



**PLANNING COMMISSION
PROPOSED MINUTES
APRIL 16, 2025, 6:30 PM
TOWNSHIP HALL**

Called to order at 6:30 PM

- 1. Roll Call: PRESENT:** Commissioner Cebulski, Chair
Commissioner Boyd, Vice Chair
Commissioner Latawiec
Commissioner Popp
Commissioner Ickes
Commissioner Callahan
Commissioner Doroshewitz

ALSO PRESENT: Kevin Bennett, Attorney
Laura Haw, Planner
Liz Hart, Planner
Luisa Amici, Engineer
Laura Simpson, Recording Secretary
Approximately 40 additional individuals in attendance

- 2. APPROVAL OF AGENDA:** April 16, 2025

Moved by: Commissioner Boyd and Supported by: Commissioner Latawiec
Action Taken: Approve the Planning Commission Agenda for the meeting of April 16, 2025.

All Ayes

Motion Passed.

- 3. APPROVAL OF MINUTES :** March 26, 2025 (*regular meeting*)

Moved by: Commissioner Popp and Supported by: Commissioner Ickes
Action Taken: Approve the Planning Commission Minutes for the Meeting of March 26, 2025.

All Ayes with Commissioners Doroshewitz and Callahan abstaining

Motion Passed.

- 4. Public Comment - None**

- 5. Public Hearing(s):**

A. PC# 2552	40347 and 40441 Ann Arbor Road – Special Land Use – Chevy Corvette Dealership
Applicant:	Ms. Ashley Bracknell, LAG Development, LLC
Address:	40347 and 40441 Ann Arbor Road
Tax ID(s):	#78-066-99-0001-001; #78-066-99-0001-002; #78-066-99-0001-004

Zoning: ARC– Ann Arbor Road Corridor District
Action
Requested: Special Land Use approval

Planner Hart indicated that this application is requesting Special Land Use approval for a new Chevrolet dealership and Detailing Center, which sits on three parcels of land at Massey Road and Ann Arbor Road and is a relocation and expansion of La Fontaine Chevrolet. She noted the two parcels north of the hotel will contain the dealership, and one parcel south of the hotel will include a future detailing and storage facility. She indicated that a tree survey will be required during site plan approval, as the applicant proposes removal of trees. She noted some recommendations may include a noise study, sidewalks along Massey Drive, combination of the two northern parcels, a landscaping screen, and an obscuring wall for the southern property line. She added that the Planners' recommendation is based on findings of fact, as given in the Planners' Report.

Ashley Bracknell of LAG Development and LaFontaine Automotive Group discussed the proposed relocation of LaFontaine to this site, formerly a Bennigans Restaurant. She noted their intent to combine the parcels, complete a tree survey, and add sidewalks as recommended by the planning department. She added that the rear parcel will contain additional parking to comply with the Township parking ordinance and also to support the dealership to the north. She indicated that the hours of operation are Monday and Thursday, 7:30 AM – 9:00 PM, Tuesday, Wednesday, Friday 7:30 AM – 6:00 PM, Saturday, 7:30 AM – 4:00 PM and closed on Sunday.

Moved by Commissioner Ickes and Supported by Commissioner Boyd to **Open the Public Hearing at 6:45 PM**
All Ayes
Motion Passed.

Public Comments:

Jacqueline Kraeuter indicated that she lives in the Bradbury Park homes facing the wooded area behind the development. She requested that some of the natural area be preserved due to the diverse wildlife, relocating the dumpster closer to the hotel dumpster, away from the homes, and decreasing the lighting on the property. She also had concerns about the usage of chemicals or paints.

Gene Bonk had concerns about all night lighting.

Debbie Schommer would like to keep a green zone of trees between the dealership and the residents for privacy. She had concerns about noise, traffic, lighting, and the loss of trees.

Ann Reilly had concerns for residents noting increased traffic, noise, lighting on Ann Arbor Road, and a greater need for police presence on the road.

