



# Planning Commission

## Charter Township of Plymouth, MI

### Wednesday, June 21, 2023

Regular Meeting of the Planning Commission

#### **PROPOSED MINUTES**

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Meeting called to order at 7:00 PM

#### **1. Roll Call:**

- ✓ Commissioner Cebulski, Chair
- ✓ Commissioner Barberena, Vice Chair
- ✓ Commissioner Grieger, Secretary
- ✓ Commissioner Doroshewitz
- ✓ Commissioner Boyd
- ✓ Commissioner Itsell

**EXCUSED: Commissioner Berry**

Also Present: Laura Haw, Planner  
Adam Chludzinski, Engineer  
Marc Collins, Engineer

#### **2. Approval of the Agenda: June 21, 2023**

Moved by: Commissioner Barberena Supported by: Commissioner Boyd  
Action Taken: Approve the Planning Commission Agenda for the regular meeting of June 21, 2023.

All Ayes

Motion Passed.

#### **3. Approval of the Minutes: June 1, 2023**

Moved by: Commissioner Barberena Supported by: Commission Grieger  
Action Taken: Approve the minutes from the June 1, 2023, Regular Planning Commission meeting as submitted.

All Ayes.

Motion Passed.

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

There were none.

**5. Public Hearing(s):**

**A.    PC# 2484                      Meijer Grocery Store and Gas Station – Special Land Use**

**Applicant:** Meijer, Inc.  
**Address:** 47500 Five Mile Road  
**Tax ID(s):** #78-006-99-0001-711  
**Zoning:** IND, Industrial District  
**Action Requested:** Special Land Use Approval

Planner Haw provided a summary of the Special Land Use request for a Meijer grocery store to be located on the South side of Five Mile Road between Beck and Ridge Roads. She noted that the grocery store would include, a pharmacy with a drive-up window, an attached outdoor garden center, areas for outdoor sales and display, and a convenience store with a gas station which would include an outdoor sales and display area, ice storage chest, propane, and an air/vacuum unit. There is a portion of the site that was previously the Detroit House of Corrections. The planning department's recommendation to the Planning Commission is to grant special land use approval for the proposed Meijer grocery store and convenience store/gas station, contingent on the approval of a site plan that addresses all planning, fire, and engineering requirements, and contingent that the traffic study and associated roadway improvements.

**Open the Public Hearing**

**At 7:36 P.M.**

- *Dearborn Resident ("public activist for the people)  
-concerned over conflict of interest, concern over traffic study, and that it is not Meijer.*

- *Northville Resident, HOA President for the Village of Northville (at Five Mile and Beck) – concerned over the traffic and congestion.*
- *Joe Swarb, representing Ned Jawiz*  
- *Does not believe the use is supported by the Industrial District. Does not feel the traffic study is sufficient.*
- *Plymouth Resident*  
- *already have two Meijer in the area and are concerned about the traffic.*
- *Plymouth Resident*  
- *not crazy about the traffic but supports having a grocery store closer to his house.*
- *Northville Resident - doesn't feel like this supports the goals of the MITC.*
- *Plymouth Resident - concerned over traffic.*
- *Northville Resident- concerned over traffic, does not want another gas station.*
- *Plymouth Resident- concerned over the traffic study, wants to see more details, and questioned the financial contributions of the township.*
- *Diane – questioned the abatement and if it was going to come from taxpayer dollars.*
- *Plymouth Resident - the Commission can't change the character of the community.*
- *Plymouth Resident - wants to keep the Plymouth Community the same. Worried about Bushes. Kroger and Fresh Thyme -going out of business.*
- *Plymouth Resident - there isn't a workforce to take these jobs.*
- *Plymouth Resident - there needs to be an improvement in police responders.*
- *Plymouth Resident - wants to see crime data in terms of the number of runs in Canton and Livonia.*
- *Plymouth Resident - concerned over the crime that big box stores will bring.*
- *Northville Resident- also a representative of Bushes, does not support, concern over traffic.*
- *Northville Resident - concerned over traffic.*



- *Plymouth Resident - concerned over taxpayer dollars, traffic, congestion, and noise.*
- *Plymouth Resident - industrial does not support the retail use. Questioned the store hours, and if the traffic study included them.*
- *Plymouth Resident - does not support the use.*
- *Plymouth Business owner of Red Olive on Five Mile -the last 4-5 years it has been a struggle.*
- *Northville Resident business owner- worried about the business impact with congestion and delays and the crime and people that this development will bring in.*
- *Plymouth Resident- construction on the road is an issue to businesses.*

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***Closed the  
Public Hearing***

at 9:04 PM

Gary Roberts, a MITC representative, discussed the Brownfield remediation and explained that traffic studies have already been conducted, through OHM Advisors, and that they are available for anyone to review.

