

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION**

Tuesday, December 5, 2017
7:00 PM



CALL TO ORDER at _____ P.M.

ROLL CALL: Kurt Heise____, Mark Clinton____, Chuck Curmi ____, Jerry Vorva____
Bob Doroshewitz ____, Jack Dempsey ____, Gary Heitman _____

A. APPROVAL OF AGENDA

Study Session - Tuesday, December 5, 2017

B. PRESENTATION AND DISCUSSION ON PUD ORDINANCE AMENDMENTS

Planner Laura Haw and Attorney Bennett

C. BECK ROAD/EDINBURGH REZONING REQUEST – Planner Laura Haw

D. DISCUSSION ON FUTURE OF HILLTOP GOLF COURSE – Supervisor Heise

E. PUBLIC COMMENTS AND QUESTIONS

F. ADJOURNMENT

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

**THE PUBLIC IS ENCOURAGED AND INVITED TO ATTEND ALL
BOARD OF TRUSTEE MEETINGS!**

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION
DECEMBER 5, 2017**

**ITEM A
APPROVAL OF AGENDA**

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION
DECEMBER 5, 2017**

**ITEM B
PRESENTATION AND DISCUSSION
PUD ORDINANCE AMENDMENTS**



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD CONSIDERATION

MEETING DATE: December 5, 2017

ITEM: Zoning Ordinance Amendment: Article 23, Planned Unit Development (PUD) Option

PRESENTER: Mrs. Laura Haw, AICP, Planning Director and Kevin Bennett, Township Attorney

BACKGROUND: Plymouth Township provides for Planned Unit Developments (PUD) in Article 23 of the Zoning Ordinance (enclosed).

PUD's are a type of development and regulatory process that typically permits a developer with an increase in intensity and uses, with some degree of flexibility from traditional zoning requirements, in exchange for a higher quality development that benefits the overall community. The PUD is a type of overlay district which is applied at the time a project is approved. Common benefits of a PUD include more efficient and creative site design, community amenities and the preservation of open space, etc.

The following is a listing of Township approved PUD's:

1. Beck Road (adjacent to Compuware Arena, hotel, drive-thru restaurant and office building).
2. Robert Bosch (Bosch campus, amended multiple times, located west of I-275).
3. Plymouth Towne Square (NE of Ann Arbor Road, Elks Club and planned condominium development).
4. Plymouth Village (condominiums south on Ann Arbor Road, east of Sheldon).
5. Inn at St. John's Golf Club
6. Ravines of Plymouth (68 Townhome units, north on Plymouth Road, west of Haggerty).
7. Plymouth Marketplace (existing Kmart site south on Ann Arbor Road, two out lot buildings planned for the site in later development phases).

Currently, the Township's PUD Ordinance requires five (5) acres for most development projects. The landscape has changed since this was written over a decade ago. Most projects coming before the Township will be infill, meaning smaller parcels, but this is where attention and flexibility in design are most critical. It's recommended that the minimum parcel size for a PUD be reduced for all zoning districts to one (1) acre.

Further, several uses listed in the underlying zoning district are not permitted through a PUD. The fundamental intent of the PUD is to offer a creative and mix of uses. It is recommended that the uses in a PUD be expanded to include certain uses permitted in the underlying district. For instance, it is recommended that hotel uses within the ARC district be permitted, as they are permitted in the ARC district without a PUD overlay designation, but are not permitted in the ARC district with a PUD overlay designation.

On December 13, 2017, the Planning Commission will hold a public hearing on the proposed Zoning Ordinance Amendment, at which, the recommendation will be made to the Board of Trustees for final consideration.

RECOMMENDATION: To consider the proposed Zoning Ordinance Text Amendment at a regular Board of Trustees meeting, following the review and recommendation of the Planning Commission.

Enclosed: Article 23: Planned Unit Development Option

ARTICLE XXIII

PLANNED UNIT DEVELOPMENT OPTION

PURPOSE

It is intended by the Township that uses of high intensity shall be located in areas which will not adversely impact the orderly development of existing or future residential areas. Commercial, office, research, testing and residential uses in structures beyond two (2) and two and one-half (2 ½) stories in height are more urban in nature and, therefore, could be in conflict with a specific development area and the general character of the Charter Township of Plymouth, if not properly regulated in regard to location, relationship to adjacent land uses and development requirements. The Township has provided a MR Mid-Rise District to provide for locations for these higher intensity uses, separately or in combination, in areas which will not impact the existing or future land uses of adjacent properties and the Township as a whole.

The Township recognizes that within the C-2 District, IND, Industrial District, OS, Office Service District, OR, Office Research District and TAR, Technology and Research Districts there may be sites which, because of certain existing and specific factors, could be developed as a Planned Unit Development (PUD) beyond the 2 to 2½, stories without negatively impacting adjacent properties and the community as a whole.

It is understood that said developments may be consistent with the planning goals of the Township only in specific locations, under specific conditions, related to height, bulk and location of buildings in accordance with sound planning and site plan principles. It is further the intent that that any uses permitted by this option be compatible and consistent with the availability of utilities, both existing and planned, for the area in which the PUD is proposed.

It is therefore, intended that the PUD option permit flexibility in the regulation of land development, encourage innovation in land use and variety in design, layout and type of structures constructed, achieve economy and efficiency in the use of land, natural resources, energy and the provisions of public services and utilities, encourage useful open space, and provide better housing, employment and shopping opportunities particularly suited to the needs of the residents of the Township of Plymouth in the C-2 District, IND, Industrial District, OS, Office Service District, OR, Office Research District and TAR, Technology and Research District on parcels of five (5) acres or greater where the basic principles set forth in this article are met.

Further, the PUD option shall also be available in the ARC, Ann Arbor Road Corridor District, and OS-ARC, Office Service-Ann Arbor Road Corridor District, subject to certain conditions applicable only to properties located within those districts. The purpose of allowing this flexibility within the Ann Arbor Road Corridor is to:

1. Achieve a higher quality of development than would otherwise be achieved.
2. Encourage assembly of lots and redevelopment of outdated commercial properties.

Article 23: Planned Unit Development Option

Amendments:

3. Encourage in-fill developments on sites that would be difficult to develop according to conventional standards because of lot shape or size, abutting development, accessibility, or other site features.
4. Ensure compatibility of design and function between neighboring properties.
5. Encourage developments in the ARC and OS-ARC Districts on parcels of one (1) acre or greater that are consistent with the Township's Master Plan, the Ann Arbor Road Corridor Plan, the basic principles set forth in this Article and the conditions of Section 23.10B, General Conditions for Sites in the ARC and OS-ARC Districts.

However, it is not intended that the use of the PUD option in the ARC and OS-ARC Districts should detract from the primary function and use of the Ann Arbor Road Corridor as a commercial area, but rather it is intended only to provide some flexibility for limited uses within the Corridor.

SEC. 23.1 STATEMENT OF PRINCIPLES

The PUD is an optional method of development that may be permitted only after review and recommendation by the Planning Commission, public hearing, approval of the Township Board of Trustees after having found that the proposed PUD reflects the following basic principles:

1. The proposal is in conformity with the spirit and intent of the PUD Option as established in the Purpose Section of this article.
2. The site contains natural assets such as large stands of trees, rolling topography, significant views, swale areas, flood plains or wetlands which would be in the best interest of the community to preserve and which would otherwise be substantially destroyed if developed under the specific requirements of the C-2 District, IND, Industrial District, OS, Office Service District, OR, Office Research District and TAR, Technology and Research District. This principle (Section 23.1.2) may not be applicable to potential redevelopment sites in the ARC or OS-ARC Districts, in which case Section 23.1.8 below shall apply. This determination shall be made by the Planning Commission and Township Board after review of a documented site analysis to be submitted by the applicant.
3. The site contains certain existing natural or manmade features which could, with sound site planning, be incorporated into the project to minimize any negative impact the proposed project might have on adjacent properties and the community as a whole.
4. The proposed uses and the location of said uses on the subject property shall be in harmony with the existing and proposed land patterns of adjacent properties, and the general planning area, and shall insure the stability of the orderly development of adjacent lands and the general planning area as indicated by the Future Land Use Plan.

Article 23: Planned Unit Development Option

Amendments:

5. The proposed height, bulk, location and character of structures shall be in harmony with the existing and proposed structures of adjacent lands, and the general planning area, and shall insure the stability of the orderly development of adjacent lands and the general planning area as indicated by the Future Land Use Plan.
6. The proposed uses and the location of said uses on the subject property shall be such that traffic to and from the site will not be hazardous or adversely impact abutting properties or conflict with the normal traffic flow of the general area. In reviewing this particular aspect, the Commission and the Board shall consider the following:
 - (a) Conflicts with convenient routes for pedestrian traffic, particularly of children.
 - (b) The relationship of the site to major thoroughfares and street intersections.
7. The intensity of uses associated with the proposal and such noises, vibrations, odors, glare, reflection of light, heat, hours of operation and other external effects which would normally be a product of the proposed uses, shall be compatible with the existing land uses of the abutting properties and shall insure the stability of the orderly development of same as indicated in the Future Land Use Plan for the Township.
8. In the ARC and OS-ARC Districts, the PUD option would facilitate redevelopment of a site which may be aging, functionally obsolete or be such that the Commission finds that redevelopment would create substantial benefit to the Township, consistent with the Master Plan.

SEC. 23.2 CHANGE OF DISTRICT

No application for a PUD Option shall be accepted which will require a zoning district change, unless the application is preceded by an application for a zoning district amendment.