Moved by Commissioner Ickes and Supported by Commissioner Popp to **Close the Public Hearing at 6:56 PM**
All Ayes
Motion Passed.

Gary Laundroche, also with LAG Development, identified a 50 plus foot tree buffer between the homes and the dealership with another large section to the east, part of which is a retention basin and shared with the community to the south. He indicated that only a small part of the rear building will be used for detailing, and the rest will be for storage. He added that the dumpster can be located away from the residents, and the LED lighting system will use directional fixtures, reduced pole height, and timed according to hours of operation minimizing light to the nearby homes and achieving "dark sky" lighting. He also noted the potential for a traffic study. He also noted their new imaging design, which has been submitted to General Motors.

Commissioner Ickes recommended removal of fewer trees as the site currently contains a very large, wooded area. He also had noise concerns regarding the dumpster.

Commission Boyd asked about the design of the Chevrolet building and the retention pond. After the tree study is complete, he suggested that they try to retain larger numbers of trees, based on the current size of this pristine wooded area of the Township. He also had concerns with traffic in the Ann Arbor Road area.

Engineer Amici was not aware of any current traffic studies with Wayne County or Michigan Department of Transportation (MDOT), but she will look into it.

Moved by Commissioner Popp and Supported by Commissioner Doroshewitz to grant special land use approval for **PC# 2552**, the car dealership/service facility at 40347 and 40441 Ann Arbor Road, and the adjacent unaddressed parcel, contingent on the conditions/findings as presented in the Planners' document.

Roll Call Vote:

Ayes: Commissioner Cebulski, Commissioner Popp, Commissioner Latawiec

Nayes: Commissioner Boyd, Commissioner Ickes

Motion Passed.

B. PC# 2554	40500 Plymouth Road - Special Land Use – Outdoor Storage
Applicant:	Mr. Bryan Young, Durr Indoor Storage LLC
Address:	40500 Plymouth Road
Tax ID(s):	#78-025-99-0009-711
Zoning:	IND – Industrial District
Action	
Requested:	Special Land Use approval

Planner Hart explained that this is the former Durr building site on the north side of Plymouth Road, and the applicant is requesting special land use for a 49,000 square foot outdoor RV and boat storage facility with a fenced area next to the building. This application is only for the outdoor storage, and she noted that the use fits well with the area. She added that many of the existing trees and wooded areas are being preserved, but a landscaping plan will be needed during site plan review. She indicated that the outdoor storage will cover most of the existing parking lot, and a new parking lot to be built at a later date will require a separate application. She added that the proposed setback from Plymouth Road well exceeds the requirement of 50 feet, with existing utilities already available. She noted that approval is recommended with two conditions and based on findings of fact as noted in the Planners' report.

Bryan Young, the applicant, noted the beauty of the 1948 building and doesn't plan to change the building facade. He indicated he intends this to be a more upscale lot. He added that the trees to the east will remain and more will be added to the front when the berm is redone.

Moved by Commissioner Ickes and Supported by Commissioner Boyd to **Open the Public Hearing at 7:30 PM**

All Ayes

Motion Passed.

Public Comments: None

Moved by Commissioner Popp and Supported by Commissioner Boyd to **Close the Public Hearing at 7:31 PM**

All Ayes

Motion Passed.

Moved by Commissioner Popp and Supported by Commissioner Boyd to approve the special land use for **PC# 2554** for the outdoor storage of RV's and boats based on the two conditions and findings of fact as contained in the Planners' report.

All Ayes

Motion Passed.

