



Planning Commission
Charter Township of Plymouth, MI

Wednesday, February 16, 2022

Regular Meeting of the Planning Commission

7:00 PM · Township Municipal Offices

Remote Viewing: www.bit.ly/PlymouthLiveStreams

AGENDA

Meeting called to order at _____ PM

1. Roll Call

- ____ Dennis Cebulski, Chairperson
- ____ Kendra Barberena, Vice-Chairperson and Secretary
- ____ Tim Boyd
- ____ Bob Doroshewitz
- ____ Gail Grieger
- ____ John Itsell
- ____ Keith Postell

2. Approval of the Agenda: February 16, 2022

Moved by: _____ Supported by: _____
Action Taken: _____

3. Approval of Minutes: January 12, 2022 (special meeting) – to be on the website when available

Moved by: _____ Supported by: _____
Action Taken: _____

Approval of Minutes: January 19, 2021 (regular meeting) – to be on the website when available

Moved by: _____ Supported by: _____
Action Taken: _____

4. Public Comment (for non-agenda items – maximum of three minutes per individual)

5. Public Hearing(s) - None

6. New Business

A.	n/a	Adient Monument Sign
	Applicant:	John Haddad, Spectrum Neon Co.
	Address:	49200 Halyard Drive
	Tax ID(s):	R-78-007-01-0001-001
	Zoning (current):	TAR, Technology and Research District
	Action Requested:	Sign Review
	Motion:	Moved by:
		Support by:
		Action Taken:
B.	PC# 2416	BCP Plymouth Industrial Development
	Applicant:	Blake Malliett, BC Construction Group
	Address:	n/a: near the southeast corner of Ridge Road and Five Mile Road
	Tax ID(s):	R-78-006-99-0001-002
	Zoning (current):	IND, Industrial District
	Action Requested:	Site Plan Review
	Motion:	Moved by:
		Support by:
		Action Taken:
C.	PC# 2420	Inn at St. John's – Pavilion Site Plan
	Applicant:	Resendes Design Group Team, on behalf of Pulte Family Management, SJ, LLC
	Address:	44045 Five Mile Road
	Tax ID(s):	R-78-013-01-0001-003, R-78-013-99-0001-001, and R-78-018-03-0075-001
	Zoning (current):	PUD, Planned Unit Development and TAR, Technology and Research District
	Action Requested:	Site Plan Review
	Motion:	Moved by:
		Support by:
		Action Taken:

7. Old Business

A.	PC# 2377	Home for Mom & Dad Assisted Living Facility
	Applicant:	Ben Arcenal
	Address:	39625 Plymouth Road
	Tax ID(s):	R-78-028-99-0001-000 and R-78-28-99-0002-000
	Zoning (current):	C-2, General Commercial
	Action Requested:	One-Year Site Plan Extension to February 17, 2023
	Motion:	Moved by:
		Support by:
		Action Taken:

8. Miscellaneous Business / Communication

- a. Planning and Zoning Monthly Report – January 2022
- b. 2021 Annual Planning Report (recommendation to the Board of Trustees)
Moved by: _____ Supported by: _____
Action Taken: _____

9. Commissioner Comments

10. Adjournment

Meeting adjourned at _____ PM
Moved by: _____ Supported by: _____
Action Taken: _____

PLEASE TAKE NOTE: Plymouth Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at all Township meetings, to individuals with disabilities at the meetings/hearings upon two weeks' notice to the Township by writing or calling the following: Human Resources, 9955 N. Haggerty Road, Plymouth, MI 48170; (734) 354-3202 TDD units: 1-800-649-3777 (MI Relay Services).

The public is invited and encouraged to attend all meetings of the Plymouth Planning Commission.



Sign Review

Charter Township of Plymouth, MI

MEMORANDUM

To: Planning Commission
From: Community Development Department (Planning & Zoning)
Subject: **Adient Monument Sign Only - Review #1 for Planning Commission**
Date: February 7, 2022

Address:	49200 Halyard Drive
Zoning:	TAR, Technology and Research District

- Recommendation:**
- Approve as Presented
 - Partially / Conditionally Approve
 - Deny
 - Additional Information Needed

**Notes /
Conditions:**

Background Summary. Adient proposes a new ground, monument sign within the boulevard off Halyard Drive to the new public entrance of the facility. The double-sided sign is aluminum, with push through acrylic letters for the logo and vinyl letters for the address.

The monument sign does not provide the required masonry base (section 18.4(5)) and Adient is requesting a waiver from the Planning Commission. Please note, the proposed monument sign is consistent with their new wall sign and the Adient brand image. The new wall sign for the main entry was previously approved by the Building Department (included in the packet materials).

Recommendation. *Recommend the Planning Commission grant approval for the non-masonry monument sign base to allow for brand consistency that is representative of the established Adient corporate identity, contingent that no signable copy is located within 30-inches of the grade (so that at least 15-inches be added to the sign base), and that the sign is setback a minimum of 10-feet from the Halyard Drive right-of-way.*

Sign Review Specifics:

1. All signable copy must begin no less than 30-inches above grade to accommodate snow and plant growth: the sign must be revised to meet these requirements. It appears that approximately 15-inches of addition base is necessary to meet this standard, which would place the total height of the sign at just under 6-feet, which is permitted in the TAR District for parcels with over 200-feet of street frontage.
2. The signable area of the monument sign is ±35 square feet, which complies with the maximum signable area of 42 SF.
3. The sign must be setback 10-feet from the right-of-way line.
4. All other features of the proposed monument sign (font, color, etc.) are in compliance with Article 25 of the Zoning Ordinance (Signs). The existing monument sign that is located at the Halyard Drive entrance to the east will be removed as part of this project, there will only be one ground sign off Halyard Drive for the Adient facility.



February 11, 2022

Planning Commission
Charter Township of Plymouth
9955 N. Haggerty Road
Plymouth, Michigan 48170

Subject: #2416 - BCP Plymouth (Ridge Road Industrial Park)
Parcel ID: 78-006-99-001-0002
Site Plan Review #1

Dear Commissioners,

We have reviewed the above application for site plan consideration; Blake Mallett of BC Construction Group (the "Applicant") proposes to construct a 286,347 square foot warehouse / office facility (the "Project") on the 102.97-acre site on the east side of Ridge Road, south of Five Mile Road, and directly abutting the south boundary of the CSX Railroad.

PROJECT SUMMARY

This vacant site is known as Lot 14 of the Michigan International Technology Center (MITC); MITC is a collaborative redevelopment project between the Charter Townships of Plymouth and Northville, among other agencies. The development of this site represents a significant improvement to the area for both communities, and all parties involved.