SEC. 23.3 APPLICATION

Application for approval shall be made by the titleholder or titleholders of any tract where use of the Planned Unit Development process is contemplated. The application shall be accompanied by a fee determined by Township Board resolution to cover the cost of evaluating the plan in accordance with the provisions of this Article.

SEC. 23.4 PUD OPTION APPLICATION INFORMATION

Application for approval of a PUD option shall contain sufficient information to evaluate the proposed PUD's consistency with the Section 23.1, Statement of Principles, including the following information:

SEC. 23.2	CHANGE OF DISTRICT
SEC. 23.3	APPLICATION
SEC. 23.4	PUD OPTION APPLICATION INFORMATION

Article 23: Planned Unit Development Option

Amendments:

1. A metes and bounds survey and legal description of the acreage comprising the proposed Planned Unit Development, including a disclosure of mineral rights ownership.
2. Topographic survey, including natural and manmade features at a scale of one inch equals fifty feet (1"=50'), with a contour interval not to exceed two (2) feet.
3. Site analysis, which identifies the character, structure and potential of the site as it relates to this Article, including areas adjacent to the subject property and sufficient information about the nearby properties, so that a determination can be made by the Planning Commission and Board as to the impact of the proposed Planned Unit Development on the general planning area in which the Planned Unit Development is located. The analysis shall include as a minimum the following:
 - (a) Contiguous Land Uses. Indicate type and impact on adjoining lands, direction and distance to community facilities, show public transportation routes related to site.
 - (b) Topography. Indicate basic topography, any unique ground forms and percent of slope.
 - (c) Drainage. Natural watershed (direction), drainage swales and swamp areas.
 - (d) Soils. Depth of topsoil and type of soils.
 - (e) Vegetation . Locate and identify existing tree masses, locate and identify specimen plant material and indicate type of ground cover.
 - (f) Existing conditions. Structures, utilities and circulation.
 - (g) Special Features. Lakes, streams, ponds, floodplains and wetlands, dramatic views and significant natural, archeological, historical or cultural features.
4. A conceptual development plan, which illustrates a the general character of the proposed PUD. The conceptual development plan shall identify the uses proposed and the general location of proposed site improvements such as landscaping, buildings, parking areas, vehicular and pedestrian circulation, open space and any other special features.
5. Other pertinent information necessary to enable the Planning Commission to make a determination concerning the desirability of applying the provisions of this Article.

SEC. 23.5 GENERAL DEVELOPMENT PLAN APPLICATION INFORMATION

Following PUD option approval by the Township Board, a General Development Plan that contains sufficient information to determine the proposed development's conformance to Section 23.10, General Conditions, must be submitted for approval and shall contain the following information:

Article 23: Planned Unit Development Option

Amendments:

1. A general development plan shall contain the same information required for tentative site plan approval as found in Section 29.8.2 of this Ordinance or tentative preliminary plat approval found as found in Chapter 93 of the Township Code of Ordinances.
2. The plan shall indicate the type of uses proposed, their location, the general building masses to include proposed height and relationship to abutting uses, circulation (vehicular and pedestrian), parking, open space, buffer areas (dimension and general treatment proposed as related to site analysis) and any special features. The plan shall be of sufficient detail to define the proposed location of buildings, parking, interior circulation, landscape areas and method of handling storm water run-off, sanitary sewer and water facilities. Additional section sketches, models and graphic information should be submitted to assist the Planning Commission and Board in this review.
3. A written narrative statement describing the proposed PUD, including a description of proposed uses, the architectural theme or style to be followed, the relationship of the PUD to the surrounding area, all anticipated impacts associated with the proposed project and measures to be taken to mitigate or minimize such negative impacts (including any environmental impacts or impacts to off-site traffic conditions). The Township may require a more detailed impacts analysis based on the initial narrative statement.
4. A PUD contract in conformance with Section 23.9
5. If the proposed PUD will be a condominium, the Master Deed and By-laws in conformance with Section 23.12 shall be submitted.
6. The Planning Commission may require the submittal of typical building elevations that identify the general character of proposed buildings.

SEC. 23.6 FINAL DEVELOPMENT PLAN APPLICATION INFORMATION

Information required for final development plan approval shall be the same as required for final site plan approval as found in Section 29.8.2 of this Ordinance or final preliminary plat approval as found in Chapter 93 of the Township Code of Ordinances. The final development plan shall meet all conditions of Township Board approval, and any final requirements determined necessary by provisions of this Ordinance or other applicable Codes and Ordinances, or the criteria for final site plan approval set forth in Section 29.8.2. Final development plan approval shall be further subject to the following:

1. The final site plan or final preliminary plat for a single phase PUD development shall constitute the final development plan. For a multi-phased PUD, where sufficient final detail has not been determined or which is expected to change slightly, the final development plan shall be reviewed and approved as a separate document, and be contingent on approval of the final site plans or final preliminary plats.

SEC. 23.5	GENERAL DEVELOPMENT PLAN APPOVAL INFORMATION
SEC. 23.6	FINAL DEVELOPMENT PLAN APPLICATION INFORMATION

2. Phasing

Separate final plan approvals may be granted on each phase of an approved multi-phased PUD, subject to the following:

- (a) The approved final development plan for the entire proposed PUD shall be incorporated by reference and as an exhibit of the PUD contract for each phase.
- (b) Each phase shall contain the necessary components to ensure protection of natural resources and the health, safety and welfare of the residents of the surrounding area and users of the Planned Unit Development.
- (c) Each phase shall include all improvements necessary to allow the developed portion of the PUD to function and be occupied independent of improvements associated with future phases.

23.7 PUBLIC HEARING REQUIREMENTS (as amended on 9/30/07)

At least one (1) public hearing shall be held by the Planning Commission on a proposed Planned Unit Development option in order to acquaint the public and adjoining property owners with the proposal prior to furnishing of detailed plans and specifications by the Applicant. Notice of the public hearing shall be published in a newspaper which circulates in the Township, and sent by mail or personal delivery to the owners of property for which approval is being considered, to all persons to who real property is assessed of the property regardless of whether the property or occupant is located in the zoning jurisdiction. The notice shall be given not less than fifteen (15) days before the date the application will be considered. If the name of the occupant is not known, the term "occupant" may be used in making notification. The notice shall:

1. Describe the nature of the Planned Unit Development request.
2. Indicate the property which is the subject of the Planned Unit Development request. The notice shall include a listing of all existing street addresses within the property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used.
3. State when and where the Planned Unit Development request will be considered.
4. Indicate when and where written comments will be received concerning the request.

SEC. 23.6	FINAL DEVELOPMENT PLAN APPLICATION INFORMATION
SEC. 23.7	PUBLIC HEARING REQUIREMENTS

SEC. 23.8 PLANNED UNIT DEVELOPMENT APPROVAL PROCESS

1. Planned Unit Development Option

- (a) **Planning Commission Action.** Within a reasonable time following the public hearing, the Planning Commission may, after reviewing the factors outlined in this article and the relationship of the proposed PUD to the intent and purpose of the zoning ordinance, its compatibility with adjacent uses of land, natural environment, and the capability of public services and facilities affected by the proposed PUD, recommend approval, disapproval or approval with conditions regarding applying the PUD Option to the tract of land as described in the survey submitted with the application. The Commission's recommendations shall be forwarded to the Township Board of Trustees for consideration and action.
- (b) **Township Board Action.** Upon receipt of the recommendations of the Commission, the Township Board shall review the application, recommendations, and shall take action thereupon.

If the Township Board denies the request to apply the provisions of the PUD Option to the parcel of land as described in the survey submitted with the application, it shall record the decision and the basis for the decision in the meeting minutes. In the case of a denial, development of the subject property can be made only in accordance with the provisions of the Zoning Ordinance for the district where the property is located.

If the Township Board approves the request to apply the provisions of the PUD Option to the parcel of land as described in the survey submitted with the application, it shall record the decision and the basis for the decision in the meeting minutes. Approval by the Board shall confer approval to develop the subject property under the requirements of the PUD Option and the conditions established in the site analysis and concept plan.

- 1) **Approval Period:** PUD Option approval by the Board shall grant the applicant a period of one (1) year to submit a general development plan and PUD contract to the Planning Commission for recommendation to the Township Board for final approval.
- 2) **Extensions:** Extensions of PUD Option approval may be granted by the Township Board upon written request of the applicant and upon showing of good faith and effort by the applicant. Failure to request such extension shall be deemed an abandonment of the proposed Planned Unit Development.
- 3) **PUD Option approval shall not constitute approval of a preliminary plat, final plat, final site plan, or site condominium plan.**

Article 23: Planned Unit Development Option

Amendments:

2. General Development Plan

Within eighteen months of PUD option approval by the Township Board the applicant shall submit and obtain Township Board approval of the general development plan and PUD contract.

- (a) **Planning Commission Action.** The Planning Commission shall review the general development plan for conformance to Section 23.10, General Conditions, and any conditions of PUD option approval and make a recommendation to the Township Board to approve, approve with conditions, or deny the proposed general development plan.
- (b) **Township Board Action.** Upon receipt of the Planning Commission's recommendations of the Commission, the Township Board shall review the general development plan and PUD contract, recommendations, and shall take action thereupon.

If the Township Board denies the general development plan and contract, it shall record the decision and the basis for the decision in the meeting minutes.