6. New Business:

A. PC# 2555

46600 Port Street – Site Plan Amendment – MAGNA Autosystems

Applicant:

Ms. Christa Amalio, Magna America RE Holdings, LLC

Address:

46600 Port Street

Tax ID(s):

#78-009-99-0008-703

Zoning:

IND, Industrial District

Action

Requested: Approval of Site Plan Revisions

Planner Hart described the site plan amendment for this application contains a 24,000 square foot accessory building for storage use behind the current structure. She noted that the current and proposed uses are permitted within the zoning district. The applicant is requesting some changes from the ordinance in regard to building materials, which the Commission may approve, and she indicated that the structure will not be visible from the street. She added that no other plans conflict with the ordinance, and approval is recommended by the Planning Department based on the findings of fact as described in the Planners' Review letter.

Engineer Amici noted that the applicant is providing fire protection to the building through an existing water main. She indicated that storm water will drain using the existing water detention system, but coordination with Wayne County will be required due to the size of the site. She added that approval is recommended by Engineering with the inclusions from the Engineering Report.

Commissioner Cebulski noted no issues were cited in the Fire Department report.

Christa Amalio, representing Magna Auto Systems, noted that the structure will contain overflow components to be used in the current adjacent facility.

Darren Grabowski from Magna's purchasing department indicated that storage had previously been kept in trailers behind the building and in off-site storage. He explained that this accessory building will allow consolidation of storage. He also indicated that all of their trash services are handled internally and include a comprehensive recycling and compacting program.

Commissioner Ickes indicated that he has visited the facility and noted its smooth operation and its sustainability. He noted the addition of the accessory storage will clean up the site and allow for better and continued organization.

Moved by Commissioner Ickes and Supported by Commissioner Boyd to approve **PC# 2555** at 46600 Port Street for site plan revisions subject to conditions and findings set forth in the Planner's Report.

All Ayes

Motion Passed.

B. PC# 2550

**The Oaks of Plymouth (formerly known as Cresthaven) –
Cluster Housing Option (CHO) – Site Development Plan**

Applicant:

Mr. Gonzalez, Phoenix Management Holdings II, LLC

Address:

9113 and 9195 Canton Center Road

Tax ID(s):

#78-056-99-0023-000 and #78-056-99-0025-705

Zoning:

R-1-S, One Family Residential District

Action

Requested: Preliminary and Final Site Development Plan Approval

Planner Haw noted that this application is the site development plan for the Cluster Housing Option (CHO), which the Planning Commission addressed in 2024. She indicated that the applicant plans to establish a condominium association with the Master deed and Cluster Housing contract, which has been submitted, in addition to the lot combination under review. She added that these items can run concurrently with site plan approval. She received approval from the Fire Marshal for the layout of this plan. She noted the details surround landscaping, screening and buffering, sidewalks, parking, preservation area, lighting, design, architecture and such as laid out in the Planners' Report but recommends discussion by the Commission on building design and architecture. She especially noted the minimum 40% masonry coverage on the homes and architectural variety. Based on compliance with the Zoning Ordinance, she indicated a recommendation of preliminary site plan approval followed by final site plan approval based on the conditions set forth in the Planners' Report. Of note, she indicated that the original name "Cresthaven" is the development name of another subdivision in Plymouth Township, thus requiring a new name to be chosen.

Engineer Amici noted that the land combination is in process. She added that engineering would like to see no landscaping within the utility easement if possible, but would like the separate water main, sanitary sewer, and private roadway easements shown on the plans. She indicated that construction traffic must be limited to Canton Center Road and prohibited from the Margate Subdivision. She also noted preliminary site plan approval by the Engineering department, based on these and other items in the Engineering Review Letter dated April 10, 2025.

Leo Gonzalez with Phoenix Management Holdings II, LLC, together with Adam Reed and Brooks Cowan from Pulte Homes showed some home designs similar to those planned for this development with varied elevations and designs and while still allowing for some customization. He added that comments from Wayne County, engineering, and planning, including the percentage of masonry will be addressed, some of which are already in process. He discussed the wooded and flowered area at the northwest corner and contrasted it to the pocket park on the other side, where children could safely play or friends could gather or have a picnic.