The Applicant proposes to construct a one-story building, with front and rear parking lots and a detention pond on the west side of the site (abutting Ridge Road). The site is zoned the Industrial (IND) District, where warehousing and office uses are considered principal permitted uses.



At this time, the eastern portion of the site will remain undeveloped and contains three wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), for a total of 7.81 acres of regulated wetlands. It is anticipated that additional buildings will be constructed on this parcel; those future phases will require a separation site plan application and review by the Planning Commission.

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM



RECOMMENDATION

Based upon compliance with Article 29: Site Plan Review Standards of the Zoning Ordinance, it is recommended that the Planning Commission grant **tentative site plan** approval for the proposed industrial development (PC Application #2416: BCP Plymouth: Ridge Road Industrial Park) on Parcel No. 78-006-99-001-0002.

Prior to **final site plan** consideration by the Planning Commission, all underlined items in this report must be addressed on a revised site plan, along with any outstanding engineering and fire requirements.

Please do not hesitate to contact me if you have any questions. Thank you.

Respectfully submitted,

McKENNA

Laura Haw, AICP, NCI
Senior Principal Planner

Nani Wolf
Assistant Planner

Gage Belko
Assistant Planner



Site Plan Review

This project is reviewed against the Township's [Zoning Ordinance](#), [Master Plan](#), existing site conditions, and sound planning and design principles. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

SITE DESIGN (ZONING & USE)

The siting of all structures and all elements of the site design shall be harmoniously and efficiently organized in relation to topography, parcel configuration, adjacent properties, traffic operations, adjacent streets and driveways, pedestrian access, and the type and size of buildings. The site design shall ensure that adequate light and air are preserved so as not to be detrimental to the orderly and harmonious development of the Township.

Findings: The subject site is zoned the IND, Industrial District and has a future land use designation of IND, Light Industrial in the Master Plan. The proposed warehouse and office use are permitted uses within the IND District (section 19.1). No rezoning is proposed; the project is consistent with the Zoning Map and Master Plan.

SITE APPEARANCE & COORDINATION

Site elements and the relationship between the various uses on the site shall be designed and located so that the proposed development is aesthetically pleasing and harmonious with adjacent existing and prospective development of contiguous properties and the general planning area. All site features, including vehicle and pedestrian circulation, building orientation, landscaping, lighting, utilities, recreation facilities, and open space shall be designed to coordinate with adjacent properties and uses.

Findings: The location of the proposed building and parking/loading areas in the western portion of the site is appropriate to maximize access from Ridge Road and to minimize disturbance of sensitive wetlands/tree stands. The project is in compliance with all dimensional standards; the dimensional requirements for the IND District (Article 19) and the proposed dimensions are listed in the following table:

Dimensional Measurement	Required	Proposed	Comments
Minimum Lot Area	None	102.9 acres	n/a
Minimum Lot Frontage	None	2,068 ft.	n/a
Minimum Front Yard Setback	50 ft.	134 ft.	In compliance
Minimum Side Yard Setback	20 ft.	North (331 ft.); South (422 ft.)	In compliance
Minimum Rear Yard Setback	40 ft.	N/A	n/a
Maximum Height	35 ft.*	41 ft.	In compliance
Maximum Percent Lot Coverage	None	6.7% (bldg. only)	n/a

*Section 20.2(u): *The maximum permitted height of a building in the IND District may be increased 1-foot for each additional 5-feet of setback provided in excess of 75-feet from the street setback line.*



PRESERVATION OF SITE FEATURES

The site design shall, to the extent feasible, conserve natural, cultural, historical and architectural site features, including but not limited to architecturally or historically significant buildings, archeological sites, wetlands, topography and wooded areas.

Findings:

Trees. The subject site is undeveloped and has many existing trees, as well as several wetlands. Most of the trees in the eastern portion of the parcel will be retained for now; however, the proposed development will result in the removal of 62 trees. The landscape plan provides the required replacement of the regulated trees at a 1:4 DBH ratio ($75" \times 0.25 = 18.75"$) and the removed Heritage Trees DBH at a 1:1 ratio ($205" \times 1.0 = 205"$), for a total replacement of 233.5-inches. A total of 122 new trees are proposed, all of which are 3-inches DBH or greater and will be of desirable species and variety. Additional information on the replacement trees is necessary: replacement trees cannot be counted towards other landscaping requirements, such as detention basin landscaping.

Wetlands. A wetland survey provided by the Department of Environment, Great Lakes, and Energy (EGLE) identifies three regulated wetlands (totaling 7.81 acres) and several unregulated wetlands. The bulk of the regulated wetlands lie along the northerly border of the parcel (abutting the CSX Railroad) and encapsulate the floodway of the parcel, as identified in the Master Plan. A smaller regulated wetland (0.68 acres) lies in the southwestern corner of the parcel, abutting Ridge Road. Encroachment into any of these wetlands or floodways is prohibited; as proposed, the project complies.

Impervious Surfaces. The project also includes the removal of sections of groundcover and replacement with asphalt parking lots and roadways. In total, approximately 14% of the site will be covered by impervious surfaces. Provided that a vegetated buffer, ideally of existing plants, is maintained around the wetland/floodway, the natural features in the surrounding area are unlikely to be impacted. In general, a 25-foot naturalized buffer is considered the minimum needed to adequately absorb stormwater runoff to prevent contamination of surface waters. The site plan includes sufficient green space between the impervious surfaces and Wetland B to provide this buffer, following re-stabilization after the construction phase. Of note is the proximity of the southern access drive to Wetland C, which is less than 25-feet in width. With the proposed bioswale and vegetated buffer, this deviation appears to be minor. The project also proposes a stormwater basin in the northwest corner of the site; this will provide for the regulation of surface runoff that will be disturbed by the development.

IMPACT ON PUBLIC SERVICES

Utility services, including sanitary, water and storm runoff, shall not exceed the existing or planned capacity of such services, and shall be developed in the best interest of the public health, safety and welfare of the community. The proposed development shall be designed and located so that public services, including streets and sidewalks, police and fire protection, and public schools have sufficient capacity to properly serve the development, and so that such services will not be adversely affected by the proposed development.

Findings: This item is subject to approval by the Township Fire Chief and Township Engineer.



VEHICULAR ACCESS & CIRCULATION

The vehicular circulation system planned for the proposed development shall be in the best interest of the public health, safety, and welfare in regard to on site circulation, onsite parking, the overall circulation of the neighborhood and community, egress/ingress to the site, vehicular turning movements related to parking areas, loading areas, street intersections, street gradient, site distance and potential hazards to the normal flow of traffic both on and off site.