If the Township Board approves the general development plan and contract, it shall record the decision and the basis for the decision in the meeting minutes. Approval by the Board shall confer approval to develop the subject property under the requirements of the PUD Option and the conditions established in the site analysis and general development plan

- 1) **Approval Period:** Approval by the Board shall grant the applicant a period of one (1) year to submit a final development plan to the Planning Commission for approval.
- 2) **Extensions:** Extensions of general development plan approval may be granted by the Township Board upon written request of the applicant and upon showing of good faith and effort by the applicant. Failure to request such extension shall be deemed an abandonment of the proposed Planned Unit Development.

3. Final Development Plan

Within eighteen (18) months of general development plan approval by the Township Board the applicant shall submit and obtain Planning Commission approval of a final development plan.

Article 23: Planned Unit Development Option

Amendments:

- (a) **Planning Commission Action.** The Planning Commission shall review the final development plan for conformance to Section 23.10, General Conditions, and the PUD contract and approve, approve with conditions, or deny the proposed general development plan.
 - 1) **Approval Period:** Approval by the Planning Commission shall grant the applicant a period of one (1) year to obtain a Building Permit from the Building Department.
 - 2) **Extensions:** Extensions of final development plan approval may be granted by the Planning Commission upon written request of the applicant and upon showing of good faith and effort by the applicant. Failure to request such extension shall be deemed an abandonment of the proposed Planned Unit Development.

SEC. 23.9 CONTRACT REQUIREMENTS

Prior to or in conjunction with the submission of a general development plan, the applicant shall submit to the Planning Commission for recommendation and to the Township Board for approval a proposed contract setting forth the conditions upon which approval of the Planned Unit Development is based. After review by the Planning Commission and approval by the Township Board, the contract shall be entered into between the Township and the applicant. The contract shall be entered into between the Township and the applicant prior to the approval of any final plat, final site plan or final condominium site plan. Said contract shall provide:

- 1. The manner of ownership of the land, including mineral rights.
- 2. The manner of the ownership and of the dedication of the common open space or parks.
- 3. The restrictive covenants required for membership rights and privileges, maintenance and obligation to pay assessments for the common open land, parks or other features.
- 4. The stipulations pertaining to commencement and completion of the phases of the development, to construction, installation, repairs and maintenance of improvements, to obligations for payment of any costs, expenses or fees planned or reasonably foreseen, and to the manner of assuring payment of obligations.
- 5. Provisions for the Township to effect construction, installation, repairs and maintenance and use of public utilities, storm and sanitary sewers and drainageways, water, streets, sidewalks and lighting, and of the open land and improvements thereon, and any other conditions of the plan, and the manner for the assessment and enforcement of assessments for the costs, expenses, or fees incidental thereto against the applicant, or the future owners or occupants of the Planned Unit Development.
- 6. The site analysis, general development plan and final development plan shall be incorporated by reference and attached as an exhibit.

Article 23: Planned Unit Development Option

Amendments:

7. Provisions reasonably and necessarily intended to affect the intent of this Article, or the conditions of the approval of the plan for the public health, safety, morals, and general welfare of the Township.

SEC. 23.10 GENERAL CONDITIONS: SITES IN THE C-2, IND, OS, OR AND TAR ZONING DISTRICTS

1. The following uses (separate or in combination) may be permitted in a PUD upon determination by the Commission and the Board that the proposed uses meet the criteria established in the Purpose and Statement of Principles Sections of this Article.

(a) Office uses, including the following:

- 1) Medical and dental offices and clinics, excluding veterinary clinics.
- 2) Professional, administrative, executive and editorial offices.
- 3) Real estate and other general business offices.
- 4) Schools for arts and crafts, photography and studios for music or dancing.

(b) Commercial uses, including the following:

- 1) Department stores and specialty shops.
- 2) Retail establishments whose principal activity is the sale of merchandise in an enclosed building; outdoor storage or display is prohibited.
- 3) Hotels and motels subject to the following:
 - a) Each unit shall contain not less than two hundred fifty (250) square feet of floor area.
 - b) Kitchen or cooking facilities may be provided in new motels or hotels upon demonstration by the applicant that the provisions of all applicable fire prevention and building codes have been met. No existing motel units shall be converted for use of cooking and/or kitchen facilities unless the applicant can demonstrate compliance with all applicable fire prevention and building codes and obtains a certificate of occupancy for each unit being converted.
 - c) Where a unit is provided as a residence for the owner or the manager, the following minimum floor area requirements shall be

Article 23: Planned Unit Development Option

Amendments:

provided: one (1) bedroom unit, 600 square feet; two (2) bedroom unit, 800 square feet; three (3) bedroom unit, 1,000 square feet; four (4) bedroom unit, 1,200 square feet.

- 4) Facilities such as a restaurant, licensed restaurant or bar, may be permitted in an IND, C-2, OR, TAR and OS District, within the Planned Unit Development. In reviewing this aspect, the Commission and the Board shall find that the proposed restaurant or bar is consistent with the Purpose and Statement of Principles Sections of this Article.
- (c) Research, testing and training uses including industrial or scientific research, development and testing laboratories and offices.
- (d) Residential uses.
- (e) Public, parochial, and private schools, child care centers, churches, libraries, community buildings, hospitals, convalescent homes, mortuaries, and municipal facilities (including park and ride facilities), which meet the definition of "large scale institutional uses" are permitted in the non-residential section of a PUD, subject to the conditions specified for such uses in Article 28, Special Provisions.
- (f) Outdoor recreational uses, such as golf courses.
- (g) Conference centers may be permitted within a PUD accessory to a permitted use.

2. Site Area and Density Standards

The site area used to determine eligibility of the site for development shall be the gross site area exclusive of public rights-of-way or street setbacks (as specified in Section 28.22) presently or ultimately equal to eighty-six (86) feet in width or greater. Residential density standards are as follows:

- (a) The area used in computing overall residential density shall be the gross site area including any dedicatable interior right-of-way and excluding the following:
 - 1) Public rights-of-way, presently or ultimately equal to eighty-six (86) feet in width or greater.
 - 2) All submerged bottom land of lakes and ponds.
 - 3) Churches, public libraries and schools.
- (b) Where residential uses are incorporated into the PUD, the overall density of the particular area used for residential purposes shall in no case exceed twenty-five (25) dwelling units per acre.

3. Separation, Height and Setbacks

- (a) The minimum distance between buildings shall equal twenty (20) feet plus four (4) feet for each story of the higher structure plus two (2) feet for each ten (10) feet of length of the facing wall of the higher structure provided that no part of a structure in a building group shall be less than thirty-five (35) feet from any other structure. In reviewing the spacing between buildings, the Commission and Board shall ensure that the spacing proposed shall provide for adequate light and air to each structure and that, in the case of residential units, privacy within and between units is maintained.
- (b) The maximum height of structures shall be reviewed on the basis of the PUD proposed and the principles established in the purpose and statement of principles Sections of this Article. In no case shall the height of structures be permitted to exceed nine (9) stories.
- (c) A perimeter yard setback of fifty (50) feet shall be provided for a three (3) story building. The perimeter yard setback shall increase five (5) feet for each story in excess of three (3) stories. Where the PUD abuts a public right-of-way no parking shall be permitted within the first forty (40) feet of the perimeter setback. This forty (40) foot area shall be landscaped. Where the PUD abuts an existing or proposed land use of less intensity, the setback requirement may be increased by the Planning Commission and additional buffer treatment (in the form of tree plantings and/or screening walls) may be required by the Commission and Board.

The Commission shall have the authority to vary the specific requirements of this Section, provided that the alternative proposed by the applicant is in accordance with the spirit and intent of this Article and the Ordinance as a whole.

(as amended 10/25/07)

- (d) The minimum building setback in a PUD shall be 50 feet from any perimeter property line or street setback line of the development parcel. However, based on factors such as lack of impacts on adjacent sites or the particular relationship of the building(s) to the side and/or rear property line, the Planning Commission may reduce the required building setbacks from any side or rear property line. In no case shall the building setback be less than 35 feet.
- (e) Where a building in a PUD sides to the right-of-way of a road, the minimum building setback from the street setback line shall be equal to the front yard setback for the abutting zoning district, if one of the abutting districts fronting the same road is zoned single family residential. In no case shall the building setback be less than 25 feet.

4. Private and Common Open Space Standards

- (a) **Private Residential Outdoor Living Space.** An individual outdoor living space shall be provided for each residential unit proposed in a PUD Said outdoor living space shall be located adjacent to the unit which it is intended to serve and shall as a minimum provide one-tenth (.1) square foot of area for each square foot of floor space of the unit which it is intended to serve and shall be directly accessible from the dwelling unit. The Commission shall have the authority to vary the specific requirements of this Section, provided that the alternative proposed by the applicant is in accordance with the spirit and intent of this Article and the Ordinance as a whole.
- (b) **Common Residential Outdoor Living Space.** A minimum of one-tenth (.1) square foot of land per square foot of gross residential floor area shall be provided as common recreation space for the occupants. Common recreation space shall include areas for passive recreation such as outdoor sitting areas and active recreation such as shuffleboard courts, tennis courts, etc. The Commission shall review the proposed location of said recreation areas to determine conformity with the spirit and intent of this Article. Landscaped roof areas which are freely accessible to residents and are in keeping with the quality and character of the project may be included as common residential outdoor living space.
- (c) **Preservation of desirable natural site amenities shall be encouraged in PUD developments.** Emphasis shall be on preserving trees, waterways, swale areas, scenic points, historic points and other community assets and landmarks.

5. Circulation, Parking and Loading

The exterior and interior vehicular and pedestrian circulation system planned for the proposed PUD shall be in the best interest of the public health, safety and welfare in regards to the general public and the future users of the PUD The circulation systems proposed shall take into consideration the overall circulation of the community as a whole, egress/ingress to the site, vehicular turning movements related to interior circulation, street intersections and street gradients, site distance and potential hazards to the normal flow of traffic.

