

**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, JUNE 17, 2009**

Meeting called to order at 7:02 p.m.

**MEMBERS PRESENT** Kay Arnold Kendra Barberena  
Dennis Cebulski Carol Davis  
Janice Litwin Keith Postell  
Bill Pratt Dennis Siedlaczek

**MEMBERS EXCUSED:** Ray Sturdy

**OTHERS PRESENT:** Alice Geletzke, Recording Secretary

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

1. Regular Meeting – April 15, 2009

Moved by Commissioner Barberena, supported by Commissioner Litwin, to approve the minutes of the regular meeting of April 15, 2009 as presented. Ayes all, with Commissioners Pratt and Davis abstaining because they were not present at that meeting.

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

1. Regular Meeting – June 17, 2009

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the agenda for the regular meeting of June 17, 2009 as submitted. Ayes all.

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

**ITEM NO. 4 -- OLD BUSINESS**

1. P.C. No.: 1996/0908  
Applicant/Developer: Phil Haddad  
Section No.: 36  
Tax I.D. No.: 063-04-0001-000  
Address: 39600 Ann Arbor Road  
Project Name: Building Addition for Dunkin' Donuts  
Location: North side of Ann Arbor Rd., east of I-275, south of Ann Arbor Trail and west of Eckles Road  
Zoning: ARC, Ann Arbor Road Corridor  
Action Requested: Applicant withdrew request for building addition of a drive-thru  
(application for building addition was extended until 6/17/09.)

Moved by Commissioner Davis, supported by Commissioner Arnold, to accept the withdrawal of Application No. 1996/0908, the application for a building addition by Dunkin' Donuts at 39600 Ann Arbor Road, as requested by the applicant. Ayes all.

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2. P.C. No.: 1997/0908  
Applicant/Developer: Phil Haddad  
Section No.: 36  
Tax I.D. No.: 063-04-0001-000  
Address: 39600 Ann Arbor Road  
Project Name: Drive-Thru Facility Dunkin' Donuts  
Location: North side of Ann Arbor Rd., east of I-275, south of Ann Arbor Trail and west of Eckles Road  
Zoning: ARC, Ann Arbor Road Corridor  
Action Requested: Applicant withdrew application for Special Land Use Approval. (request for special land use was extended until 6/17/09.)

Moved by Commissioner Davis, supported by Commissioner Barberena, to accept the withdrawal of Application 1997/0908, the application for special land use for Dunkin' Donuts at 39600 Ann Arbor Road, as requested by the applicant. Ayes all.

3. P.C. No.: 2007/0109  
Applicant/Developer: Fairmount Properties  
Section No.: 35  
Tax I.D. No.: 061-02-0049-000  
Address: 605 Ann Arbor Road  
Project Name: Proposed Automotive Sales  
Location: South side of Ann Arbor Road, west side of Rocker Avenue, north of Marlin Avenue, and east of South Main Street  
Zoning: ARC, Ann Arbor Road Corridor  
Action Requested: Applicant is Requesting Special Land Use Approval for Proposed Automotive Showroom and Sales. (item tabled from 2/18/09 agenda)

Michael and David Rea of Fairmount Properties addressed the Commission and answered questions. They were advised to present their updated plans to McKenna Associates, and to confer further with James Anulewicz, Director of Public Service, regarding the consent judgment on the property.

Moved by Commissioner Davis, supported by Commissioner Barberena, to postpone Application 2007/0109, the request for special land use approval by Fairmount Properties at 605 Ann Arbor Road, until the July 2009 or next regularly scheduled Planning Commission meeting. Ayes all.

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

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

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**ITEM NO. 7 -- OTHER PLANNING COMMISSION BUSINESS**

1. Discussion of Master Plan

Chairman Cebulski indicated that Mr. Anulewicz is currently researching the discrepancies between the Zoning Ordinance and the Master Plan.

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

1. Updated cover sheet for Zoning Ordinance No. 99 and text amendment 005.
2. the Bulletin - McKenna Associates.

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

1. At the meeting of April 21, 2009, the Board of Trustees moved to approve the second reading of Ordinance No. C-2009-03, amending the Plymouth Charter Township Code of Ordinances, Chapter 93, Section 93.420.H, Cul-de-sac Streets, and Section 93.430.A., Street Rights-of-Way, Roadway Widths, related to minimum turn-around radius on cul-de-sac and loop streets.

**MOTION TO ADJOURN**

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

Chairman Cebulski adjourned the meeting at 7:23 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).