Findings: A parking lot is proposed in front of the building and a truck staging/loading area is proposed to be located to the rear (east) of the building. Vehicular access to the site is provided by two access points on the west side of the property from Ridge Road. The nature of use will be 24/7, seven days a week. The northern access drive is correctly aligned with Territorial Court across Ridge Road. The southern access drive is located more than 250-feet from Linden Street to the south and is in compliance (section 24.11).

Clear vision areas for both points of access are adequate, however, Sheet LS-2 incorrectly details the clear vision area at the southern access drive, this must be corrected.

Trash compactors/dumpsters will be located within recessed truck door areas within the building. A truck turning diagram, that demonstrates the ability for trucks to service these dumpsters, must be submitted.

Further analysis of vehicular circulation is subject to the review of the Township Engineer and Wayne County Road Commission.

PEDESTRIAN ACCESS & CIRCULATION

The pedestrian circulation system planned for the proposed development shall be in the best interest of the public health, safety and welfare in regards to on site circulation and the overall pedestrian circulation of the neighborhood and community.

Findings: No sidewalk along the public street frontage (Ridge Road) is proposed; this sidewalk must be a minimum of 5-feet in width. In-lieu of construction of a sidewalk, payment to the Township (for approximately 2,068-feet) will be required. Interior sidewalks are noted on the site plan; dimensions must be provided to ensure ADA compliance.

EMERGENCY ACCESS & VULNERABILITY TO HAZARDS

All sites and buildings shall be designed to allow convenient and direct emergency access, and the emergency response needs of the proposed use(s) shall not exceed the Township's emergency response capabilities.

Findings: This item is subject to approval by the Township Fire Chief and Township Engineer.

LANDSCAPING, SCREENING & BUFFERING

Proposed landscaping, screening and buffer areas shall be appropriate and of such size, location, height and quantity to insure that the proposed development will not be objectionable to nearby development or properties by reason of noise, fumes, flash of lights from automobiles or other lighting, interference with an adequate supply of light and air, an increase in the danger of fire, or other public safety hazard. Screening shall be provided in a manner that adequately buffers adjacent land uses and screens off-street parking, mechanical appurtenances, loading and unloading areas and storage areas from adjacent residential areas and public rights-of-way.

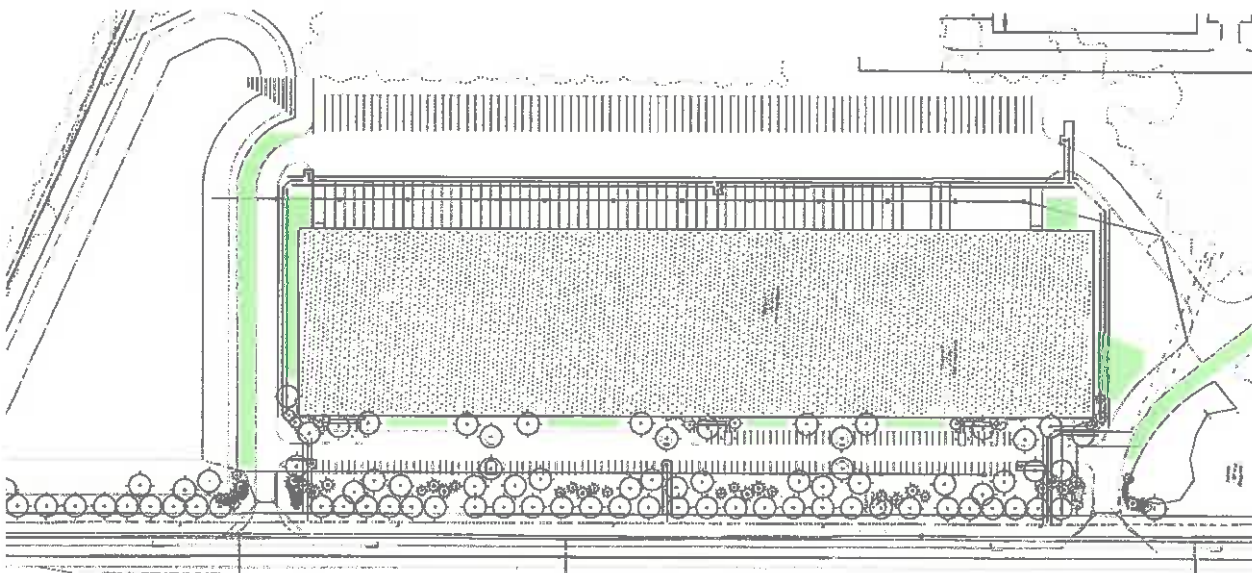


Findings: The required and proposed site landscaping is detailed in the following table.

It is recommended that additional trees and understory plantings be placed between the southerly access drive and proposed bioswale to provide screening of the building from Ridge Road, as Wetland C prevents direct street landscaping.

Greater foundational plantings are also recommended around the building to soften the façade. See image below for recommended areas of plantings (highlight in green).

Location	Required	Proposed	Comments
Tree Replacement	223.75" DBH	233.5" DBH	<u>Additional information required</u>
Street Trees (Ridge Road)	42 trees (1,680 ft. / 40 ft.)	41 trees	<u>1 additional tree required</u> ; trees are located <i>adjacent</i> to the street setback area so as not to encroach on public utilities
Parking Lot Landscaping	19 trees (1,554 SF / 80 SF)	19 trees	In compliance
Parking Lot Screening	10 ft. landscaped buffer	Intervals of replacement trees, both evergreens and deciduous varieties	<u>A year-round evergreen screen is necessary</u>
Stormwater Basin Landscaping	Clustered, varied, and native plantings	Three seed mixes and several replacement trees	<u>Additional landscaping required</u>





PARKING & LOADING

The parking pattern proposed shall be in the best interest of the public health, safety and welfare in regards to size, layout and quantity, and the location of parking and loading facilities will not be detrimental to nearby developments, properties or public streets.

Findings:

Parking. Per section 24.5: Table of Required Off-Street Parking, the following parking standards apply:

Warehouse: 1 per 400 SF of usable floor area
= $(272,000 \times .80) / 400$
= 544 parking spaces

Office: 1 per 200 SF of usable floor area
= $(14,000 \times .80) / 200$
= 56 parking spaces

Applying these standards, the proposed project requires 600 parking spaces, 12 of which must be barrier-free.

The site plan provides for 326 parking spaces (an error in the notes of Sheet C2 states 226 spaces), including six barrier-free spaces. A small, banked parking lot (28 spaces) is detailed to the southeast of the building. With 326 proposed parking spaces, eight barrier-free spaces must be provided, one of which must be van-accessible.

The Applicant notes 'historical data' for the proposed use, citing one parking space per 1,500 square feet of gross floor area, yielding 191 required spaces.