- (a) In reviewing the proposed interior circulation system for the proposed PUD, the Planning Commission shall determine the necessity for public roads and the potential future extension of such roads to adjacent properties.
- (b) All interior roads (both those designated as public and private) shall be constructed in compliance with current "Subdivision Rules and Regulations" as adopted by the Wayne County Department of Public Services. The Planning

Article 23: Planned Unit Development Option

Amendments:

- (c) Commission or Township Board may waive this requirement after review and recommendation by the Township Planner and Township Engineer provided the proposed variance shall not materially impair the intent and purpose of this Ordinance or the public interest.
- (d) Off-street parking shall be provided for all uses as specified in Article 24 of this ordinance. Mixed uses may have varied demands; therefore, minor variations may occur if justified by the applicant and approved by the Commission and the Board. All parking areas shall be screened from public rights-of-way in a manner acceptable to the Commission and the Board. In general, the screened areas shall not be less than twenty (20) feet in width. Planting islands with trees which meet the standards of Section 26.7.2 shall be incorporated into parking areas. A minimum of one (1) tree shall be provided and incorporated within the parking area for each fifteen (15) parking spaces provided.
- (e) Off-street loading and unloading as specified in Article 24 of this Ordinance. Mixed uses may have varied demands, therefore, minor variations may occur if justified by the applicant and approved by the Commission and the Board.

6. Location and Utilities

- (a) The PUD shall be located, with respect to major streets and highways, so as to provide direct access to the PUD without increasing significantly the amount of traffic along minor streets.
- (b) The PUD shall be so located in relationship to sanitary sewers, water mains, storm and surface drainage systems and other utilities that neither extensions nor enlargement of such systems will be required that would result in a higher net public cost than would ordinarily occur under development within the existing zoning classification provided, however, that the developer may install said facilities at his own expense.
- (c) All utility lines or similar facilities intended to serve any use in a PUD, whether designed for primary service from main lines or for distribution of services throughout the site, shall be placed and maintained underground at all points within the boundaries of the site.

- 7. All proposed signs shall, as a minimum, comply with the requirements of Article 25 of this Ordinance, applicable to the existing zoning of the subject property. All proposed signs shall be subject to review by the Commission as part of the final development plan of the PUD. The Planning Commission, in their review, may modify the specific requirements applicable to the PUD, in order to ensure that all proposed signs are in harmony with the existing land uses of the general area and shall not adversely impact the

Article 23: Planned Unit Development Option

Amendments:

orderly development of adjacent properties, properties of the general area and the PUD project.

8. Elevators shall be required, consistent with the State Construction Code enforced by the Township.

SEC. 23.11 GENERAL CONDITIONS: SITES IN THE ARC AND OS-ARC ZONING DISTRICTS

1. Permitted Uses for Sites in the ARC District

The following uses (separately or in combination) may be permitted in a PUD in the ARC District upon determination by the Planning Commission and the Township Board that the proposed uses meet the criteria established in the Purpose and Statement of Principles Sections of this Article.

(a) Commercial Uses.

- 1) Retail establishments whose principal activity is the sale of merchandise in an enclosed building, including sales of groceries, meats, dairy products, baked goods or other foods, drugs, dry goods and notions or hardware.
- 2) Restaurants, taverns, bars/lounges and other uses serving food and/or alcoholic beverages, where patrons are served while seated within a building occupied by such establishments.

(b) Office Service Uses.

- 1) Administrative, executive and editorial offices.
- 2) Real estate and other general business offices.
- 3) Schools for arts and crafts, photography and studios for music or dancing; training centers, business schools or private schools operated for profit.
- 4) Medical and dental offices and clinics and other professional offices, including veterinary offices and clinics.
- 5) Child care centers, subject to the standards of Section 28.64.
- 6) Business services such as mailing, copying and data processing.
- 7) Banks, credit unions, savings and loan associations and similar financial institutions, with or without drive-through facilities.

Article 23: Planned Unit Development Option

Amendments:

- 8) Commercial, medical and dental laboratories, not including the manufacturing of pharmaceutical or other products for general sale or distribution.
 - 9) Personal service establishments which perform services on the premises such as: shoe repair, dry cleaning shops (without on-site processing), tailors and dressmakers shops, beauty parlors and barbershops, or any service establishment of an office-showroom or workshop nature of an electrician, decorator, dressmaker, tailor, shoemaker, baker, printer, upholsterer, or an establishment doing radio, television or home appliance repair, photographic reproduction, and similar establishments that require a retail adjunct and are of no more objectionable character than the aforementioned, and provided that no more than five (5) persons shall be employed at any time in the fabrication, repair and other processing of goods.
- (c) Residential Uses.
- 1) Townhouse dwellings.
 - 2) Stacked flats.
 - 3) Multiple-family dwellings.
- (d) Institutional Uses.
- 1) Municipal facilities including governmental offices, fire stations, post offices, park and ride facilities, libraries, community buildings and municipal parks and playgrounds, provided such facilities do not meet the definition of "large-scale institutional uses."
 - 2) Housing for the elderly, including congregate elderly housing, provided that such uses do not meet the definition of "large scale institutional uses."
 - 3) Churches, temples and similar places of worship, and other facilities incidental thereto, provided that the uses do not meet the definition of "large-scale institutional uses."
 - 4) Public, charter, and private, including parochial, elementary, intermediate and/or secondary schools offering courses in general education, including such facilities meeting the definition of "large-scale institutional uses."

2. Permitted Uses for Sites in the OS-ARC District

The following uses (separately or in combination) may be permitted in a PUD in the OS-ARC District upon determination by the Planning Commission and the Township Board that the proposed uses meet the criteria established in the Purpose and Statement of Principles Sections of this Article.

- (a) Office Service Uses.
 - 1) Medical and dental offices and clinics and other professional offices, including veterinary offices and clinics.
 - 2) Administrative, executive and editorial offices.
 - 3) Real estate and other general business offices, not including exhibiting or storing of products for sale.
 - 4) Banks, credit unions, savings and loan associations and similar financial institutions, with or without drive-through facilities.
 - 5) Schools for arts and crafts, photography and studios for music or dancing; training centers, business schools or private schools operated for profit.
 - 6) Child care centers, subject to the standards of Section 28.64.
 - 7) Commercial, medical and dental laboratories, not including the manufacturing of pharmaceutical or other products for general sale or distribution.
- (b) Residential Uses.
 - 1) Townhouse dwellings.
 - 2) Stacked flats.
 - 3) Multiple-family dwellings.
- (c) Institutional Uses.
 - 1) Municipal facilities including governmental offices, fire stations, post offices, park and ride facilities, libraries, community buildings and municipal parks and playgrounds, provided such facilities do not meet the definition of "large-scale institutional uses."

Article 23: Planned Unit Development Option

Amendments:

- 2) Housing for the elderly, including congregate elderly housing, provided that such uses do not meet the definition of “large scale institutional uses.”
- 3) Churches, temples and similar places of worship, and other facilities incidental thereto, provided that the uses do not meet the definition of “large-scale institutional uses.”
- 4) Public, charter, and private, including parochial, elementary, intermediate and/or secondary schools offering courses in general education, provided such facilities do not meet the definition of “large-scale institutional uses.”

3. Site Area and Density Standards

- (h) The minimum eligible site area for a PUD in the ARC and OS-ARC Districts shall be one (1) acre. The site area used to determine eligibility of the site for development shall be the gross land area exclusive of public rights-of-way or street setbacks (as specified in Section 28.22) presently or ultimately equal to eighty-six (86) feet in width or greater.
- (i) The area used in computing overall residential density shall be the gross site area including any dedicatable interior right-of-way and excluding the following:
 - 1) Public rights-of-way or street setbacks, presently or ultimately equal to eighty-six (86) feet in width or greater.
 - 2) All water surface area of lakes and ponds.
 - 3) Churches, public libraries and schools.
- (j) Where residential uses are included in a PUD, the overall density of the particular area used for residential purposes shall in no case exceed twenty-five (25) dwelling units per acre.
- (k) Adjacent land in an R-1 One Family Residential District may be included in a PUD when the Planning Commission finds that such property meets the intent of this Article. Such land area must be included in the overall open space of the PUD and may not be used for any building purposes. The proposed R-1, One Family Residential District area shall assist in providing a transition and buffer area for compatibility with adjacent land uses.

4. Maximum Building Height

Structures in a PUD shall have a maximum height of three (3) stories or thirty-eight (38) feet. The Commission shall have the authority to require a lower maximum height or to permit taller structures, provided that the alternative meets the criteria established in the

Purpose and Statement of Principles Sections of this Article, assures an adequate supply of light and air to each structure and ensures privacy within and between residential units.

5. Building Setbacks

(a)

BUILDING RELATIONSHIP	MINIMUM BUILDING SETBACK (feet)
Front to Front	60.0
Front to Side	35.0
Side to Side	20.0
Side to Rear	55.0
Front to Rear	60.0
Rear to Rear	60.0

(b) The Commission shall have the authority to vary the specific requirements of this section provided that the alternative meets the criteria established in the Purpose and Statement of Principles sections of this Article, assures an adequate supply of light and air to each structure and ensures privacy within and between residential units.

6. Perimeter Yard Setbacks

(a) A minimum perimeter yard setback of twenty (20) feet shall be provided between all buildings and adjacent property lines or street rights-of-way. The Commission shall have the authority to require greater or lesser setbacks, and to vary the specific requirements of this Section 23.10.B, provided that the alternative meets the criteria established in the Purpose and Statement of Principles Sections of this Article, assures an adequate supply of light and air to each structure and ensures privacy within and between residential units.

