



CITY OF PLYMOUTH
201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
PLANNING COMMISSION - REGULAR MEETING MINUTES
Wednesday, February 8, 2017

The regular meeting was called to order at 7:00 P.M. by Chairperson Mulhern.

1. ROLL CALL

MEMBERS PRESENT: Shannon Adams, Jim Frisbie, Jennifer Kehoe, Charles Myslinski, Joseph Philips, Scott Silvers, Karen Sisolak, Jennifer Frey and Jim Mulhern

OTHERS PRESENT: John Buzuvis, Community Development Director (CDD)
Sally Elmiger, City of Plymouth Planner

2. CITIZEN COMMENTS:
None.

3. APPROVAL OF MINUTES

A motion was made by Comm. Frisbie, supported by Comm. Kehoe, to approve the meeting minutes from the January 11, 2017, as presented.

MOTION CARRIED UNANIMOUSLY.

4. APPROVAL OF AGENDA:

A motion was made by Comm. Frey, supported by Comm. Frisbie, to approve the agenda, as presented.

MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARINGS:
None.

6. NEW BUSINESS:

SITE PLAN REVIEW

SP17-01 Lee's Chicken
1122 W. Ann Arbor Road
Zoned: ARC, Ann Arbor Road Corridor
Applicant: Lee's Chicken / Brian Langkabel

Sally Elmiger, Planner, went over her review, she stated the applicant is proposing to demolish 296 square feet of the existing building, and construct a building addition that is 1,125 square feet in size in the same location. The building addition will be used to house coolers and serve as a stock room for the business. The project also includes shifting the parking lot to the north, constructing a new dumpster screen, and installing a storm water bio-swale.

The project will construct a relatively small building addition to an existing business in the Ann Arbor Road Corridor District. This project will not have a significant impact on the character of the corridor. However, the following outstanding items should be addressed before any decision is made regarding this project.

These items include the following:

- A.) Provide elevations of building addition from the west, north and east.
- B.) 1. Adjust size of barrier-free parking space, and at the location add barrier-free sign onto the site plans.
2. Show loading/unloading space on plans.
- C.) Provide information regarding types of delivery trucks using the site.
- D.) 1. Planning Commission to consider site conditions regarding streetscape tree requirement.
2. Show proposed condensers and screening on site plan.
3. Indicate source of water for proposed foundation landscaping.
4. Provide a curb or other barrier between entrance drive and landscaped area on east side of building.
5. Provide plant material sizes.
- E.) Provide information about existing/proposed lighting so that compliance with requirements can be confirmed.
- F.) Confirm that existing sign is to remain, and that no changes are proposed.

Scott Schumacher, GLA surveyors & engineers, representing the applicant, made a presentation and handed out literature that explained the need to expand their cooler size and stock room areas. Mr. Schumacher also discussed adding additional pavement to accommodate the loss of parking due to the proposed addition, moving the location of the dumpsters with a brick surround and wooden gates, additional green space and landscaping is proposed along the east and west sides and additionally adding the bio-swale in the rear to enhance the storm water runoff is also proposed for this site. Mr. Schumacher's literature provided the needed elevations of the building along with the propose barrier-free parking placements, and the loading and unloading specifications explaining the loading zone. Two trees are proposed one alongside of the dumpster and the other located north of the dumpster enclosure area with a curb placed along the east side of the building. The lighting that exists along the roof gutter area and signage will remain with no changes to the signage. Mr. Schumacher stated the applicant can add some lighting on the north side also, if needed.

The Planning Commissioners had discussion regarding the following subjects:

Comm. Frisbie asked what the delivery times were and Mr. Schumacher answered that they are in the early AM hours, usually completed by 7:00 AM.

Comm. Myslinski asked about parking on the adjacent owner's lot and Mr. Langkabel, owner, stated he has a verbal agreement with the current owners to the east, to allow use of the ten

parking spaces whenever needed for the last ten years. Comm. Myslinski suggested obtaining a dedicated spot for the handi-cap place near the front to access the sidewalk area.

Comm. Frey suggested placing the tree in the front area for the street tree requirement and also moving the green space area from the east side over to the west side of the building, enhancing the west side more with the added materials.

There was discussion regarding the bio-swale being maintained, the elevations and the addition 's vinyl siding to match the existing building and color.

Comm. Adams asked about the adjacent property possibly providing a handi-cap parking spot.

Comm. Philips spoke about a written agreement and suggested a sidewalk on the west side that could accommodate the ADA as well as the other customers. Mr. Langkabel commented that they provide curbside service which may meet the requirement of ADA. Comm. Myslinski commented that he does not feel that the applicant should be financially burdened with the extra cost of putting in the additional sidewalk on the west side.

There was discussion regarding moving the landscaping to the west side or placing a sidewalk on the west side and eliminating the requirement for the landscaping and it was decided to use the curbside service that is offered.