Based on the latest parking generation data from the ITE (Institute of Transportation Engineers), we also find that the Township's parking standards are much higher than necessary for the current operating needs of a warehouse¹. However, working within the requirements of the existing ordinance, it is recommended that a revised site plan identify enough banked parking spaces that could be constructed in the future (if needed). The parcel has enough physical space to accommodate the additional banked parking area (246 spaces).

The area designated for snow storage must be identified.

Loading Zone. Per section 24.10(1), five loading spaces are required, plus one loading space for each 40,000 square feet in excess of 100,000 square feet. With a 286,347 square foot building, ten loading zones (minimum size of 10-feet by 50-feet with 14-feet of height clearance) are required. 63 loading spaces are provided that meet the horizontal dimensions required; however, only two of those spaces clearly provide the required 14-foot height clearance. The height clearance of the other 61 above-grade doors must be detailed to ensure compliance.

¹ Separate from this application, this is one area of the Zoning Ordinance the Commission way wish to address in the future in order to modernize the parking standards.



BUILDING DESIGN & ARCHITECTURE

Building design and architecture shall relate to and be harmonious with the surrounding neighborhood in terms of texture, scale, mass, proportion, materials, and color.

Findings: Sheet PB3 illustrates that the building façade will be primarily constructed of a mix of light, medium, and dark gray painted concrete panels. The Planning Commission must find the proposed palette to be harmonious with the surrounding area and natural environment.

In addition to the concrete cladding, first-floor aluminum windows (tinted glass) with prefinished metal canopies are proposed at three different areas on the west (front) façade, providing a slight variation in the roofline. No windows are proposed on the north, south, and east elevations.

Per section 28.14: Building Design Standards, building façades greater than 100-feet in length “*shall be broken up by varying rooflines, projections, recesses, wall insets, arcades, windows or faux windows, architectural accents, and other details to create rhythm and interest in building facades. Repeating patterns of changes in color, texture, and materials are encouraged.*” To add visual interest and reduce the scale of the building (the front façade is 1,100-feet in length), additional windows are strongly recommended on the front elevation, as well as changes in the roofline and building projections. While we acknowledge that this facility is industrial, its prominence on Ridge Road is important to the visual character of the MITC area.

No rooftop equipment is proposed.

The general location of two proposed monument signs², positioned at both access drives, is detailed on the site plan. No signage is approved as part of this site plan; a separate permit application will be required with the Building Department.

EXTERIOR LIGHTING

All exterior lighting fixtures shall be designed, arranged, and shielded to minimize glare and light pollution, prevent night blindness and vision impairments, and maximize security.

Findings: The Photometric Plan (ES-1) details 25 LED, building mounted lights. These commercial style lights are proposed at a mounting height of 26-feet and are located on all elevations. In the architectural elevations, there appear to be two lights mounted at approximately 8-feet high near the front (west) entrances. If decorative lighting is proposed for these areas, they must also be detailed in the photometric plan and schedule.

² Monument signs require a masonry base in the Township; should the applicant not wish to feature a masonry base, this waiver could be requested from the Planning Commission at this time, however, additional sign details would be necessary. All signs must conform to Article 25: Sign Regulations and any illuminations of signs must conform to Article 29: Exterior Lighting.



The following table details the maximum allowed illumination (levels in footcandles "fc.") per section 28.8(1), in comparison with that proposed on the site:

Standards	Standard	Proposed	Comments
Maximum Average Illumination	5.0 fc.	0.2 fc.	In compliance
Maximum Illumination	10.0 fc.	2.9 fc.	In compliance
Maximum Illumination at Setback Line	0.5 fc.	0.0 fc.	In compliance

ADEQUACY OF INFORMATION & COMPLIANCE WITH ORDINANCE REQUIREMENTS

Site plans shall include all required information in a complete and understandable form that provides an accurate description of the proposed uses, structures, and site improvements (see [Application Checklist](#)).

Findings: The applicant has provided the necessary documents for the site plan review process; however, several pieces of information are missing, as noted throughout this review and must be provided for on the final site plan.



Site Plan Review Standards

Standards for site plan review are set forth by [Article 29](#) of the Township Zoning Ordinance. All site plans must adhere to the purpose and intent of Article 29:

“The purpose of site plan and development approval is to determine compliance with this Ordinance and Township standards and specifications, to ensure the orderly development of the Township, proper pedestrian and vehicle ingress and egress for all sites, adequate screening of certain uses, sufficient highway, street and parking capacity, to prevent the impairment or depreciation of land values, investments or the general welfare, to afford protection to related or adjoining uses, especially residential properties, and to prohibit the establishment or maintenance of uses or the erection or alteration of structures or other site improvements without proper attention to their location, arrangement, appearance and functionality, and their relationship to adjacent properties, the surrounding neighborhood and the Township as a whole.”

To determine compliance, each site plan is evaluated according to twelve criteria categories:

1. Site Design
2. Site Appearance and Coordination
3. Preservation of Site Features
4. Impact on Public Services
5. Vehicular Access and Circulation
6. Pedestrian Access and Circulation
7. Emergency Access and Vulnerability to Hazards
8. Landscaping, Screening, and Buffering
9. Parking and Loading
10. Building Design and Architecture
11. Exterior Lighting
12. Adequacy of Information and Compliance with Ordinance Requirements



February 11, 2022

The Planning Commission
Plymouth Charter Township
9955 North Haggerty Road
Plymouth, Michigan 48170

Re: BCP – Plymouth New Build
Application No. 2416-0122
SDA Review No. PL22-105

Dear Commission Members:

We have reviewed the Site Plans for the above referenced project prepared by Webb Engineering dated January 18, 2022 and received by our office February 8, 2022. We have the following comments:

A. General

The site is located on the south side of Five Mile Road and east of Ridge Road. The site is 102.97 acres in total. The site currently is vacant. The proposed site plan includes a proposed building with proposed parking lots and truck docks and proposed driveways connecting to Ridge Road.

B. Water Main

There is an existing 12" diameter watermain along the east side of Ridge Road. The township records show that there are two existing 12" watermains crossing Ridge Road on the south side of Territorial Court.

The proposed project indicates an unknown size watermain that loops around the proposed building and connects to the existing 12" diameter watermain along Ridge Road. Industrial developments are to have a minimum watermain diameter of 12".

C. Sanitary Sewer

There is an existing 12" diameter sanitary sewer along Ridge Road. The township records show that there is an existing 8" diameter sanitary sewer crossing Ridge Road and on the north side of Territorial Court.