(b) The Commission may require additional perimeter yard setback area, up to a maximum of fifty (50) feet, and additional buffer treatment in the form of tree plantings and screening walls, where any of the following conditions apply:

- 1) The PUD abuts an existing or proposed land use of less intensity.
- 2) The PUD site is five (5) acres or larger.
- 3) The PUD includes more than one hundred (100) residential units.

- 4) To provide for adequate separation and buffering between the PUD and existing main buildings on adjacent parcels.

(as amended 10/25/07)

- (c) The minimum building setback in a PUD shall be 50 feet from any perimeter property line or street setback line of the development parcel. However, based on factors such as lack of impacts on adjacent sites or the particular relationship of the building(s) to the side and/or rear property line, the Planning Commission may reduce the required building setbacks from any side or rear property line. In no case shall the building setback be less than 35 feet.
- (d) Where a building in a PUD sides to the right of way of the road, the minimum building setback from the street setback line shall be equal to the front yard setback for the abutting zoning district, if one of the abutting districts fronting the same road is zoned single family residential. In no case shall the building setback be less than 25 feet.

7. Open Space and Green Area

- (a) All PUD developments in the ARC and OS-ARC Districts shall include landscaped green space and open space to enhance the appearance and quality of the development, and to provide for outdoor use. Open space shall be provided for residential uses in accordance with the following calculation: two-tenth (.2) square foot of area for each one (1) square foot of gross residential floor area. Such open space shall be distributed throughout the site to provide a benefit to the development as a whole. The Commission shall have the authority to vary the specific requirements of this section provided that the alternative meets the criteria established in the purpose and statement of principles Sections of this Article.
- (b) Open space shall consist of outdoor areas for the benefit of the development's users and residents. Consistent with the purpose of the PUD option, in the ARC and OS-ARC Districts features such as plazas, lawns, parks, greenbelts, landscaped areas and buffers, walkways and paths, sitting areas, and similar features may be included as part of the open space and green area requirement. This shall not include parking areas, driveways, or vehicle circulation routes.
- (c) Preservation of desirable "natural" site amenities shall be encouraged. Emphasis shall be on preserving trees, waterways, scenic points, historic points and other community assets and landmarks.

Article 23: Planned Unit Development Option

Amendments:

8. Circulation, Parking, Loading and Access Management

The exterior and interior vehicular and pedestrian circulation system planned for the proposed PUD in the ARC and OS-ARC Districts shall be in the best interest of the public health, safety, and welfare in regards to the general public and the future users of the planned development. The circulation systems proposed shall take into consideration the overall circulation of the community as a whole, ingress/egress to the site, vehicular turning movements related to interior circulation, street intersections and street gradients, site distance, driveway locations, and potential hazards to the normal flow of traffic.

- (a) In reviewing the proposed interior circulation system, the Planning Commission shall determine the necessity for public roads and the potential future extension of such roads to adjacent properties, potential road closures, and provide for cross-access, if determined necessary by the Board.
- (b) All interior roads (both those designated as public and private) shall be constructed in compliance with current "Subdivision Rules and Regulations" as adopted by the Wayne County Department of Public Services. The Planning Commission and/or Township Board may waive this requirement after review and recommendation by the Township Planner and Township Engineer provided the proposed waiver shall not materially impair the intent and purpose of this Ordinance or the public interest.
- (c) Off-street parking shall be provided for all uses as specified by Section 14.4, ARC Parking Requirements, Layout Standards, and Off-Street Loading and Unloading. Mixed uses may have varied demands; therefore, variations may be permitted if justified by the applicant and approved by the Commission and the Board.
- (d) Parking area screening and parking lot landscaping shall be provided for all uses as required by Section 14.8, ARC Parking Area Screening, and Section 14.9, ARC Interior Parking Lot Landscaping. Mixed uses may have varied demands; therefore, minor variations may occur if justified by the applicant and approved by the Commission and the Board.
- (e) All uses in a PUD shall be subject to the requirements of Section 14.5, ARC Access Management and Driveway Standards. Mixed uses may have varied demands; therefore, minor variations may occur if justified by the applicant and approved by the Commission and the Board.
- (f) The PUD shall be located, with respect to major streets and highways, so as to provide direct access to it without increasing significantly the amount of traffic along minor streets.

Article 23: Planned Unit Development Option

Amendments:

9. Utilities

- a) The PUD in the ARC and OS-ARC Districts shall be located in relationship to sanitary sewers, watermains, storm and surface drainage systems and other utilities so that neither extensions nor enlargement of such systems will be required that would result in a higher net public cost than would ordinarily occur under development within the existing zoning classification; provided however, that the developer may install said facilities at his own expense.
- b) All utility lines or similar facilities intended to serve any use in a PUD, whether designed for primary service from main lines or for distribution of service throughout the site, shall be placed and maintained underground at all points within the boundaries of the site, to the greatest extent practical in the determination of the Commission and the Board.

10. Landscaping

All uses in a PUD in the ARC and OS-ARC Districts shall be subject to the requirements of Section 14.6, ARC Landscaping Standards, and Section 14.7, ARC Landscaping, Screening or Buffering. The Commission shall review these requirements when considering the PUD option. Modifications can be made by the Commission if its findings are such that a strict interpretation of the ARC standards would adversely impact the development of the parcel.

11. Signs

- (a) All uses in a PUD in the ARC and OS-ARC Districts shall be subject to the requirements of Section 14.10, ARC Signs. All uses in a PUD in the OS-ARC District shall also be subject to the requirements of Section 11.3.8, OS-ARC Signs.
- (b) All proposed signs shall be subject to review by the Commission as part of the final Development Plan of the PUD. The Planning Commission, in its review, may modify the specific requirements applicable to the PUD, in order to ensure that all proposed signs are in harmony with the existing land uses of the general area and shall not adversely impact the orderly development of adjacent properties, properties of the general area and the planned development project.

12. Streetscape improvements shall be installed consistent with the Ann Arbor Road Corridor Design Plan, as specified in the Charter Township of Plymouth Downtown Development Authority's Streetscape Prototype and Specifications.

13. Lighting shall comply with the standards as specified in Section 28.8, Exterior Lighting. The type of lighting shall be consistent with the objectives of the Ann Arbor Road Corridor District development standards.

14. Sidewalks shall be provided as specified in Section 28.16 of this Ordinance.
15. Elevators shall be required consistent with the State Construction Code enforced by the Township.
16. Grading and Drainage shall be provided as specified in Section 28.15 of this Ordinance.

SEC. 23.12 AMENDMENT, TERMINATION AND REVOCATION

Final approval by the Township Board of the final development plan and contract signifies the completion of the Planned Unit Development application process. The applicant shall comply with all conditions and requirements of the final development plan and contract, which shall be recorded in the record of the Township Board's approval action and shall remain unchanged except upon the mutual consent of the Township and the landowner.

1. Compliance Required

Once an area has been included within a final development plan for Planned Unit Development and such plan has been approved by the Board, no development may take place in such area nor may any use thereof be made, except in accordance with said plan, or in accordance with a Board approved amendment thereto, unless the plan is terminated as provided herein.

2. Amendment

An approved final development plan and contract may be amended in the same manner provided in this Article for approval of the original final development plan and contract.

3. Termination

An approved final development plan and contract may be terminated by the applicant prior to any development within the Planned Unit Development area involved by filing with the Township Clerk and recording in the Wayne County Records an affidavit so stating. The approval of the final development plan and contract shall terminate upon said recording. No approved final development plan and contract shall be terminated after any development commences within the Planned Unit Development area, except with the approval of the Township Board and of all parties of interest in the land.

4. Revocation

A Planned Unit Development approval may be revoked by the Township Board in any case where the conditions of such approval have not been or are not being complied with. The Township Board shall give the applicant notice of its intention to revoke such permit at least ten (10) days prior to review of said approval by the Board. After conclusion of such review, the Township Board may revoke such approval if it finds that a violation, in fact, exists and has not been remedied prior to such hearing.

SEC. 23.13 CONDOMINIUM PROJECTS

For any condominium proposed as a PUD, the applicant shall provide a copy of the Master Deed and Condominium Association Bylaws for approval by the Township Board of Trustees. The condominium documents shall provide limits on use of common areas or open space for accessory structures such as swimming pools, decks, playground equipment and buildings. A plan shall be provided indicating the limits of such accessory structures within a defined envelope.

At the time of application for general development plan approval, the applicant shall submit the necessary documents to the Community Development Department for Township Attorney review prior to final development plan approval by the Board of Trustees. The Association documentation shall include provisions for the following at a minimum:

1. The conditions upon which the approval is based, with reference to the approved final development plan.
2. When open space or common areas are indicated in the development plan for use by the residents, the open space or common areas shall be conveyed in fee simple or otherwise committed by dedication to an association of the residents, and the use shall be irrevocably dedicated for the useful life of the residences, and retained as open space for park, recreation or other common uses.
3. A program and financing for maintaining common areas and features, such as walkways, signs, lighting and landscaping.
4. Assure that trees, waterways and woodlands will be preserved as shown on the Final Development Plan.
5. Assure the construction and maintenance of all streets and necessary utilities (including public water, wastewater collection and treatment) through bonds or other satisfactory means, for any and all phases of the PUD. In the case of a phased PUD, this requirement shall be reviewed at the time of any final development plan approval.
6. Address any other concerns of the Township regarding construction and maintenance.