A motion was made by Comm. Frisbie, supported by Comm. Myslinski to approve SP17-01, 1122 W. Ann Arbor Road, Site Plan, to be administratively approved, with the following conditions:

1. Provide a wall pack in the rear (north) side.
2. Provide an additional tree in the front area along Ann Arbor Road.

YES ADAMS, FREY, FRISBIE, KEHOE, MYSLINSKI, PHILIPS, SILVERS, SISOLAK AND MULHERN.

NO NONE.

MOTION CARRIED UNANIMOUSLY.

7. OLD BUSINESS:

1. REVISED SITE PLAN REVIEW

SP16-05 Taco Bell
499 N. Main
Zoned: B-3, General Business District
Applicant: Sundance Inc. / Rick Eccles

Sally Elmiger, Planner, went over her review, she stated the applicant is proposing to demolish the existing restaurant building with drive-thru window and construct a new building with drive-thru window. The parking lot will be re-designed and resurfaced, and a new dumpster screen, landscaping, and lighting added. The plans also show an outdoor patio with decorative fencing.

Ms. Elmiger stated restaurants with drive-thru facilities are special land uses in the B-3 district. Ms. Elmiger explained the existing restaurant currently has an approved drive-thru facility. Therefore, since the drive-thru use was previously approved, this request is for review and approval of the site plan only, however, the site conditions for a drive-thru facility described in Section 78-283 apply.

The Planning Commission reviewed this plan at the December 14, 2016 meeting. The plans were tabled to give the applicant time to address the following topics:

1. Reduce the width of the N. Main St. access drive to improve pedestrian safety.
2. Eliminate one parking space at the northeast corner of the lot and replace with landscaping.
3. Clarify building materials and provide samples.
4. Add a pedestrian sidewalk from the intersection of Mill St. and N. Main St. to accommodate walkers approaching site from the east.
5. Address items in the Carlisle/Wortman review, dated December 6, 2016.

Ms. Elmiger stated the required variance(s) were granted by the Zoning Board of Appeals, the types and size of delivery trucks has been described and the landscaping along N. Main has been provided. Ms. Elmiger also explained a portion of the landscaping and one tree is missing, and can be approved as is, if so desired by the board. Shrub species should be located and/or moved or be of a certain size to not be in a motorist vision area.

Ms. Elmiger explained the proposed plans will improve this property, and create a more attractive business site. However, the following items should be addressed prior to site plan approval:

- A. 1) Number of pole-mounted lights given ambient light and existing street lights in area.
2) Light levels across site and along northern boundary.
3) Height of pole-mounted lights.
- B. **Provide color samples of proposed building façade materials.**

James Fargo and Jennifer Smith, representing the applicant, explained the changes made and stated the pole mounted lights were lowered from 22 feet to 18 feet, with two lights on each pole and have been directed towards the parking lot.

Ms. Smith explained at the island parking they are deficient one tree, but due to the small parcel and utility locations, they were not able to find another spot.

Ms. Smith went over the proposed building materials and provided the primary three material samples to the board members. There was discussion on the various building materials.

The Planning Commissioners had discussion regarding the following subjects:

Comm. Frey was not in favor of the City Engineer's recommendation for the drive approach to remain at its current width. There was discussion on the driveway width and turning radius.

Mr. Buzuvis explained that the City Engineer's recommendation will be used for the Final plan and permit issuance.

Comm. Frey would like the landscaping changed to accommodate adding one tree, to meet the requirements.

Comm. Myslinski asked that the utility parking island be landscaped with ornamental grass and lower growth landscaping and Comm. Frey stated she would like the landscaping to comply with the greatest extent possible or exchange with ornamental grasses and low growth shrubs to not conflict with utilities and trucks.

Comm. Silvers suggested lowering the light fixtures nearest the residential area, if possible, to accommodate with the photometrics also being provided.

A motion was made by Comm. Frisbie, supported by Comm. Myslinski to approve SP16-05, 499 N. Main, Revised Site Plan, to be administratively approved, with the following conditions:

- 1. Provide additional and adjust landscaping, per previous discussion, to meet the Ordinance requirements and with lower shrubs adjacent to the building.**
- 2. Adjust the pole lighting height and projection away from residential areas.**
- 3. Deferring the narrow drive to the City Engineer's recommendation.**

YES ADAMS, FREY, FRISBIE, KEHOE, MYSLINSKI, PHILIPS, SILVERS, SISOLAK AND MULHERN.

NO NONE.

MOTION CARRIED UNANIMOUSLY.

2. Ordinance Amendments to Exterior Lighting Standards- Discussion

The Planning Commissioners had discussion regarding the following subjects:

Comm. Silvers liked the Model Ordinance lighting. Comm. Silvers felt the vertical lighting zone & lighting curfews were interesting features but felt the performance vs. the prescriptive method seemed to be a double-edged sword.

There was discussion on optional ordinances.