The Commissioners then posed several questions to the Meijer representatives, including hours of operation, traffic studies, crime statistics, changes in the economy, etc.

The applicant respectfully requested to withdraw applicant # 2484 to address concerns presented in the public comments. He indicated he does not believe the process has been fair based upon the erroneous comments presented by the public without correction.

Planner Haw advised if the application is withdrawn The process will start over.

Commissioner Barberena requested the applicant's reconsideration include the key concerns presented by Commissioner Doroshewitz.

Motion:

Moved by: Commissioner Doroshewitz

Support by: Commissioner Grieger  
Action Taken: To deny PC# 2484 based on findings that include the road infrastructure is not there to support a development of this size (criteria #2 of #6 of section 2.7 of the Zoning Code); it is not the intent of the MITC; and it is not in the interest of the public, health, safety, and welfare of the community.

Ayes 5 Commissioner Grieger, Commissioner Boyd, Commissioner Itsell, Commissioner Doroshewitz, Commissioner Barberena

Nays 1 Commissioner Cebulski  
**Motion Passed.**

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## 6. New Business:

A.	<b>PC# 2479</b>	<b>Lot 1 Concept Drive – Site Plan</b>
Applicant:	PEA Group (on behalf of Concept District 1 LLC)	
Address:	41336 Concept Drive of the Metro Business Park	
Tax ID(s):	#78-025-01-0001-000	
Zoning:	IND, Industrial District	
Action	Tentative Site Plan Approval	
Requested:		

The Township planner, Ms. Haw provided the planning report for 41336 Concept Drive. Planner Haw indicated applicant # 2479 proposes to construct a two-story, 26,700-square-foot building (7,392 square feet of office and 19,308 square feet of warehouse space"). The site is zoned industrial. There was a tentative site plan approval from the Planning Commission in March of 2021; however, the approval lapsed. There are no heritage trees to be removed. Ms. Haw provided the planning department's recommendation that the Planning Commission grant tentative site plan approval for Lot #1 PC# 2479, contingent that the conditions cited in the report are addressed before a final site plan submission

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Motion: Moved by: Commissioner Barberena  
Support by: Commissioner Boyd

Action Taken: Grant final site plan approval for PC#2479 subject to the items in the McKenna report and engineering report.

All Ayes.

**Motion Passed**

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**7. Unfinished Business:** None.

**8. Miscellaneous Business / Communication:**

- a. Receive and File: Monthly Planning Report – May 2023
- b. Planners Update and Discussion Only (*Information to be Provided at the Meeting*):
  - i. Joint Plymouth Community Parks and Recreation Master Plan Update
  - ii. Solar Energy Systems Text Amendment to the Zoning Ordinance
  - iii. UM Student Presentations

**Moved by:** Commissioner Barberena    **Supported by:** Commissioner Grieger

**Action Taken:** Table Agenda items under # 8 until the next scheduled Planning Commission meeting.

All Ayes

Motion Passed

**9. Commissioner Comments**

There were none.

**10. Adjournment:** The Planning Commission meeting of June 21, 2023, adjourned at 10:28 PM

Moved by: Commissioner Barberena    Supported by: Commissioner Boyd

Action Taken: Meeting Adjourned

All Ayes

Motion Passed.

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**Commissioner Grieger, Secretary**

**Up-Coming Planning Commission Meeting: July 19, 2023**

## Planning Dept

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**From:** Megan Wynalek <meganreardon@yahoo.com>  
**Sent:** Friday, June 16, 2023 9:09 AM  
**To:** Planning Dept  
**Subject:** New Meijer

### EXTERNAL EMAIL

Hi,

As a plymouth township resident I'd like to make a comment that I think its an awful idea to put a huge, busy store like Meijer at 5 and Beck. The area is already quite busy and a large store would add way too much traffic and possible crime to such a nice area. The trees and empty spaces are what makes living in Plymouth so nice. It feels like no one cares about nature anymore and is just concerned with revenue. Northville built a gorgeous park that many plymouth residents use at 5 and Beck, don't ruin that beauty with a large store. My vote is no.