Adam Reed discussed the diversity of homes which will demonstrate variety in the neighborhood. He displayed a wide variety of facades in stone/masonry and varied siding colors.

Commissioner Cebulski had a number of questions regarding the gravel access road to the detention pond, the lighting of the sign, the tribute sign to Farmer Jay, sturdiness of the mailboxes, the potential size of the trees near the street and the subdivision name. He also asked about the potential in establishing a reserve fund for future road repairs through the Homeowners' Association.

The Commissioners agree that the 40% minimum masonry should pertain to the entire house, not simply 40% of the lower level. Some suggested more parking spaces to better accommodate families and more high-quality trees to replace some of those removed for the detention pond. Many also appreciated the wide diversity in the homes. There were also some concerns on the direction of the access road.

Moved By Commissioner Boyd and Supported by Commissioner Popp to grant preliminary site plan approval **PC# 2550** for the residential neighborhood of 19 units, based on compliance with the Township Zoning ordinance and contingent that the final site plan review and approval will detail: 1. The final name of the development which should be acceptable to the Planning Commission 2. The refinement of the architectural design standard for each unit as detailed in number ten of the Planners' Report, as specifically defined on page five for facade materials 3. Additional details on the pocket park and its amenities 4. Details for the mailbox, lighting, subdivision sign, and consideration of materials other than gravel for the access road to the detention pond.

All Ayes

Motion Passed.

7. Unfinished Business

A. PC# 2493	40700 Ann Arbor Road – Conditional Rezoning, Auto Wash
Applicant:	Ms. Samantha Burgner, El Car Wash
Address:	40700 Ann Arbor Road
Tax ID(s):	#78-064-03-0154-000
Zoning:	OS-ARC, Office Service – Ann Arbor Road Corridor
Action	
Requested:	Conditional Rezoning to ARC, Ann Arbor Road Corridor (Recommendation to the Board of Trustees)

Planner Haw indicated that this application had a public hearing at the 3-26-25, Planning Meeting, and a decision was postponed to allow the applicant to resubmit their updated voluntary conditions to Plymouth Township. She noted the new letter is included on the current projects page, (located under the Planning/Community Development portion of the Township website) and includes: 1. exclusion of potential future special land uses except an Auto Wash Facility 2. Car wash constructed using the revised concept plan of April 2, 2025, to include the reduction of the light poles on the north side of the property to twelve feet and removal of the building mounted lighting on the north facade with no additional building mounted lighting or signage facing the residential district 3. Hours of operation 7:00 AM – 8:00 PM 4. Provide a noise study 5. Enhanced buffering and landscaping especially on northern property line 6. Resurface the private drive behind the site and west to include the Burger King. She also noted repairs to the existing masonry wall at the north, provision of a traffic study at the time of special land use and site plan submission, and exploration of a rain garden on the eastern end as considerations by the applicant. Based on the revised application

and conditions, the Planning Department is recommending approval of the conditional rezoning to the Board of Trustees based on findings of fact as noted in the Planners' Report.

Gabriel Schuchman noted various concerns from the previous meeting and believes they have addressed them by clarifying voluntary conditions or adding more voluntary conditions to their application.

Mitch Harvey highlighted a few changes, one of which includes the lowering of the lights on the north side from twenty feet down to twelve feet and a photometric study, which demonstrates zero light spill over to the properties at the north. He also noted a potential rain garden or bioswale on the east side.

Public Comments:

Sandy Groth suggested the Master Plan be updated, rather than continuing to allow special land uses or conditional rezoning.

Bruce Haarala noted he lives behind the proposed car wash asked the distance from his yard to the planned building. He opposed the car wash citing zoning, noise, too many car washes.

Mark Pierce opposed the car wash because of traffic, which is currently congested without the car wash or completion of the Elks Development. He added that there are enough car washes and recommended the traffic study be done during the busiest times of day.