The proposed project indicates an unknown size public sanitary sewer on the south and west sides of the proposed building and connects to the existing 12" diameter sanitary sewer along Ridge Road. The proposed public sewer will end at a manhole by the roadway dead end.

D. Storm Drainage

The proposed project indicates onsite storm water to discharging to a proposed retention basin on the northeast portion of the site along with an existing infiltration basin on the southwest portion of the site. Review and approval will be required from Wayne County Department of Public Services to confirm that no additional detention capacity and stormwater pretreatment will be required on site.

E. Site Paving

The proposed plan includes two parking areas totaling 198 car spaces, 61 truck docks and 91 trailer staging spaces, two service entries 36' and 30' driveways, and a 30' driveway loop on the south side of the proposed building. A turning plan is to be submitted to verify that garbage trucks and fire trucks can maneuver on site.

Preliminary Engineering Review

For Final Engineering approval, the engineering plans must be complete, in conformance with Township requirements, approved by Spalding DeDecker, all permits secured and provided, and engineering escrow fees deposited with Plymouth Township Treasurer. Our preliminary engineering review comments are provided and required at the final engineering review:

1. Provide the cost estimate for construction of all the underground utilities and paving and grading to be installed with this project. The engineering review and construction inspection fees that we will compute based on the said estimate must be submitted to the Township prior to engineering plan review and approval.
2. Applicable Wayne County Standard details must be included on the plans.
3. The 2021 Plymouth Township standard detail sheets must be included on the plans.
4. Change dimension of existing sanitary sewer from 10" to 8" at the connection point on Ridge Road and Territorial Road.
5. Water main, sanitary sewer and storm sewer quantities must be shown on the plans.
6. Note the size and cover type of proposed storm sewer and sanitary sewer structures on plan.
7. Water main, storm sewer, and sanitary sewer profiles must be included on the plans.
8. A grading and drainage sheet must be included on the plans.
9. No landscaping will be permitted within the 12' watermain easement or 20' existing sanitary sewer easement.
10. Provide at least 20 feet clearance from centerline of watermain to outside edge of any structure.
11. When connecting to an existing watermain, a tapping sleeve and gate valve in well shall be normally used unless connection to the existing main can be made without interrupting service on the main. Only ductile or cast iron mechanical joint tapping sleeves may be used. Where same size connections are proposed, cut-in-tees must be specified.
12. Wherever possible, water main and associated valves shall be constructed outside of paved areas.

13. Hydrants in paved areas shall be protected by four 4-inch steel pipe posts - concrete filled embedded four (4) feet, exposed three (3) feet and painted yellow.
14. Locate hydrants no closer than 5' from the back of curb.
15. Hydrant leads shall be 8" DIP for all leads greater than 10' in length per Plymouth Township Standard Detail on Sheet W-2.
16. At the end of water mains, install a gate valve prior to the hydrant and a 10' stub.
17. Concrete Curb and gutter shall follow Plymouth Township Standard Details.

These items will need to be addressed at time of engineering plan review.

Permits Required

Based on those improvements depicted on the plans, the following permits may be required and will need to be provided to the Township:

1. Copy of Wayne County Department of Public Services approval and permit.
2. Copy of Soil Erosion and Sedimentation permit from Wayne County Department of Public Services, Land Resource Management Division.
3. All necessary easements including water main and sanitary sewer. Easements must be on Plymouth Township Standard Easement document and include a sketch. A current title policy for ownership verification shall be provided with all executed easement submittals, if applicable.
4. NPDES Notice of Coverage Documentation, if applicable.
5. MDELGE Permit for all public sanitary sewer installation.
6. MDELGE Permit for all water main installation.
7. Storm Water Agreement (for the stormwater system improvement on the site).
8. Maintenance bond and insurance for the sanitary sewer and water main to be dedicated to the township, if applicable.

Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information.

Recommendation



We recommend approval of the Tentative Site Plan, conditional upon all of the above comments being addressed to the satisfaction of the Planning Commission. Final engineering approval is not recommended at this time due to the number and nature of the comments.

The comments are not to be construed as approvals and are not necessarily conclusive. The final engineering plans for this development are to be prepared in accordance with the Plymouth Township Engineering Design Standards and 2021 Plymouth Township Standard Details. Sanitary sewer and water benefit fees may be applicable for this project.

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

SPALDING DEDECKER

A handwritten signature in black ink, appearing to read 'Adam Chludzinski', is written over a light blue horizontal line.

Adam Chludzinski
Project Engineer

cc: Patrick Fellrath, Director of Public Utilities, Charter Township of Plymouth (via Email)
Carol Martin, Office Manager, Charter Township of Plymouth (via Email)



PLYMOUTH TOWNSHIP FIRE DEPARTMENT

9955 N. Haggerty Rd
Plymouth, Michigan 48170-4673

(734) 354-3219 Fax: (734) 354-9672
Emergency - Dial 911

Occupant Name:	BCP-Plymouth	Inspection Date:	1/26/2022
Address:	000 Five Mile	InspectionType:	Site Plan/Plan Review
Suite:		Inspected By:	Jeff Randall jrandall@plymouthtpw.org

Occ. Sq. Ft.:	286347	Lockbox Location:	
Contacts:	-None-		

Insp. Result	Location	Code Set	Code
N/A	Floor 1	IFC 2012 Section 501 General	501.3 - Construction documents.
Fall	Floor 1	IFC 2012 Section 503 Fire Apparatus Access Roads	503.1 - Fire Access Roads
Inspector Comments: Appendix D of IFC 2012 requires aerial access to all sides of the building. West side of building required minimum of 26ft on Fire access road.			
Pass	Floor 1	IFC 2012 Section 503 Fire Apparatus Access Roads	503.1.1 - Buildings and facilities.
Pass	Floor 1	IFC 2012 Section 503 Fire Apparatus Access Roads	503.2.5 - Dead ends.

ALL PLAN DEFICIENCIES MUST BE CORRECTED BEFORE PLANS ARE APPROVED.

To schedule additional plan reviews, please call Inspector Jeff Randall at 734-354-3219. Approval of plans does not remove the contractor or other responsible party from responsibility for adhering to all applicable codes and ordinances.

Inspector:



Jeff Randall
1/26/2022

Ref: 4143



**PLANNING COMMISSION
CHARTER TOWNSHIP OF PLYMOUTH**



Application: 2377-1120
ApplicationType: Site Plan Review (Tentative) - *Extension Requested*
Applicant: Home for Mom and Dad
Tax I.D: R-78-028-99-0002-000/R-028-99-0001-000



CHARTER TOWNSHIP OF PLYMOUTH

9955 N HAGGERTY RD • PLYMOUTH, MICHIGAN 48170-4673
www.plymouthtwp.org

February 11, 2022

MEMO TO FILE

Re: Site Plan Extension Request – #2377, A Home for Mom & Dad

The proposed site plan for an assisted living facility at 39625 Plymouth Road was reviewed by the Planning Commission and granted tentative site plan approval, with conditions, at the February 17, 2021 regular meeting.

