

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, SEPTEMBER 16, 2009**

Meeting called to order at 7:02 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: Patrick Fellrath, Township Civil Engineer
Sally Hodges, McKenna Associates
Alice Geletzke, Recording Secretary

ITEM NO. 1 -- APPROVAL OF MINUTES

1. Regular Meeting – July 15, 2009

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the minutes for the regular meeting of July 15, 2009 as printed. Ayes all.

ITEM NO. 2 -- APPROVAL OF AGENDA

1. Regular Meeting – September 16, 2009

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the agenda for the regular meeting of September 16, 2009 as printed. Ayes all.

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ITEM NO. 3 -- PUBLIC HEARINGS

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| 1. | P.C. No.: | 2015/0809 |
| | Applicant/Developer: | Nancy M. Bonadeo, Trustee |
| | Section No.: | 31 |
| | Tax I.D. No.: | 048-99-0015 |
| | Address: | 49440 Ann Arbor Road |
| | Project Name: | Rezoning - Conditional |
| | Location: | West side of Ridge Road, north side of Ann Arbor Road,
east of Fellows Creek Drive, south of Powell Road |
| | Zoning: | OS, Office Service |
| | Action Requested: | Applicant is requesting Rezoning Approval from
R-1-E, Single Family Residential to OS, Office Service;
Subject to Conditions |

Sally Hodges reviewed the report of McKenna Associates and the reports of the Fire Department and Wayne County were received.

Mr. Nicholas Cirino, Esq. representing applicant Nancy Bonadeo, addressed the Commission and answered questions. He indicated the property had been used as an office for many years by local builder Joseph Bonadeo, recently deceased.

Chairman Cebulski opened the public hearing at 7:20 p.m.

Commissioner Barberena noted the receipt a letter from J. Washburn and from Mark and Katherine Savitskie. Both letters objected to the rezoning.

The following residents of the area expressed their concerns and registered their objections to the rezoning: Cary Varblow and three other board members of the Ridgewood Homeowners Association, Brinton Baker, Jim Brown, Sandy Luther, Kimberly Baker, Jim Nicol, and Dorothy Balogh. Their concerns centered on the potential for increased traffic, loss of the rural feeling in their area, decrease in property values, opening the door for commercial to spread and non-compliance with the Master Plan.

The public hearing was closed at 7:35 p.m.

Moved by Commissioner Davis, supported by Commissioner Sturdy, to recommend to the Board of Trustees denial of the request for rezoning from R-1-E, Single Family Residential to OS, Office Service, subject to conditions, at 40440 Ann Arbor Road, as requested in Application 2015/0809, based on the following recommendations and any other conditions listed in the report of McKenna Associates:

1. The requested conditional rezoning is contrary to the Master Plan and Future Land Use Plan Map. It is not consistent with the goal to maintain low density residential uses with single family housing in attractive settings, enhanced by the rural landscape.
2. There are no substantial reasons that the site cannot be used as zoned. The existing structure could be completed and used as a single family dwelling by adding a kitchen and sanitary facilities.
3. The requested conditional rezoning could be precedent-setting.

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4. Under the proposed OS zoning and limited conditions proposed, a wide range of more intense uses would be permitted that are not in keeping with the existing single family residential character of nearby properties to the north, east and west.
5. The conditions offered by the applicant do not preclude demolition of the existing structure and construction of a new office building, out of character with the residential neighborhood.
6. The requested conditional rezoning may result in the need for modifications to the existing driveways, approaches and parking although the applicant has offered to maintain them as such.
7. The requested conditional rezoning will result in the site requiring site plan approval and compliance with all of the requirements for the district such as lighting, parking, signage, and landscaping, which will detract from the existing character of the residential neighborhood.
8. The existing site does not conform to parking requirements for the OS district uses.

Ayes all.

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2. P.C. No.: 2016/0809
Applicant/Developer: Lake Pointe Bible Church
Section No.: 23
Tax I.D. No.: 017-01-0002-006
Address: 42150 Schoolcraft Road
Project Name: Lake Pointe Bible Church Building Expansion
Location: North side of Schoolcraft Road, east of Bradner Avenue,
south of Five Mile Road, and west of Plymouth Crossing
Zoning: R-1, Single Family Residential
Action Requested: Applicant is requesting Special Land Use Approval for a
building expansion of the church

Mrs. Hodges reviewed the report of McKenna Associates, and the reports of the Fire Department and Wayne County were received.

Ronald Cieslak, representing the church, addressed the Commission and presented plans for the proposed expansion.

Pastor Dean Johnson also addressed the Commission, explaining the current activities of the church and when they take place. He noted the church was not planning any expansion of their current programs.

Chairman Cebulski opened the public hearing at 8:30 p.m.

Ken Dettloff, Dick Hallerman, and Dwayne Bennett, property owners near the church, had questions regarding drainage, lighting, expanded parking, and landscaping changes.

There being no further public comment, the hearing was closed at 8:42 p.m.

Moved by Commissioner Pratt, supported by Commissioner Davis, to approve the Special Land Use requested in Application 2016/0809, Lake Pointe Bible Church building expansion at 42150 Schoolcraft Road, subject to the conditions of the McKenna report being met, specifically adding to the plan narrative description additional information regarding all activities that the church currently has, including the hours they occur, and the fact that there is no anticipation of expanding those activities at this time.

Mr. Sturdy asked that the motion be amended to include that Recommendation No. 3 be revised to read:

“The building’s setback must be revised to conform to the Ordinance, unless a variance is obtained from the Zoning Board of Appeals. However, in no event shall the building be closer to the east lot line than the existing building.”

This amendment met with the approval of the maker and supporter of the motion.

Ayes all.

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

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

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

ITEM NO. 7 -- OTHER PLANNING COMMISSION BUSINESS

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

Moved by Commissioner Davis, supported by Commissioner Arnold, to receive and file the Notice of Intent to Consider an Amendment to the Canton Township Comprehensive Plan. Ayes all.

2. Approve 2010 Meeting Dates

Moved by Commissioner Davis, supported by Commissioner Barberena, to approve the following Planning Commission meeting dates for 2010:

REGULAR PLANNING COMMISSION MEETINGS

WORK SESSIONS

Submission Date

Meeting Date

December 23, 2009
January 26, 2010
February 24, 2010
March 31, 2010
April 28, 2010
May 26, 2010
June 29, 2010
July 28, 2010
August 24, 2010
September 29, 2010
October 26, 2010
November 15, 2010

January 20, 2010
February 17, 2010
March 17, 2010
April 21, 2010
May 19, 2010
June 16, 2010
July 21, 2010
August 18, 2010
September 15, 2010
October 20, 2010
November 17, 2010
December 8, 2010

January 6, 2010
February 3, 2010
March 3, 2010
April 7, 2010
May 5, 2010
June 2, 2010
July 7, 2010
August 4, 2010
September 1, 2010
October 6, 2010
November 3, 2010
December 1, 2010

Ayes all.

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

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

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MOTION TO ADJOURN

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

Chairman Cebulski adjourned the meeting at 9:10 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).