Regards,

Megan Wynalek



## Planning Dept

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**From:** TJC <tjc9414@netscape.net>  
**Sent:** Saturday, June 17, 2023 8:27 PM  
**To:** Planning Dept; Doroshewitz, Bob  
**Cc:** Mary Cronyn  
**Subject:** NO to Meijer

### EXTERNAL EMAIL

Hello,

My name is Tim Cronyn, 9138 Countrywood Drive, Plymouth Michigan. We have lived in three different homes in Plymouth during the last 27 years.

Please do not allow construction of another grocery/retail store/outlot in the area. The green space in that area should remain green, or filled with homes.

The township already has enough vacant or mismanaged space. Have Meijer make better use of existing-constructed space, facilities, and infrastructure, rather than constructing it from scratch.

Please be smart for the people of Plymouth with that space! We are counting on you.

Giving a special land use for 22 acres of this parcel does not live up to your "People - our priority" tagline.

Thanks!  
Tim Cronyn  
248-613-2688



## Planning Dept

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**From:** Kim Brink <kimannebrink@gmail.com>  
**Sent:** Sunday, June 18, 2023 9:04 PM  
**To:** Planning Dept  
**Subject:** Proposed Meijer on 5 mile

### EXTERNAL EMAIL

I am writing to express my vehement opposition to the construction of a Meijer on 5 mile and Ridge. Meijer is NOT the type of development we need in this area and it will turn that area into an absolute disaster like 8 mile and Haggerty. Congestion, crime and a mass of ugly concrete. Northville township residents stopped a similar plan many years ago and I hope Plymouth does the same! We are watching the decisions made by our planning leadership and will vote according to how well you protect our green space and attract more appropriate development.  
Kim Brink

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Kim Anne Brink

## Planning Dept

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**From:** Michelle <michellegrovemi@aol.com>  
**Sent:** Monday, June 19, 2023 1:11 PM  
**To:** Planning Dept  
**Subject:** Protest of Special Land Use Request PC#2484

### EXTERNAL EMAIL

Plymouth Township Planning Commission I write to you in protest of the proposed redevelopment application for the Meijer grocery store located at 5 Mile and Ridge Road. In 2023 this rural area has been targeted as the proposed location of the Northville Downs project, which would be across the street to this location west of 5 Mile and Ridge Road, a multi-warehouse adjacent to the proposed Meijer location east of 5 Mile on Ridge Road and a 1 Million square foot warehouse project directly down the road at 5 Mile and Napier Road.

This is a low populated residential area does not support the need for a retail grocer. In addition to being out of scope of the proposed use of this area as the MITC corridor any crime, traffic and infrastructure issues would put an additional strain on municipal resources that would negatively impact township residents.

In the past a similar project was denied by Northville Township at 5 Mile and Beck Road why is it now good for our community?

Michelle Grove  
46191 Burning Tree Lane  
Plymouth MI

## Planning Dept

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**From:** Kyle Bridges <kjbridgeumd@gmail.com>  
**Sent:** Monday, June 19, 2023 6:14 PM  
**To:** Planning Dept  
**Subject:** Northville didn't want this Meijer across the street. We don't either.

### EXTERNAL EMAIL

**Please submit these comments for the June 21st Planning Commission meeting.**

To whom it may concern:

I am writing to express my concerns and **very strong opposition** to PS 2484- Special Land use for Meijer at 47500 Five Mile Rd.