Per section 29.11, the Zoning Ordinance allows one extension (of up to 365 days) for the tentative site plan approval and the final site plan approval. Enclosed, please find a letter from the applicant requesting a one-year extension. If granted by the Planning Commission, the applicant would have until February 17, 2023 to submit for final site plan consideration.

SUPERVISOR
Kurt L. Heise
(734) 354-3200

CLERK
Jerry W. Vorva
(734) 354-3224

TREASURER
Mark J. Clinton
(734) 354-3214

TRUSTEES
Charles Curmi, Robert Doroshewitz
Audrey Monaghan, John C. Stewart



51147 W. Pontiac Trail
Wixom, MI 48393
Office: (248) 668-0700
Fax: (248) 668-0701

January 17, 2022

Plymouth Township Planning Commission
Dennis Cebulski, Chair
9950 N Haggerty Road
Plymouth, MI 48170

For: Home for Mom and Dad, Plymouth Township

Dear Planning Commissioners:

On behalf of the property owner/ applicant, please find this letter as our formal request to be placed on the February 16, 2022 planning commission agenda for your consideration of a one year extension to the previously approved site plan for the above referenced site.

With the unexpected challenges of workforce shortage and skyrocketing lumber prices, the owner held off construction of the subject site plan last year. At this point, the project is now a "go" and we are preparing the detailed engineering and architectural plans for construction.

We humbly appreciate your positive consideration of this request. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Daniel LeClair".

Daniel LeClair, P.E.
GreenTech Engineering, Inc.



Memorandum

TO: Board of Trustees and Planning Commission
Charter Township of Plymouth, Michigan

FROM: Laura Haw, AICP, NCI and Nani Wolf

SUBJECT: Planning, Zoning, Design and Economic Development Report - January, 2022

DATE: February 1, 2022

McKenna provides day-to-day assistance to the Township, applicants, and the public regarding zoning, planning and economic development matters, including on-site office hours every morning and as-needed.

PLANNING, ZONING, DESIGN, & ECONOMIC DEVELOPMENT ACTIVITY

As part of our services to the Township, McKenna reviews Planning Commission applications and provides recommendations on long range planning, land use, zoning, and design. The following is a summary of current and ongoing developments; yellow highlighting indicates new updates for the month.

Planning & Zoning Active Projects		
PROJECT	BACKGROUND	STATUS / NEXT STEPS
#2312 <i>Ponds at Andover</i>	Residential development with 7 single-family, detached units, approved, with conditions, by the Board of Trustees on August 25, 2020.	Recording of the CHO Agreement and final stamp pending.
#2332 <i>Boleski Funeral Home</i>	Tentative site plan approval, with conditions, granted on March 18, 2021. 1-year extension request to expire on March 17, 2022.	Final site plan, with conditions, granted at the July 21, 2021 Planning Commission meeting. Revised plans submitted to the administrative review committee; under review.
#2346 <i>Phoenix Mill</i>	Redevelopment of the former Wayne County Road Yard, adjacent to Hines Park, into an office and event space.	Final site plan granted by the Planning Commission on May 19, 2021; final stamp under review.
#2355 <i>42480 Postiff</i>	Application for two additional professional office buildings. Final site plan approval, with conditions, was granted on March 18, 2020.	1-year extension, to expire on March 17, 2022.
#2377 <i>Home for Mom & Dad</i>	Tentative site plan approval for a 20-unit assisted living facility granted at the February 17, 2021 Planning Commission meeting.	Applicant requesting a one (1)-year extension at the February 16, 2022 Planning Commission meeting.
#2379 <i>Lot 23 - Metro Business Park</i>	Site plan for a ±38,000 SF office and industrial spec building.	Tentative and final site plan approval, with conditions, granted at the January 20, 2021 Planning Commission meeting. Final stamp pending.



Planning & Zoning Active Projects

PROJECT	BACKGROUND	STATUS / NEXT STEPS
#2380 <i>Lot 20 - Plymouth Oaks Business Park</i>	Site plan for a ±10,000 SF office and industrial spec building.	Final site plan granted by the Planning Commission on May 19, 2021. Final stamp pending.
#2385 <i>Lot 1 - Metro Business Park</i>	Site plan for a ±24,000 SF office and industrial spec building.	Tentative site plan approval, with conditions, granted at the March 17, 2021 Planning Commission meeting. Applicant to submit for final site plan consideration.
#2386 <i>Lot 14 - Metro Business Park</i>	Site plan for a ±26,000 SF office and industrial spec building.	Tentative site plan approval, with conditions, granted at the March 17, 2021 Planning Commission meeting. Applicant to submit for final site plan consideration.
#2387 <i>Lots 17-20 - Metro Business Park</i>	Site plan for an office and industrial spec building.	Tentative site plan approval, with conditions, granted at the April 21, 2021 Planning Commission meeting. Applicant to submit for final site plan.
#2393 <i>Frito Lay</i>	Site plan for a ±40,000 SF manufacturing addition to the existing facility.	Final site plan granted by the Planning Commission on May 19, 2021; final stamp pending.
#2394 <i>Pursell Placc CHO</i>	Eight (8) unit residential subdivision at 46200 N. Territorial Road.	Planning Commission approved the site development plan on July 21, 2021; legal documents to be provided to the Twp. Attorney for review by the applicant, when ready.
#2398 <i>14200 N. Haggerty</i>	Parking lot expansion at Webasto.	Final stamp pending.
#2401 <i>9030 General Drive</i>	Minor building addition to an existing industrial facility.	Planning Commission granted final site plan approval on July 21, 2021. Final stamp issued, file to be closed.
#2406 <i>PUD: Elks Redevelopment</i>	Planned Unit Development (PUD) request for the 30+ acres at the former Elk's Lodge into apartments, a club house, and townhomes.	A public hearing was held at the October 20, 2021 Planning Commission meeting, and the Commission recommended approval of the PUD Option to the Board of Trustees on January 12, 2022. Applicant to submit additional materials for a future PUD Option consideration by the Board of Trustees.
#2410 <i>Plymouth Ridge Rezoning</i>	Request for the Planning Commission to re-hear a rezoning request at the former Northridge residential site.	Planning Commission approved to re-hear the rezoning request at their Jan 19, 2022 meeting. Applicant to submit a conditional rezoning application as a next step.
#2411 <i>41661 Plymouth</i>	PUD Option request for the redevelopment of the former Courthouse Grille property into multiple-family residential.	Recommendation of approval to the Board of Trustees made at the November 17, 2021 Planning Commission meeting. The Board granted the Option at their December 14, 2021 meeting. File to be closed.
#2412 <i>SW Corner of Schoolcraft and Haggerty</i>	Special land use request for RV storage.	Special land use approved at the November 17, 2021 Planning Commission meeting. File to be closed.



