

**PLYMOUTH CHARTER TOWNSHIP
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, APRIL 20, 2011
MINUTES**

Meeting called to order at 7:00 p.m. by Chairman Cebulski.

MEMBERS PRESENT Kay Arnold Kendra Barberena
Dennis Cebulski Carol Davis
Keith Postell Bill Pratt
Dennis Siedlaczek Ray Sturdy

MEMBERS EXCUSED: None

OTHERS PRESENT: Sally Hodges, McKenna Associates
Jana Pritchard, Community Development Director/Planner

ITEM NO. 1 – APPROVAL OF MINUTES

1. Regular Meeting – March 16, 2011

Moved by Commissioner Davis, supported by Commissioner Pratt, to approve the minutes of the regular meeting of March 16, 2011 as written. Commissioner Cebulski abstained because he was absent from the meeting. Ayes all.

ITEM NO. 2 – APPROVAL OF AGENDA

1. Regular Meeting – April 20, 2011

Mrs. Hodges explained that it is the opinion of the Township Attorney that the applicant does not have the authority to apply for a site plan amendment at this time.

Moved by Commissioner Davis supported by Commissioner Pratt, to approve the amended agenda for the regular meeting of April 20, 2011 with the elimination of No. 1 under Item No. 4, Public Hearings, Application 2046/0411, Tuscan Ridge, LLC. Ayes all.

ITEM NO. 3 – SET DATE FOR/PUBLIC HEARINGS

ITEM NO. 4 – PUBLIC HEARINGS

1. **P.C. No:** 2046/0411
Applicant/Developer Tuscan Ridge, LLC
Section No. 29
Tax I.D. No: R-78-038-02-0001-000 through R-78-038-02-0005-000
Address: Tuscan Hills Drive
Project Name: Tuscan Hills
Location: North of Pine Bluff Ct., South of North Territorial
East of Ridge Road, West of Naples Drive
Zoning: R-1-E
Action Requested: Approve an Amendment to the Site Plan

This item was removed from the agenda.

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ITEM NO. 5 – OLD BUSINESS - N/A

ITEM NO. 6 – NEW BUSINESS

1. **P.C. No:** 2005/1108
Applicant/Developer: Daniel A. Herriman
Section No: 23
Tax I.D. No: R-78-020-01-0012-312
Address: 41486 Wilcox
Project Name: Herriman Building Addition
Location: North of Wilcox Road, South of M-14 Expressway,
East of Shadywood Lane, West of Schoolcraft
Zoning: OS, Office Service
Action Requested: Approve a revision to the Site Plan

Based on the information presented to the Commission, the information finds that the applicant is proposing more than the revised revision of the 2009 site plan; therefore, until the nineteen outstanding items have been addressed, it was moved by Commissioner Arnold, seconded by Mr. Siedlaczek, that the application fee be refunded to the applicant and he is directed to submit a complete new site plan for approval, subject to standards, Township fees, and review process. Ayes all.

Mr. Herriman discussed with Mrs. Hodges and the Commission his delivery of plans, his willingness to comply with the outstanding items, and Mrs. Hodges explained the process for submitting revisions.

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

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

ITEM NO. 9 – BOARD OF TRUSTEES ACTION

1. The 2010 Annual Planning Commission Report was accepted by the Board at its regular meeting of March 22, 2011.

Commissioner Postell asked if any of the people present might have comments.

Chairman Cebulski asked if there were comments regarding items not on the agenda.

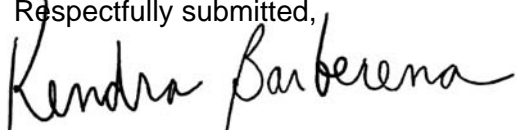
Mr. Daniel George McCausen of Canton Township, Ms. Holly Good , Ms. Tammy Lehto and Ms. Sonja Mayer, residents behind Mr. Herriman's property, expressed further opinions regarding Mr. Herriman's building and the Commission's handling of Mr. Herriman's application.

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MOTION TO ADJOURN

Moved by Commissioner Pratt , supported by Commissioner Siedlaczek, to adjourn the meeting at 7:33 p.m. Ayes all.

Respectfully submitted,

A handwritten signature in black ink that reads "Kendra Barberena". The signature is written in a cursive, flowing style.

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).