

**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, JULY 15, 2009**

Meeting called to order at 7:01 p.m.

**MEMBERS PRESENT** Kay Arnold Kendra Barberena  
Dennis Cebulski Carol Davis  
Janice Litwin Bill Pratt arrived at 7:15 p.m.  
Dennis Siedlaczek Ray Sturdy

**MEMBERS EXCUSED:** Keith Postell

**OTHERS PRESENT:** James Anulewicz, Director of Public Services  
Patrick Fellrath, Township Civil Engineer  
Sally Hodges, McKenna Associates  
Stephanie Harbour, Dietrich Bailey Associates  
Alice Geletzke, Recording Secretary

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

Moved by Commissioner Davis, supported by Commissioner Barberena, to approve the minutes of the regular meeting of June 17, 2009 as submitted. Ayes all, with Commissioner Pratt absent.

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

1. Regular Meeting – July 15, 2009

Chairman Cebulski indicated it was requested that, under Item 4, Old Business, Application 2007/0109 be heard first and Application 2005/1108 be heard second. It was then moved by Commissioner Davis, supported by Commissioner Arnold, to approve the agenda for the regular meeting of July 15, 2009 as amended. Ayes all, with Commissioner Pratt absent.

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

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

2. 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.

**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, JULY 15, 2009**

Moved by Commissioner Arnold, supported by Commissioner Sturdy, to remove from the table Application 2007/0109, Fairmount Properties request for Special Land Use Approval for Proposed Automotive Showroom and Sales at 605 Ann Arbor Road. Ayes all, with Commissioner Pratt absent.

Moved by Commissioner Arnold, supported by Commissioner Sturdy, based on the recommendation of counsel, to deny Application 2007/0109 for lack of the Planning Commission's authority to grant the request of Fairmount Properties for Special Land Use Approval for Proposed Automotive Showroom and Sales at 605 Ann Arbor Road in light of the Consent Judgment and the Second Amended Consent Judgment entered into Wayne County Circuit Court Case #88-825785NZ, captioned Contractor's One vs. Charter Township of Plymouth. Ayes all, with Commissioner Pratt absent.

Commissioner Pratt arrived at 7:15 p.m.

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 revised site plan.

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

Mike Devine of Joseph Phillips, reviewed each point in the McKenna report, presented revised building materials, and he and Daniel Herriman, applicant, answered questions.

Though not a public hearing, Chairman Cebulski permitted residents of the area in attendance to speak.

Debra McMillan, Sonia Mayer, and Tammy Meadows registered their objections and concerns regarding the project such as whether the plans for the building violated fire or building codes, increased traffic in the area, lowering of property values, lack of additional landscaping, and fear of continued dumping of off-site materials in the dumpsters on the premises despite promises to the contrary.

Moved by Commissioner Davis, supported by Commissioner Sturdy, to grant approval of the revised site plan as requested in Application 2005/1108, Daniel Herriman, 41486 Wilcox Road, subject to all conditions of the McKenna report being met with the addition of No. 14 which changes the language on the notes pertaining to the dumpster and parking vehicles by the deletion of "subject to the Zoning Ordinance"; with special reference to No. 10 regarding the photometrics to make sure the maximum foot candles at any point within the site shall not exceed 10 footcandles and to No. 5, the addition of the bumper blocks; and, further, according to all the recommendations of Deitrich Bailey Associates and the Fire Department. Ayes all.

**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, JULY 15, 2009**

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

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|----|----------------------|---|
| 1. | P.C. No.:            | 2014/0609   |
|    | Applicant/Developer: | Allied Signs  |
|    | Section No.:         | 27  |
|    | Tax I.D. No.:        | 031-01-0187-003   |
|    | Address:             | 235 Sheldon Road  |
|    | Project Name:        | Pole Sign – Chase Bank  |
|    | Location:            | North of Ann Arbor Trail, east of Beck Road, South of North Territorial, west side of Sheldon Road. |
|    | Zoning:              | OS, Office Service  |
|    | Action Requested:    | Applicant is requesting approval of pole sign.  |

Mrs. Hodges reviewed the report of McKenna Associates.

Brad Steiber of Allied Signs addressed the Commission and answered questions.

Moved by Commissioner Davis, supported by Commissioner Pratt, to deny the approval of the pole sign at Chase Bank, 235 Sheldon Road, requested in Application 2014/0609 by Allied Signs, because it does not comply with the ordinance based on the height necessary for visibility and the applicant has not adequately demonstrated that a conforming sign is not possible on this site. Ayes all.

It was recommended that the applicant meet with McKenna Associates for advice on presenting plans for a sign more in compliance with the Township ordinances.

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

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

1. Discussion of Master Plan

James Anulewicz, Director of Public Service, assisted by Patrick Fellrath, Township Civil Engineer, distributed copies and gave a presentation reviewing recommendations for changes in the Master Plan where differences occur between the Future Land Use Map and the current Zoning Ordinance.

Moved by Commissioner Davis, supported by Commissioner Pratt, to receive for study the Master Plan recommendations distributed by Mr. Anulewicz. Ayes all.

It was agreed the Commission would attempt to complete their study by the September or October meeting.

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

**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, JULY 15, 2009**

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

1. At their meeting of June 23, 2009, the Board of Trustees reappointed Kay Arnold, Carol Davis, and William Pratt to the Planning Commission for three (3) year terms expiring on June 30, 2012.

**MOTION TO ADJOURN**

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

Chairman Cebulski adjourned the meeting at 9:27 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).