Planning & Zoning Active Projects

PROJECT	BACKGROUND	STATUS / NEXT STEPS
#2413 <i>40815 Ann Arbor</i>	ARC sign request for the proposed Chipotle restaurant.	Approved by the Planning Commission on December 15, 2021; final stamp issued, file to be closed.
#2414 <i>Inn at St. John's</i>	Amendment to the existing PUD for the Inn at St. John's for new event facilities, landscaping, spa and pro-shop expansion.	Recommended for approval by the Planning Commission at their January 19, 2022 meeting. To be considered by the Board of Trustees on February 22, 2022.
#2415 <i>SW Corner of Schoolcraft and Haggerty</i>	Site plan for an RV storage facility.	Tentative site plan approval granted by the Planning Commission at their January 19, 2022 meeting. Applicant to submit for final site plan consideration when ready.
#2416 <i>BCP Industries</i>	Site plan for a 280,000 SF industrial spec. building at the southeast corner of Ridge Road and Five Mile Road.	Tentative site plan to be considered by the Planning Commission at their February 16, 2022 meeting.
#2417 <i>World Stone</i>	Site plan for a 31,000 SF industrial building within the Ridge 5 Corporate Park.	Tentative site plan to be considered by the Planning Commission at their February 16, 2022 meeting.
#2418 <i>9284 Brookline</i>	Lot split application for single-family residential.	Under review.

RECOMMENDATIONS / MISCELLANEOUS PROJECTS

- **CSX / Ann Arbor Road Overpass Improvements.** Progress continues with the proposed improvements to the CSX overpass on Ann Arbor Road; on January 25, 2022, the Board entered into an agreement with MDOT, which puts the Township one step closer to actual construction work.
- **Ann Arbor Road Traffic Signal Improvements.** The Township has been working with MDOT on the traffic flow and signalization along the Ann Arbor Road Corridor, from I-275 to the CSX bridge, to improve safety and access. Traffic studies are underway and discussions with MDOT continue.
- **I-275 Landscaping / Berming.** The Township met with MDOT regarding the I-275 interchange (as part of the larger I-275 roadway project) to create several berms within the 'cloverleaf' to offer additional noise buffers for the surrounding properties. These areas would be further landscaped, and the Township is also interested in exploring signage to create more of a gateway into the community.
- **Joint Board of Trustees and Planning Commission meeting.** A joint meeting was held on August 24, 2021; it was recommended that the Board of Trustees and Planning Commission have another joint meeting in February of 2022 and further discuss planning related items, including the vision for Cluster Housing Options.

If you have any questions on the above planning, zoning and design projects or would like additional information, please contact Laura Haw at Lhaw@mcka.com. Thank you.

February 03, 2022 DRAFT

2021 ANNUAL REPORT OF ACTIVITIES BY THE PLANNING COMMISSION

Planning Commission · Charter Township of Plymouth, Michigan

Introduction & Purpose

As required per the Michigan Planning Enabling Act (MPEA) PA 33 of 2008, as amended, the Planning Commission shall submit a report of its 2021 activities:

“A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

In addition to fulfilling this requirement, the Annual Report increases information-sharing between staff, boards, commissions, and the governing body and allows for the anticipation of upcoming priorities. The Commission’s Annual Report is a summary and status report of planning activities over the past year and is a communication tool to share recent achievements and plans for future community goals.





2021 Meetings

The Planning Commission met a total of fifteen (15) times in 2021. The meetings are typically scheduled for the third Wednesday of the month, at 7:00 PM, at Township Hall, unless otherwise required by the State. Due to the COVID-19 pandemic, some of the meetings in 2021 were held virtually (via Zoom Video Conferencing) in accordance with the Governor's Orders and the Open Meetings Act, PA 267 of 1976.

The public is welcome to attend all Planning Commission meetings and an opportunity for "public comment" is an agenda item at every meeting.

1. Wednesday, January 20, 2021 – *Virtual*
2. Wednesday, February 17, 2021 – *Virtual*
3. Wednesday, March 17, 2021
4. Saturday, April 10, 2021 – *Study Session*
5. Wednesday, April 21, 2021 – *Virtual*
6. Wednesday May 19, 2021
7. Wednesday, June 16, 2021
8. Wednesday, July 21, 2021
9. Thursday, July 22, 2021 – *Study Session*
10. Wednesday, August 18, 2021
11. Tuesday, August 24, 2021 – *Joint Meeting with the Board of Trustees*
12. Wednesday, September 15, 2021
13. Thursday, October 14, 2021 – *Study Session*
14. Wednesday, October 20, 2021
15. Wednesday, November 17, 2021
16. Wednesday, December 8, 2021 - *Cancelled*



Membership, as of December 2021

We thank the following Commission members for their time commitment and contributions:

- Dennis Cebulski, Chairperson
- Kendra Barberena, Secretary and Vice-Chairperson
- Tim Boyd
- Robert Doroshewitz, Trustee
- John Itsell
- Keith Postell
- Gail Grieger

Other Membership Recognition

Thank you to Bob Ostendorf, former Commissioner, for his service on the Commission (January - August, 2021).

Special thanks and gratitude to Bill Pratt who the Commission sadly lost in September, 2021. Commissioner Pratt served the Plymouth Community for over 20 years on the Planning Commission, and for the past four years, also served on the Zoning Board of Appeals and acted as the liaison between the boards.



2021 IN REVIEW

Plymouth Township remains a very desirable place to live and do business in, despite many challenges facing the community this past year. The following tables detail all project applications that were reviewed by the Planning Commission in 2021, along with their status as of December 2021; please reference McKenna's 2021 monthly reports for additional project details.