Ms. Elmiger asked if the board wanted to regulate residential lighting?

There was discussion on examples of residential lighting, new technology changes and what is appropriate for Plymouth. There was also discussion on studying what other local Communities have adopted as their model lighting ordinance and were there any downsides to them.

Comm. Myslinski discussed the model lighting ordinance but also the use of "Dark Sky" (which is the ability to regain seeing the stars at night), and spoke about safely lighting up the parking lot, but using restrictions to keep the lighting at a minimum to reduce light pollution.

Comm. Silvers spoke about bringing the Ordinance up to date with the new information available.

Comm. Frisbie discussed neighbor's motion detectors that have their sensitivity levels at the maximum so when a car drives by the light will come on quite often.

Comm. Adams asked about controlling road lighting and Mr. Buzuvis explained Mill Street, Sheldon Rd., and Ann Arbor Road are County roads that the City does not have jurisdiction on and if street lighting within the City needed to be changed it would be done when repairs or replacement are needed. Mr. Buzuvis explained the DTE light pole locations.

Comm. Sisolak, felt the ordinance needs to be updated and revisited.

Public Comments

Dave Rucinski, 1392 Maple, spoke about no known residential issues with lighting, is not in favor of arduous restrictions to solve a problem that does not exist.

Ed Krol, 1108 Beech, would like to learn from other Communities and felt that residents should close their drapes or leave them open, it's the residents choice.

Ellen Elliott, 404 Irvin, spoke about a lighting problem she had with a neighbor and felt some issues can be resolved by directly contacting neighbors and some will not be resolved.

Ms. Elliott would like the board members to be proactive about this lighting ordinance. Ms. Elliott also felt the street lighting issue located by the library parking lot and Old Village will need to be addressed as well.

Chair Mulhern asked the City planner to do some research to see what other Cities have adopted that worked and at the next meeting determine whether the board is ready to amend, adopt or not use it at all.

3. Preservation of the Canopy and Reforestation of the Community- Discussion

Chair Mulhern discussed a proposed sub-committee meeting (Comm. Sisolak & Comm. Silvers) with City Commissioners Joe Valenti and Dan Dalton along with neighbors input and following with a study session to determine what would be feasible to implement.

8. COMMISSIONER COMMENTS:

Comm. Frisbie asked about the amendment to the Sign Ordinance to meet the Supreme Court ruling and Mr. Buzuvis explained that the amendment to the Sign Ordinance will go into effect the day after they are published in the Observer newspaper.

Comm. Frey suggested bringing non-conforming sites up to date, moving towards greater compliance within the Ordinance. There was discussion on the areas of non-conforming sites that could possibly be changed or modified.

Comm. Myslinski asked about ongoing projects that do not seem to have a timeline of completion and Mr. Buzuvis explained he recently asked the developer of the construction site know as Starkweather School located at 550 N. Holbrook for a detailed written time line of accomplishments. Mr. Buzuvis explained this list would consist of what has been done and proposed to be done, per the approved PUD specifications, which should be completed within one year of the approved PUD, dated April 2016 or the applicant would need to submit a request for an extension from the Planning Commission. Mr. Buzuvis explained the developer has indicated that a significant amount of interior prep work has been completed with a construction engineer and historical preservationist on site and the mechanical, plumbing and electrical permits are scheduled to be pulled soon.

There was discussion regarding bringing sites into compliance to the greatest extent possible as they go through the site-plan process.

9. REPORTS AND CORRESPONDENCE:

Master Plan Review Update

Comm. Kehoe discussed the last sub-committee meeting with some format changes to the future land use map and sub areas, and they are currently looking into the layout of the Master Plan.

Master Plan Goals

Goals for City Development

Finalized by Master Plan Sub-Committee on January 19, 2017

- Promote a welcoming environment for commercial business & industry
- Encourage environmentally sensitive/context sensitive and sustainable development
- Encourage appropriate home sizing & massing
- Create lifelong neighborhoods of diverse housing for various income levels
- Improve street mobility, connectivity & safety
- Plan for vehicular needs, including parking
- Maintain and enhance the tree canopy

Comm. Kehoe explained the Master Plan goals are what was narrowed down to be included into the Master Plan as what the sub-committee members saw as goals for the City.

Comm. Frisbie felt the goals were more of a mission statement than goals.

Ms. Elmiger suggested including objectives underneath each bullet point.

Comm. Kehoe stated that we may not know the tasks or action items to accomplish, but moving forward, the Master Plan will show the goals, and leaving some discretion for future consideration.

Ms. Elmiger stated if some properties are slated for different future land uses than what they are now zoned, this may be one of the action items needed.

10. MOTION TO ADJOURN

A motion was made by Comm. Frisbie and supported by Comm. Silvers to adjourn.

Meeting adjourned at 9:42 PM.

Respectfully Submitted,
Marleta S. Barr,
Community Development Department
Office Manager