Kyle Bowman opposed the car wash due to noise and traffic with multiple car washes nearby.

Kyle Smart opposed the car wash due to cut through traffic and safety of his and other children in the neighborhood.

Jamie Burke opposed the car wash because he feels a private equity firm owns it, it won't create jobs, and a judgment still remains on the property.

Joyce Fetterman opposed the car wash due to noise and traffic concerns especially with people cutting through the subdivision.

Greg Williams opposed the car wash due to noise, but especially traffic, and would also like the traffic study done during peak hours.

Ann Reilly also opposed the car wash due to traffic and multiple car washes nearby.

Scott Griffin opposed the car wash, supporting residents who were in favor of slowing development in busy areas and believes it will set precedence for other businesses to rezone. He noted the court judgment which can override a decision by the Commission or the Board.

Travis Saunders opposed the car wash and asked about noise from heating, cooling, and air scrubbers, and he questioned the number of anticipated washes per day.

Commissioner Doroshewitz indicated to residents that all applicants are entitled to due process regardless of the outcome. He added that the role of the Commissioner or Board Trustee is to understand the rules and apply the facts to the law, explaining that decisions are based on the documentation and criteria which must be met. He noted his concern about the consent judgment currently on the property and would not be in favor of the Board of Trustees taking on the cost of a legal battle to fight the judgment.

Mr. Schuchman noted that they will be conducting a traffic study, done during peak hours, per Jill Bauer, his traffic consultant, and reminded residents that he is the owner and is not going to be "selling out," as a few residents have suggested.

Commissioner Boyd cited the voluntary conditions letter from the applicant, which notes participation with the Township in litigation to amend or terminate the consent judgment regarding the rezoning of the property if authorized by the Township Board. He asked the Attorney if that will require the Township to spend money to litigate this issue. He also noted the many ways the applicant has tried to make this acceptable but is concerned about the cumulative impact of traffic, would like to see a cumulative traffic study, and would like to update to the Master Plan, with a focus on this area of the Township.

Attorney Bennett indicated that the Township is not required to spend money to litigate this judgment but added that the judgment must be addressed before a conditional rezoning can be approved citing case law in Michigan. He noted it is the responsibility of the applicant or their attorney to address the judgment. In addition, he noted that the applicant will have thirty days to complete the conditions following the rezoning by the Board of Trustees, should it move forward to the Board, or it will revert back to the original zoning.

Commissioner Ickes would like the traffic study done and a resolution to the judgment on the property done by the applicant, but he appreciated the many adjustments the applicant has already made in response to the concerns of the residents.

Mr. Schuchman requested the Commission table the rezoning for up to six months, so that the applicant may readdress the conditions of the rezoning referencing the judgment and in light of the new information regarding the thirty-day timeframe to complete conditions.

Moved by Commissioner Ickes and Supported by Commissioner Popp to table **PC#2493** for up to six months, per applicant's request.

Roll Call Vote:

Ayes: Commissioner Cebulski, Commissioner Boyd, Commissioner Callahan, Commissioner Latawiec, Commissioner Ickes

Nays: Commissioner Doroshewitz, Commissioner Popp

Motion Passed.

8. Miscellaneous Business / Communication:

- a. Receive and File: Monthly Planning Report – March 2025 – No comments

Planner Haw noted that there will be a smaller Master Plan steering committee, led by Commissioner Cebulski, Commissioner Boyd, and Commissioner Latawiec.

- b. Nomination and Election of the Secretary position.

Commissioner Cebulski noted Commissioner Barberena's resignation from the Planning Commission, and Commissioner Boyd nominated Stuart Popp as her replacement as Secretary, who accepted the nomination.

Moved by Commissioner Boyd and Supported by Commissioner Doroshewitz to nominate and elect Commissioner Popp to the position of Commission Secretary.

All Ayes

Motion Passed.