Special Land Use Application

Date (2021)	Location / Project Name	Description	Status
November 17	SW Corner of Schoolcraft Road and Haggerty Road, Undercover Storage	Request for an RV storage facility (uncovered) and small, accessory office building.	Approved

Site Plans Applications

Date (2021)	Location / Project Name	Description	Status
January 14	41335 Concept Drive, Lot 23 of the Metro Plymouth Business Park	Site plan for a two-story office/research building (38,000 SF)	Approved
February 17	Home for Mom & Dad, Assisted Living Facility	Site plan for a 20-unit assisted living facility; extension requested.	Approved (tentative only)
March 17	41336 Concept Drive, Lot 1 of the Metro Plymouth Business Park	Site plan for a 24,000 SF office and industrial building.	Approved
March 17	41015 Concept Drive, Lot 14 of the Metro Plymouth Business Park	Site plan for a 26,000 SF office and industrial building.	Approved
March 17	42840 Postiff Avenue, Office and Medical Buildings	Site plan for two additional professional office buildings to the existing office center.	Approved
April 21	Lots 17-20 of the Metro Plymouth Business Park	Site plan for an office and industrial spec. building.	Approved
May 19	45325 Polaris Court, Frito-Lay	Site plan for a 40,000 SF manufacturing addition to the existing facility.	Approved
May 19	15000 Edward Hines Drive, The Restoration of Phoenix Mill	Site plan for the reuse and historical renovation of a former Henry Ford facility into professional office and event space.	Approved
May 19	14120 Sheldon Road, Lot 20 of the Plymouth Oaks Business Park	Site plan for a 10,000 SF single-story, multi-tenant flexible office/ industrial building	Approved
July 21	9030 General Drive	Site plan for a minor addition to an existing industrial facility.	Approved
July 21	Haggerty Road at Five Mile Road, Boleski Funeral Home	Site plan for a 11,508 SF funeral home.	Approved



Map Amendment & Rezoning Applications

Date	Location / Project Name	Description	Status
June 19	Northridge Conditional Rezoning	Rezoning from the R-1-E, Single-Family Residential District to the R-1-H, Single-Family Residential District for 42 lots.	Recommendation of Denial
July 21	Multiple Residential Lots on Northville Road	Rezoning from the R-2-A, Multiple-Family Residential District to the R-1, Single-Family Residential District for nine adjacent properties along Northville Road.	Recommendation of Approval
October 17	NW corner of Ann Arbor Road and McClumpha Road, Towne Place Rezoning	Rezoning from the R-1-H, Single-Family Residential District to the R-2-A, Multiple-Family Residential District.	Recommendation of Denial
November 17	Plymouth Ridge Condominium	Rezoning petition to re-hear the rezoning request.	Postponed to 2022

Cluster Housing Option & Planned Unit Development Applications

Date	Location / Project Name	Description	Status
March 17	9295 N. Canter Center Road, Margate Residential Development	Cluster Housing Option for 30 detached, single-family residences.	Recommendation of Approval
April 21	46200 N. Territorial, Pursell Place Condominiums	Cluster Housing Option for eight (8), single-family, detached residences.	Recommendation of Approval
October 20	Former Elks Lodge Redevelopment	Planned Unit Development for a residential development with 101 Townhomes and 370 apartments and a clubhouse.	Postponed to 2022
November 17	41661 Plymouth Road, Hillside Overlook Apartments	Planned Unit Development for a multiple-family apartment building.	Recommendation of Approval

Other Administrative Reviews (2021)

Review Type	Count
Landscape Inspections	9
Sign Reviews*	19
Minor Administrative Reviews	6
Land Divisions / Combinations	15

*Includes signage reviewed by the Planning Commission.

Zoning Ordinance Text Amendments and Other Accomplishments

Residential Rear Yard Setbacks. Amendment to Article 20.2: Schedule of Regulations – The amendment was originally brought to the Commissions by a homeowner as the result of a decision of the Zoning Board of Appeals (ZBA) to allow for a reduction of the rear setback. In a memorandum to the Planning Commission dated February 10, 2021, it is noted that the minimum rear yard setbacks for all four (4) single-family residential districts is 50-feet and the ZBA has historically granted dimensional variances to this rear yard setback to as low as 35-feet. Modifications to footnote (bb) in the Schedule of Regulations (Article 20) gave the ZBA greater flexibility in granting variances for rear yard setbacks.

Tree Ordinance. The Board of Trustees adopted Tree Ordinance #1016 as Amendment #25 to the Township's General Code of Ordinances in the summer of 2021. Though not an amendment to the Zoning Ordinance, its provisions have a future impact on planning and zoning matters, as related to redevelopment and the tree canopy.

Updated Master Plan. The Planning Commission initiated a review and update to the 2015 Master Plan; the draft Plan is out for public comment and is scheduled to be adopted in 2022.



LOOKING AHEAD: PLANNING & ZONING IN 2022

The Planning Commission and Community Development Department are responsible for the long-range planning projects and programs of the Township. The following projects, plans, and studies are recommended for the Planning Commission's workplan throughout 2022 to continue to build on the community's character and promote a viable business environment and high quality of life.

Modernization of the Zoning Ordinance

The following text amendments can better position the Township for quality development and continue to foster a unique sense of place:

- Revise Article 26, Landscape Standards: this includes a review of the plantings that Wayne County requires for stormwater facilities; it's recommended this expansive list of plantings is evaluated and the most describe species selected for future development in the Township.
- Review the Ann Arbor Road Corridor (ARC) District and the C-2, General Commercial District and consider updates to sections that would encourage redevelopment, such as maximum building heights, right-sizing parking, range of uses, etc.
- Consider standards for subdivision gates.
- Consider design standards for residential housing.
- Review provisions for lighting and illumination levels (dark sky ordinance).
- Review the industrial districts for up-and-coming uses.
- Rezone Shearer Cemetery to the Public Lands District.

Master Plan Implementation

The following projects are identified in the draft 2025 Master Plan and are recommended for implementation:

- Develop and adopt a Complete Streets policy (in partnership with the Environmental Leadership Commission ELC).
- In partnership with the ELC, develop informational material on desired landscape materials, including pollinator gardens and LID (low impact design) standards for future developers to utilize.
- Develop standards for missing-middle housing and incorporate these uses into appropriate zoning districts.
- Create and adopt access management standards for all roadways.

Professional Training / Joint Meeting

Continual training ensures a culture of highest standards. Every couple years, especially with the addition of new members, we find that a joint training seminar between the Planning Commission, the Zoning Board Appeals (ZBA) and the Board of Trustees is an extremely positive and rewarding process.

Such a training session is designed to highlight the fundamental roles and responsibilities of the Boards, discuss the need and the importance of the Zoning Ordinance and Master Plan, reiterate the fundamentals of making sound planning and development decisions (reviewing recent decisions) and highlight ways in which the bodies can become more effective and efficient in decision making together. Joint meetings allow all parties to discuss various Township development projects, past and future, and ensure collaboration.

A joint meeting with the Board of Trustees and the Planning Commission was held on August 24, 2021; it is recommended that another joint meeting be held in spring of 2022 to further discuss planning related items, such as the vision for Cluster Housing Options.