I have lived in this area of Plymouth Township the vast majority of my life, and I feel that allowing a special land use for a Meijer would absolutely destroy the character, charm, and quaintness of this area of Plymouth Township. The Five Mile corridor and DeHoCO site was never intended to be utilized to fill with every initial opportunity that comes before the Township Planning Board. This was intended as a technology park and industrial area of the Township, adding minimal traffic and noise to this area. A massive Meijer store would be just the opposite of this. While I am happy to see the dilapidated Prison gone, replacing it with a big box store, strip mall, or any other high traffic business is not the answer. We are not Canton or Livonia, and the Five Mile corridor is not Ford Road. I moved back to Plymouth Township from Canton to get away from the massive amount of traffic and big box stores that Canton has become plagued with. While contemplating approval of this project I would like you to please consider whether the benefits of rushing to add this actually outweigh the negative effects to our Township for decades. Please take into consideration the following:

- 1. The massive amount of traffic that this would add to Five Mile Rd.-** Over the past several years, both Five Mile and Beck Roads have both started to experience some absolutely horrible traffic issues, especially at rush hour. Five Mile road at Ridge road sometimes backs up as far as the Home Depot/Water Tower already. Adding the additional amount of traffic to this corridor that this project would require would be a massive nuisance to the local residents. In addition, this would drastically speed the deterioration of a road that the state/county already regularly allows to get in very bad shape. The increase in traffic will also add to more traffic using alternate routes such as North Territorial and Halyard to avoid the Meijer, racetrack, and garbage dump traffic now on this route.
- 2. Increase in light pollution-** Adding a big box store with a massive parking lot also means the need for a massive amount of exterior lighting and parking lot lighting to this area. I live in the Rolling Oaks subdivision, and my windows look directly North at this area of the township. Earlier this year, you, the planning board, decided that adding new billboard would be uncharacteristic of this area of the township, create unwanted light pollution. You voted against adding something uncharacteristic to this area of Plymouth.. I already deal with the light pollution from the office park across the highway, and can see the ambient light from the Home Depot and Water Tower. Considering the long or 24/7 hours of operation of a typical Meijer store, I would imagine that adding a massive Meijer and gas station would significantly add to this light pollution at all hours of the night.
- 3. Added crime and pollution-** A Meijer store would significantly increase the need for township law enforcement in this area due to traffic enforcement, retail crime, and any added crime that comes with this type of establishment. This type of store generates hundreds of calls a year in surrounding communities. For instance, please look at the statistics of calls by Canton PD to the WalMart stores and Meijer store in Canton Township, the Wal Mart stores and Meijer store in the City of Livonia, and the Meijer store at 8 Mile Road and Haggerty in Northville Township. All of these stores are similar to what is being proposed, and all of them have a constant need for law enforcement calls. This in turn leads to negative



crime statistics for our community and makes Plymouth Township, on paper, a much less desirable place to live. This development would also be near several parks and nature trails in which children of Plymouth and Northville are frequently found. This seems highly inappropriate to place something that generates a large amount of crime in this area.

**4. Negative impact on smaller local businesses-** Introducing a Big Box store to our community is putting this large regional big box corporation in direct competition with the smaller local Mom and Pop business which add to the character of our community. This also puts Meijer in direct competition with smaller local stores such as Picnic Basket Marketplace and Busch's. This would be absolutely detrimental to some already struggling Plymouth and Plymouth Township businesses that have been in our community for years. I would rather see an empty plot of land in the Five Mile corridor than an increasing amount of empty strip malls and buildings elsewhere in Plymouth.

**5. Northville Township already turned plans to build this same store down when it was proposed directly across the street in 2016.**

<https://www.freep.com/story/news/local/michigan/oakland/2016/09/14/northville-grocery-hotel-meijer/90348716/>  
<https://www.freep.com/story/news/local/michigan/wayne/2016/11/01/northville-township-meijer-village/93128926/>

The reasons for turning this down are very similar to what I am concerned about in our community. If Northville was concerned enough about these issues, I would hope that the Plymouth Township Planning board and Board of Trustees would have the same concerns when the planned development is moved onto our side of the Township border.

Thank You for your time and your consideration. I hope that you use caution and proper judgement on this development that will likely affect the character of Plymouth Township for decades to come.

**Kyle Bridges**  
**13966 Orchard Ct. Plymouth, MI 48170**  
**(734) 560-1205**



## Planning Dept

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**From:** jjdwinc@aol.com  
**Sent:** Monday, June 19, 2023 10:13 PM  
**To:** Planning Dept  
**Subject:** MEIJERS?!?!?!?

### EXTERNAL EMAIL

OH MY GOD.

I moved from Ann Arbor to Plymouth Twp a bit more than 2 years ago. We're both school system retirees, sold the "big" house, moved into a small condo off North Territorial.