- c. Recognition of Service by former Commissioner Barberena

Moved by Commissioner Boyd and Supported by Commissioner Ickes to recognize the services by Commissioner Barberena for her dedicated service as Commissioner to the Planning Commission for the past 25 plus years. He offered the recognition and gratitude of the Commission through reading of the Proclamation by Resolution.

All Ayes

Motion Passed.

9. Commissioner Comments

Commissioner Latawiec requested an upgrade to the audio system.

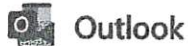
10. Adjournment:

Moved by: Commissioner Latawiec and Supported by Commissioner Ickes to adjourn the April 16, 2025, Planning Commission meeting at 10:43 PM.

All Ayes

Motion Passed.

Next Regular Planning Commission Meeting: April 16, 2025, at 6:30 PM
The public is invited and encouraged to attend all meetings of the Plymouth Planning Commission.



Public Hearing - Planning Commission on April 16, 2025

Von Jacqueline Kräuter <abutilon0@hotmail.com>
Datum Fr, 11.04.2025 19:04
An planning@plymouthtp.org <planning@plymouthtp.org>
Bcc ABUTILON0@HOTMAIL.COM <abutilon0@hotmail.com>

I am writing in response to the Notice of Public Hearing, Charter Township of Plymouth, Planning Commission

**Request for Special Land Uses at 40441 and 40347 Ann Arbor Rd
and Vacant Parcel ID R-78-066-99-0001-004**

I live at Bradbury Parkhomes in Plymouth and received above mentioned notice about proposed zoning changes affecting the area directly north of us.

I welcome LAG Development and LaFontaine to our neighborhood.

The Request for Special Land Uses includes the wooded area bordering Bradbury Parkhomes. Is there any way to keep at least a part of that natural habitat intact? There are screech owls, kestrels, catbirds, orioles, juncos, hummingbirds, monarchs among many more species in that well established habitat and I would very much appreciate if at least some part of it could be saved.

It could also serve as a little buffer zone between our quiet, for over 50 years established, senior community and the new car business in our close neighborhood.

Thank you.

Jacqueline Kraeuter

From: [deborah.schommer](#)
To: [Planning Dept](#)
Cc: [deborah.schommer](#)
Subject: Public Hearing - Planning Commission on April 16
Date: Saturday, April 12, 2025 4:33:22 PM

EXTERNAL EMAIL

To: The Planning Commission of Plymouth Township,

I bought my Condo at the Bradbury Condominium Park homes last year. I received a notice letter that the proposed zoning changes affecting the area is directly north of where I bought my condo.

I looked at a lot of Condominiums in 2 years and choose this one at Bradbury because of its location and the quietness in the back here with the trees. I understand that it's been zoned and Lafontaine seeks to develop. I'm asking for consideration of keeping as much as possible of the wooded area along our perimeter that could help as a buffer/green zone and help eliminate any noise, would be greatly appreciated.

This is a Senior Community that has been here for over 50 years. I love my Condo, but I am worried about the land being developed and losing these trees and the wildlife that we get so much enjoyment from as we continue living our lives in the Bradbury Park homes.

Thank you for your consideration.

Sincerely,

Deborah Schommer
40578 Newport Dr.
Plymouth, MI
dschom@hotmail.com



Virus-free www.avg.com

From: [Judy Olds](#)
To: [Planning Dept](#)
Subject: Request for Special Land Use at 40441 and 40347 Ann Arbor Rd and Vacant Parcel ID R-78-066-99-0001-004
Date: Sunday, April 13, 2025 8:34:25 AM

EXTERNAL EMAIL

I live at Bradbury Parkhomes and received notice about zoning changes directly north of us. The request for special land use includes the wooded area bordering Bradbury. We bought our place because of the woods which is a natural refuge for birds, squirrels and other wildlife. It is a very quiet and peaceful place here.

It would be nice if they would leave some woods for the wildlife and a buffer for the noise.

Sincerely, Douglas and Judith Olds