with Mrs. Bulmer, whose letter was received earlier, reassuring her that rezoning of her property from AG is not currently planned.

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

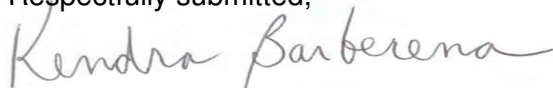
1. At the meeting of November 18, 2008, the Board of Trustees approved the extension of the Cluster Housing Option for Edinburgh Estates to December 13, 2009.

**MOTION TO ADJOURN**

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

Chairman Cebulski adjourned the meeting at 8:32 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).