Small complex, quiet, friendly, close to A2, Plymouth, Northville, etc.

Loving it.

However, now, we are truly wondering what the hell is happening around us.

First, the "new Northville/Plymouth" race track at 5 and Ridge. Insane use of this space that will bring unreal traffic, noise, lights, etc., to our quiet area.

Interesting that it's not next to the million dollar houses but is next to the huge manufactured community. Hmmm...who has any say on this?

Also, the proposed 400+ homes at North Territorial/Napier. It's Washtenaw County, right on the line, and they want to build a sewage management system. Another wonderful addition to our area.

NorthRidge "church" ....traffic much?!?!?

Plymouth Scholars, traffic light in front, crazy at times.

Western Wayne Sportsman's Club is just through the woods, via the manufactured home community. Very close by. Loud, kinda scary, do you know that sometimes they "practice" with "machine guns"??!?

The land tract west of M14, north of North Territorial, just sitting, waiting for a way to be accessed/developed right next to us.

The new, flattened tract at Ridge/5 Mile, being built for office/light industrial/whatever.

And good ol' Mount Trashmore ever growing to our north and west. Just a bit of truck traffic constantly.

And....now...a 22 acre parcel on 5 Mile between Beck and Ridge for a Meijer store?!?!?

Did you set out to destroy this area without considering all of us who live here?

I am a "screaming liberal", educated, supportive of responsible growth, concerned about the environment as well as the quality of life for all of us. Again, we lived in Ann Arbor for 35+ years, saw the growth and change, didn't like all of it but knew that "time matches on". We always were involved in and aware of decision making, related studies, the options. We were asked for our input on a number of occasions. And, despite all the craziness that can be Ann Arbor, the focus is nearly always on PEOPLE.

Where are the PEOPLE in your decisions?

We are being boxed in by a number of projects that are not good for PEOPLE.

Very, very disappointed in where things are going in this area.

Jim Woodhams  
50565 Beechwood Ct, Plymouth 48170

[Sent from the all new AOL app for iOS](#)

## Planning Dept

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**From:** Dave Lanczak <lanczak.dave9@gmail.com>  
**Sent:** Tuesday, June 20, 2023 12:37 PM  
**To:** Planning Dept  
**Subject:** PC# 2484

### EXTERNAL EMAIL

I think having a Meijer put in would be great for the area. I like the plan of entering and exiting only off 5 mile.

as things start growing and building houses having this store would be great for them also.

## Planning Dept

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**From:** Susan Verble <ronsueverb@gmail.com>  
**Sent:** Tuesday, June 20, 2023 3:29 PM  
**To:** Planning Dept  
**Subject:** Public hearing on June 21, 2023 request for special land use on property located at 47500 five mile road

### EXTERNAL EMAIL

My subdivision across the street from this property will be greatly impacted if a meijers store is allowed to build on that property. It is getting more difficult to make a left hand turn on five mile from Johnson creek drive. With the soccer park there, the homes and the condos, and the race track already slated for the corner of ridge road and five mile, it will be near impossible to make the turn. More accidents will occur and traffic will be a nightmare.

In addition, cars from the north and west of Arcadia ridge subdivision already drive through our sub to get to other places on five mile. If there's a grocery store there, it will ruin our roads with more cars and also be dangerous for children to play.

Please consider this when making your decision to grant this request.  
Thank you. Susan Verble, 49231 Rainbow Ln. N.  
Sent from my iPad



## Planning Dept

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**From:** Paul Sleboda <sleboda@sbcglobal.net>  
**Sent:** Tuesday, June 20, 2023 2:45 PM  
**To:** Planning Dept  
**Subject:** Re; Special Land Use at 47500 Five Mi. Rd. (PC # 2484)

### EXTERNAL EMAIL

Please consider that this section of Five Mile road is used every week by hundreds of very large and very dirty trucks hauling waste to the landfill. The landfills are adding additional capacity so the truck traffic will not end for many many years. This road is very abused and can cause dirt from these trucks to blow into any business parking and store area with the prevailing winds blowing from the north and west.

Who would want to follow these trucks back and forth for a couple of miles? With these trucks there is also the added danger of accidents.

Regards, Paul Sleboda  
9315 Saddlebrook Ct. Plymouth MI 48170