END OF ARTICLE 23.

THE FOLLOWING INFORMATION DOCUMENTS HISTORY OF REVISIONS TO THIS ARTICLE SINCE ITS ADOPTION ON JUNE 7, 2004

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION
DECEMBER 5, 2017**

**ITEM C
BECK ROAD/EDINBURGH
REZONING REQUEST**



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: December 5, 2017

ITEM: Application 2252-0717 – Edinburgh Estates Rezoning Request

PRESENTER: Mrs. Laura Haw, AICP, Planning Director

OTHER INDIVIDUALS IN ATTENDANCE: Mr. Jack Carnahan, P.E., PLLC, Applicant

BACKGROUND: Application 2252-0717 pertains to Parcel R-78-031-99-0001-000, a ±5 acre site that is currently vacant. The property is located just south of N. Territorial Road, east of Ridge Road, and west of Beck Road and zoned the R-1-H, Single-Family Residential district.

The applicant requests a rezoning to the next intensive residential district, the R-1-S, Single-Family Residential district. Enclosed, please find the Planner's Report which details the rezoning criteria and the recommendation presented to the Planning Commission. The Fire Department also provided a review (enclosed) and found no objection to the proposed rezoning.

On August 16, 2017, the Planning Commission held a public hearing where neighboring residents addressed the Commission and raised a number of concerns, namely over traffic congestion, especially on Edinburgh Drive, maintenance of property values, safety for children, backyard views and stormwater management.

The application was tabled for 90 days and revisited at the October 18, 2017 Planning Commission meeting, after (as recommended by the Township); the applicant secured an independent Traffic Impact Study (TIS) (enclosed). Spalding DeDecker then reviewed the Traffic Impact Study (report issued also enclosed) with findings parallel to that of the TIS.

After careful review, the Planning Commission recommended approval of the above rezoning request to the Board of Trustees based on multiple findings of fact, as documented in the Planner's Report and the October 18, 2017 meeting minutes.

BUDGET/ACCOUNT NUMBER: N/A

RECOMMENDATION: To consider Application 2252-0717, as recommended by the Planning Commission, at a regular Board of Trustees meeting.

Enclosed:

- Planner's Report
- Spalding DeDecker Report on the TIS
- Fire Department Report
- Planning Commission Minutes – August 16 and October 18, 2017
- Applicant Narrative and TIS

October 11, 2017

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

RE: Project: 2252-0717
 Address / Location: South of N. Territorial, East of Ridge Road, North of Edinburgh Drive,
 and West of Beck Road
 Tax ID No: R-78-037-99-0001-000
 Applicant / Developer: Mr. Jack Carnahan, Centennial Home Group, LLC.
 Review Type: Rezoning (R-1-H to R-1-S)
 Review Number: Written Review #2

Dear Commission Members,

The applicant has requested a rezoning of parcel R-78-037-99-0001-000 from the R-1-H, Single-Family Residential district, to the R-1-S, Single-Family Residential district. The subject property consists of approximately 4.99 acres and is currently vacant.

The applicant originally proposed a conditional rezoning to the R-1 district to achieve a density of 3.25 dwelling units per acre (du/ac), with a preliminary proposal to develop the site into a Cluster Housing Option with 16 attached, single-family units and access onto Edinburgh Drive, a Wayne County Road.

At the August 16, 2017 Planning Commission meeting, a public hearing was held and comments from residents were made, namely concerns over traffic congestion, especially on Edinburgh Drive, maintaining property values, safety for children, backyard views and stormwater management.

The applicant was then advised by the Commission to further communicate with the surrounding homeowners' associations and acquire an independent Traffic Impact Study. The application was tabled for 90 days.

Since this time, the applicant has amended their application with the following major changes:

- Rezoning request to a lesser intensive district than before:
 - Previous rezoning request: Conditional to R-1.
 - Proposed rezoning request: R-1-S.
- Submission of a Traffic Impact Study by a reputable, independent and professional firm, Fleis & Vandenbrink.
- Adjustment of preliminary site concept for the development of detached, single-family units.
- Adjustment of preliminary site concept for Beck Road access only.

We have reviewed the above request with the Township's Zoning Ordinance, Master Plan, other applicable plans, site conditions, and sound planning and design principles in an effort to provide constructive and helpful feedback for the rezoning of this site.

We offer the following comments for your consideration (see page 2):

REVIEW CONSIDERATIONS

1. Proposed Zoning

The applicant has requested a rezoning of the above referenced site from R-1-H to R-1-S, both of which are Single-Family Residential districts.

Below is an excerpt of the Township's current Zoning Map, subject site outlined in black:



2. Permitted & Special Land Uses

The permitted uses in the proposed R-1-S district are the same as the R-1-H district, and include:

- One-family dwellings;
- Accessory structures; and
- Uses customarily incidental to one-family permitted uses.

Special land uses that may be permitted after Planning Commission review and approval are also the same in both districts.

3. Dimensional Standards Comparison (*Article 20 of the Zoning Ordinance*)

The dimensional requirements for the R-1-S district have reduced minimum standards when compared with the R-1-H district, including the minimum lot area and width; minimum front yard setback and minimum livable floor area.

ZONING DISTRICT	MAX HEIGHT OF BUILDINGS		MINIMUM LOT AREA (ac)		MAXIMUM LOT COVERAGE IN PERCENT (ac)	MINIMUM YARD REQUIREMENTS IN FEET (ac) All yard setbacks shall be dimensioned from the street setback line, as designated in Section 28.22						NON-RESIDENTIAL USES	MINIMUM LIVABLE FLOOR AREA
	IN STORIES	IN FEET	AREA IN SQ. FT.	WIDTH IN FEET		FRONT (ft)	SIDES		REAR	SIDE YARD ABUTTING A STREET	REAR YARD ABUTTING A SIDE LOT LINE		
							ONE SIDE	TOTAL OF TWO					
AG	2 ½	35 (a)(gg)	5 Acres	150	15	45	50 (g)	100	50	45	(g)	25 (h)	1,650
PL	2 ½ (e)	35 (e)	(e)	(e)	25	45	30	60	50	50	-	-	-
R-1-E	2 ½	35(gg)	43,560 (b)(d)(e)	150 (b)	15	45	15	30	50 (bb)	45	(g)	25 (h)	1,650
R-1-H	2 ½	35(gg)	21,780 (b)(d)(e)	120 (b)	15 (cc)	35	10	20	50 (bb)	35	(g)	25 (h)	1,450
R-1-S	2 ½	35(gg)	12,000 (b)(d)(e)	90 (b)	25	30	10	20	50 (bb)	30	(g)	25 (h)	1,250
R-1	2 ½	35(gg)	7,200 (b)(d)(e)	60	25	25	5	16 (y)	50 (bb)	25	(g)	25 (h)	1,050

4. Surrounding Zoning, Existing Use, and Future Land Use Map Designations

PARCEL	EXISTING USE	ZONING DISTRICT	FUTURE LAND USE
SUBJECT SITE	<i>Vacant</i>		
NORTH	<i>Single-Family Residential</i>	<i>R-1-H</i>	<i>Residential Low Intermediate Density</i>
SOUTH			
WEST	<i>Single-Family Residential Cluster</i>		
EAST	<i>Single-Family Residential Cluster / Golf Course / Park</i>	<i>R-1-H and PL, Public Land</i>	<i>Residential Low Intermediate Density and Recreation Space</i>

On the Future Land Use Map, “Residential Low Intermediate Density” corresponds to 1-3 du/ac. The corresponding zoning districts to this category are the R-1-H and R-1-S.

The proposed R-1-S district is aligned with the Master Plan’s designation of Residential Low Intermediate Density for this area. Please note, the Master Plan has designed the subject site as an appropriate area for up to 3.00 dwelling units per acre since 1993. During the past 25 years, the Township’s Master Plan has not deviated from this classification.

5. Master Plan Additional Considerations

When evaluating a rezoning request, the Planning Commission should review not only the Master Plan’s Future Land Use Map, but also the goals and strategies of the Plan. The requested rezoning is consistent with several of the Township’s adopted goals and strategies, including:

- Guide the development of Plymouth Township in a manner which will create, preserve, and enhance the positive living environment of the community.
- Encourage a variety of housing types and residential living environments to accommodate a range of ages and incomes.
- Provide an orderly transition of density from the surrounding cluster housing developments.

However, what the Master Plan fails to discuss, but is considered a widely accepted best planning principle, is smart growth for neighborhoods. This includes the practice of context-sensitive design that incorporates a wealth of well-designed infill units which can create a residential community node and promote aging in place.

In addition, the proposed units, if constructed along a major thoroughfare, provide the orderly transition of density that is called for above. Please see the Density Analysis in #7 below for further details.

6. Circulation Patterns & Access

The subject property abuts Edinburgh Drive to the south and Beck Road to the east. Beck Road, which is designated as a major thoroughfare, is to be used as the development’s sole access point. An independent Traffic Impact Study was performed which compares the potential impact of the rezoning should the site be built out to the maximum density permitted (15 units). Please find the corresponding engineering review and Traffic Impact Study for further details.

- Stormwater management is an area of concern that has been consistently raised by the public. **All stormwater would be addressed during the engineering phase of the process and must comply with all county and local requirements.** In any development scenario, the applicant would be required to work with Wayne County to retain and treat all on-site stormwater, and provide the appropriate type and size of stormwater treatment and management system.

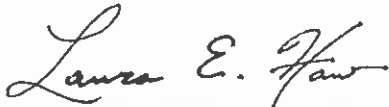
CONCLUSIONS

Subject to any additional information presented and discussed by the applicant, Commission, and/or public and incorporated into the record prior to any findings being made, we recommend that the Planning Commission recommend approval to the Board of Trustees of the rezoning request from the R-1-H to the R-1-S district for parcel R-78-046-99-0002-707, based on the findings of fact below:

- A. The proposed R-1-S zoning is consistent with the Township's Master Plan and Future Land Use Map designation of Residential Low Intermediate Density.
- B. The requested rezoning is generally consistent with the stated goals and policies of the Township Master Plan that calls for single-family residential development and orderly transition of development densities.
- C. The permitted and special uses in the proposed R-1-S district are the same as the current district.
- D. The independent Traffic Impact Study does not find any significant impacts to the Beck Road and Edinburgh Drive traffic flows, approaches and movements that would be generated as a result of the requested rezoning (under the maximum potential build-out of 15 units).
- E. The proposed rezoning would not result in the development of the subject site to a density that does not already reasonably exist in surrounding developments.

If you have any questions, please do not hesitate to contact me. Thank you!

Respectfully submitted,



Laura E. Haw, AICP, Principal Planner, McKenna Associates
Community Development Director / Planner, Plymouth Township



SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

October 12, 2017

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

Re: Edinburgh Estates - Rezoning
SDA Review No. PL13-106

Dear Commission Members:

We have reviewed the Traffic Impact Study for the referenced project prepared by Fleis & VanderBrink dated October 9, 2017, and received by our office October 10, 2017.

The proposed site is located on the northwest corner of Edinburgh Drive and Beck Road.

Finding:

The data, calculations and results presented on the Traffic Impact Study for the above-mentioned project are found to be meeting the current industry standards.

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

Sincerely,

SPALDING DEDECKER

David E. Richmond
by NYS

David E. Richmond, PE
Project Manager

cc: Patrick Fellrath, Director of Public Utilities, Charter Township of Plymouth (via Email)
Carol Martin, Administrative Assistant, 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:	Edinburgh Estates	Inspection Date:	7/27/2017
Address:	NKA Private Drive	InspectionType:	Site Plan
Suits:		Inspected By:	William Conroy bconroy@plymouthtp.org
Occ. Sq. Ft.:	0	Lockbox Location:	
Contacts:	-None-		
Insp. Result	Location	Code Set	Code
Pass	Floor 1	IFC 2012 Section 503 Fire Apparatus Access Roads	503.1 - Fire Access Roads
Pass	Floor 1	IFC 2012 Section 503 Fire Apparatus Access Roads	503.1.1 - Buildings and facilities.

No deficiencies found. Plans are approved as submitted.

ALL PLAN DEFICIENCIES MUST BE CORRECTED BEFORE PLANS ARE APPROVED.

To schedule additional plan reviews, please call inspector William Conroy 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.

Conroy
286

Company Representative: 7/27/2017 2:39:35 PM

Signature valid only in mobile-eyes documents

Conroy
7/27/2017

Conroy
286

Inspector: 7/27/2017 2:39:35 PM

Signature valid only in mobile-eyes documents

Conroy
7/27/2017



Approved Regular Meeting Minutes

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

MEMBERS PRESENT:

Kendra Barberena	Dennis Cebulski
Jim Harb	John Itsell
Keith Postell	
Bill Pratt	

MEMBERS EXCUSED:

Robert Doroshewitz

OTHERS PRESENT:

Laura Haw, AICP, McKenna Associates
David Richmond, Spalding DeDecker Assoc.
Alice Geletzke, Recording Secretary

ITEM NO. 1 – APPROVAL OF AGENDA

1. Regular Meeting – August 16, 2017

Moved by Commissioner Pratt and seconded by Commissioner Barberena to approve the agenda for the regular meeting of August 16, 2017 as submitted. Ayes all.

ITEM NO. 2 – APPROVAL OF MINUTES

1. Regular Meeting – July 19, 2017

Moved by Commissioner Pratt and supported by Commissioner Barberena to approve the minutes of the regular meeting of July 19, 2017. Ayes all.

2. Work Session Meeting – N/A

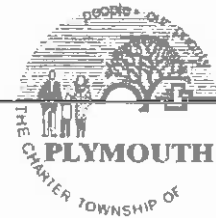
ITEM NO. 3 – PUBLIC HEARINGS

1. **P.C. No: 2252-0717**

Applicant / Developer	Apex Engineering Werks, LLC
Project Name:	Edinburgh Estates - Rezoning
Location:	West of Beck Road, North of Edinburgh Drive, East of Ridge Road and South of N. Territorial Road
Tax I.D. No:	R-78-037-99-0001-000
Zoning:	R-1-H, Single Family Residential
Action Request:	Conditional Rezoning R-1-H, Single Family Residential to R-1 Single Family Residential

Laura Haw reviewed her report dated August 9, 2017 which recommended approval to the Board of Trustees of the conditional rezoning request, for reasons listed in the planning report, namely for conformance with the Township's adopted Master Plan.

The Fire Department report was received, with no objection noted.



William Mosher of Apex Engineering and the architect addressed the Commission and answered questions about the rezoning request, indicating that current plans are for four 4-unit condos to be built on the property. This scenario would increase tree preservation and buffering between the residences, as well as greater setback. Without the rezoning, six residences were originally planned.

Chairman Cebulski, along with Mrs. Haw, cautioned that the focus of this public hearing is on the rezoning of the property, rather than on site plan approval. Site plan approval is a secondary layer of approvals that the applicant has not yet applied for. Chairman Cebulski opened the public hearing at 7:17 p.m.

Myron Young, Tom Gronowicz, Alfred Portelli, Pat Reddy, John Janevski, and Alex Wassell expressed their concerns which included maintaining property values, traffic congestion on Edinburgh, and possible storm drainage issues.

There being no further comment, the public hearing was closed at 7:31 p.m.

Mrs. Haw explained the density requirements of R-1, R-1S and R-1H zoning, and the density bonus of 0.25. The site is master planned for R-1S, allowing a total of 15 units. As currently zoned, a developer could, by right, build 9 units and remove all vegetation from the site. She recommended tabling the item, allowing the applicant to present an independent traffic study, as well as addressing density and stormwater issues.

Further input from the County was also requested regarding a possible entrance onto Beck Road.

The applicants were cautioned to further communicate with the surrounding homeowners' associations.

Moved by Commissioner Pratt and seconded by Commissioner Barberena to table Application 2252-0717, Edinburgh Estates rezoning, for up to 90 days or the November 2017 Planning Commission meeting. Ayes all.

2. **P.C. No: 2253-0717**
- | | |
|-----------------------|--|
| Applicant / Developer | Paul Perlongo |
| Project Name: | Ball Street Rezoning |
| Location: | North of Joy Road, West of South Main Street, East of Sheldon Road and South of Ann Arbor Road |
| Tax I.D. No: | R-78-059-01-0036-000 |
| Zoning: | Vehicular Parking |
| Action Request: | Rezoning Vehicular Parking, (VP) to R-1, Single Family Residential |

Mrs. Haw reviewed her report dated August 8, 2017, and recommended approval to the Board of Trustees for the rezoning based on facts listed in the planning report, namely that the property is unique in its development prospects.

Applicant Paul Perlongo addressed the Board regarding his intention to construct an addition to his home and to rebuild a 2.5 detached garage in order to have a larger rear yard.

Chairman Cebulski opened the public hearing at 8:12 p.m.

Ms. Barberena read the letter Mr. Perlongo presented from his neighbor directly to the south, which was in support of the rezoning. He also noted his neighbor to the west is in agreement.



There being no further public comment, the hearing was closed at 8:13 p.m. Ayes all.

Moved by Commissioner Postell and supported by Commissioner Harb to recommend to the Board of Trustees the rezoning from VP to R-1 district requested in Application 2253-0717, Ball Street rezoning, with the condition that the lots are combined. Ayes all.

3. P.C. No: 2255-0717

Applicant / Developer	ABAJ Development, LLC
Project Name:	45980 Ann Arbor Rd
Location:	North of Ann Arbor Road, East of McClumpha Road, South of Litchfield Drive and West of Canton Center Road
Tax I.D. No:	R-78-053-99-0006-000
Zoning: R-1-S,	Single Family Residential
Action Request:	Cluster Housing Option (CHO)

Mrs. Haw reviewed her report dated August 3, 2017 which recommended approval, provided a consensus is reached on the Road Commission's comments and approval of the separation distance between the proposed driveway and the school's driveway, the potential road connection to Litchfield Drive, and consideration of amenities for the pedestrian path that will connect the proposed and existing neighborhoods.

Dave Richmond of Spalding DeDecker reviewed his report dated August 2, 2017 which also recommended approval. He cautioned verification of any wetlands or natural streams crossing the property in getting any DEQ permits.

The Fire Department report was received.

Candice Briere of Metro Consulting Associates, Jeff O'Brien, the developer; and builder Walt Menard, addressed the Commission and answered questions regarding the development of nine, 2,400 to 2,700 square foot units on a 4.5 acre parcel. Mr. Menard presented proposed floor plans and elevations of the ranch and Cape Cod models.

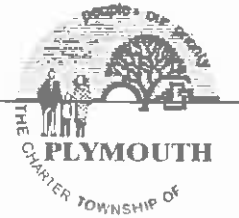
Chairman Cebulski opened the public hearing at 8:27 p.m.

Dan Phillips, Dale Adams, Mary Lynn Hill, Steve Holden, Matt Rummel, and Phil O'Niel expressed concerns about increased traffic, commented on the trees being left as a buffer and the stream running through the property during heavy rains. They also commented on the traffic cut-through. In general, they were supportive of the main goal of this development, which is to preserve the existing vegetation.

Chairman Cebulski closed the public hearing at 8:35 p.m.

Mr. Menard explained further about the pedestrian walk-through between Lots 8 and 9.

Moved by Commissioner Pratt and supported by Commissioner Barberena to recommend approval of the Cluster Housing Option to the Board of Trustees for Application 2255-0717 at 45980 Ann Arbor Road, subject to the items listed in the Planner's report and the Engineering report, with particular attention on the Planner's report that the pedestrian path is encouraged from Litchfield Drive, but not the road connection. Ayes all.



ITEM NO. 4 – TOWNSHIP CAPITAL IMPROVEMENT PROJECTS - N/A

ITEM NO. 5 – OLD BUSINESS

1. **P.C. No: 2248-0517**
Applicant / Developer: Gensler
Project Name: Adient CTU Expansion Project
Location: West of Anchor Drive, South of Five Mile Road, East of Ridge Road and North of M-14
Tax I.D. No: R-78-007-99-0001-001, R-78-006-99-0001-002
Zoning: TAR, Technology and Research
Action Request: Final Site Plan Approval

Mrs. Haw reviewed her report which listed minor administrative concerns and recommended final site plan approval. Mr. Richmond also reviewed his report which had no objection to final site plan approval, subject to receiving engineering approval and securing all necessary permits.

Representatives of Gensler and Adient addressed the Board, presented building materials, and answered questions regarding the expansion of their facility.

Moved by Commissioner Pratt and supported by Commissioner Barberena to grant final site plan approval for Application 2248-0517, Adient CTA Expansion Project, with the outstanding items listed on the Planning report handled administratively and conditional on the items in the Engineering report being acceptable to the Township Engineer.

The Commission broke briefly at 8:55 p.m. and returned to session at 9 p.m.

2. **P.C. No: 2245-0517**
Applicant / Developer: JB Beck, LLC
Project Name: Plymouth Plaza
Location: South of Five Mile Road, West of Beck Road, North of Clipper Street
Tax I.D. No: R-78-006-99-0001-001
Zoning: C-2, General Commercial
Action Request: Final Site Plan Approval

Mrs. Haw reviewed her report dated August 10, 2017 which recommended final site plan approval contingent upon outstanding issues, and any conditions of special land use approval, being addressed on a revised site plan for administrative review.

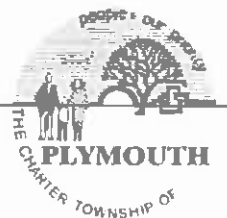
Mr. Richmond’s engineering report dated August 9, 2017 showed no objection to final site plan approval with the conditions of receiving engineering approval, securing all necessary permits and payment of engineering escrow fees.

Leo Gonzales of CRS Commercial and Ned Jawich addressed the Board and answered questions regarding any outstanding issues for the project.

CHARTER TOWNSHIP OF PLYMOUTH

Planning Commission -- Regular Meeting

Wednesday, August 16, 2017 | 7:00 PM



Moved by Commissioner Pratt and supported by Commissioner Harb to grant final site plan approval for Application 2245-0517, Plymouth Plaza, conditional on the outstanding items being handled administratively by the Administrative Site Plan Committee consisting of the Chairman of the Planning Commission, Planner, Engineer, and Chief Building Official, if necessary. Ayes all.

ITEM NO. 6 – NEW BUSINESS

1. **P.C. No: 2258-0717**
Applicant / Developer: Araneae, Inc
Project Name: 1009 W. Ann Arbor Road – Retail Store
Location: South of Ann Arbor Road, East of Sheldon Road, North of Marlin Ave and West of Corinne Street.
Tax I.D. No: R-78-059-03-0072-300
Zoning: ARC, Ann Arbor Road Corridor
Action Request: ARC Sign Review

Mrs. Haw reviewed her report which recommended approval of the proposed monument sign for the Trading Post, with the condition that the sign plan be revised with the addition of a note stating “sign to be landscaped year round” and a landscape plan provided for administrative review.

The Fire Department report was received, with no objection.

A representative of the sign company addressed the Commission and answered questions.

Moved by Commissioner Pratt and supported by Commissioner Barberena to approve the monument sign requested for the Ann Arbor Road Corridor in Application 2258-0717 at 1009 W. Ann Arbor Road, The Trading Post, subject to the items listed in the Planner’s report. Ayes all.

2. **P.C. No: 2256-0717**
Applicant / Developer: Peter Tzilos Architect
Project Name: Global CNC Industries - Expansion
Location: South of Five Mile Road, West of Sheldon Road, North of M-14 and East of Beck Road
Tax I.D. No: R-78-009-01-0009-300
Zoning: IND, Industrial
Action Request: Tentative and Final Site Plan Approval

Mrs. Haw reviewed her report dated August 1, 2017, which recommended tentative and final site plan approval, contingent upon the resolution of minor outstanding items listed in the Planner’s report and a revised site plan provided for administrative review.

The report of Mr. Richmond noted no objections to final site plan approval with the condition of receiving engineering approval, securing all necessary permits, and payment of engineering escrow fees.

The Fire Department report was received, with the following deficiencies: exit sign, extinguishers, portable fire extinguishers and illuminated means of egress.



Peter Tzilos, Architect, addressed the Commission and answered questions regarding the expansion at Global CNC Industries, including concerns that the dumpster be enclosed.

Moved by Commissioner Postell and seconded by Mr. Pratt to grant tentative and final site plan approval for Application 2256-0717, Global CNC Industries expansion with the outstanding items listed being handled administratively and contingent upon the installation of a gated dumpster enclosure. Ayes all.

2. **P.C. No: 2257-0717**
- | | |
|-----------------------|---|
| Applicant / Developer | Anderson, Eckstein and Westrick, Inc |
| Project Name: | Inn at St. John's |
| Location: | South of Five Mile Road, East of Sheldon Road,
North of M-14 and West of Northville Road |
| Tax I.D. No: | R-78-013-99-0001-000, R-78-013-99-0001-300 |
| Zoning: | TAR, Technology and Research |
| Action Request: | Tentative Site Plan Approval – PUD |

Mrs. Haw noted the applicant's request for tentative site plan approval is only for the residential component and golf course modification, with the hotel and commercial components to be addressed at a later date. She reviewed her report dated August 9, 2017 which recommended tentative site plan approval, contingent upon satisfactorily addressing concerns listed in the report.

Mr. Richmond reviewed his report dated August 3, 2017 which recommended tentative site plan approval.

Lyle E. Winn of Anderson, Eckstein and Westrick, Inc., and Michael T. Noles of Toll Brothers Land Development addressed the Commission and answered questions regarding the proposed townhomes.

Moved by Commissioner Pratt and seconded by Commissioner Barberena to grant tentative site plan approval for the residential and golf course update components in Application 2257-0717, the Inn at St. John's, with the condition that items listed in the Planning and Engineering reports are met prior to final site plan approval. Ayes all.

ITEM NO. 7 – OTHER PLANNING COMMISSION BUSINESS

N/A

ITEM NO. 8 – COMMUNICATIONS AND/OR INFORMATION

1. Home Depot Summary Report and reporting requests.

Moved by Commissioner Pratt and supported by Commissioner Barberena to approve the extension of the Home Depot outdoor storage plan for a period of five (5) years, or a change in store manager, whichever comes first. Ayes all.

ITEM NO. 9 – BOARD OF TRUSTEES ACTION



1. At the Board of Trustees regular meeting on August 8, 2017, the Board approved the request for the Powell Road rezoning to the R-1-S District (Application 2249-0617).

Commissioner Pratt discussed briefly the Zoning Board of Appeals six-foot fence requests and the type of fencing materials, raising concern over the longevity of some materials versus others. Chairman Cebulski had questions regarding rainwater gardens in the Township.

MOTION TO ADJOURN

Moved by Commissioner Pratt and supported by Commissioner Barberena to adjourn the meeting at 10:28 p.m. Ayes all.

Respectfully submitted,

Kendra Barberena, Secretary
Charter Township of Plymouth
Planning Commission

The Charter Township of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon two weeks' notice to the Charter Township of Plymouth. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Plymouth by writing or calling the Supervisor's Office, Charter Township of Plymouth, 9955 N. Haggerty Road, Plymouth, MI 48170, (734) 354-3201, TDD users: 1-800-649-3777 (Michigan Relay Service).

CHARTER TOWNSHIP OF PLYMOUTH

Planning Commission -- Scheduled Meeting
Thursday, October 18, 2017 | 7:00 PM



Regular Meeting Minutes

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

MEMBERS PRESENT:

Kendra Barberena	Dennis Cebulski
Robert Doroshewitz	Jim Harb
John Itsell	Keith Postell
Bill Pratt	

MEMBERS EXCUSED:

None

OTHERS PRESENT:

Laura Haw, AICP, McKenna
David Richmond, Spalding DeDecker Assoc.
Alice Geletzke, Recording Secretary

A – APPROVAL OF AGENDA

Chairman Cebulski noted that the applicants for Item E.2, The Ponds of Andover, requested that they be removed from the agenda. Mrs. Haw is to give an update later in the meeting.

1. Scheduled Meeting – October 18, 2017

Moved by Commissioner Pratt and supported by Commissioner Barberena to approve the agenda for the scheduled meeting of October 18, 2017. Ayes all.

B – APPROVAL OF MINUTES

1. Rescheduled Meeting – September 21, 2017

Moved by Commissioner Pratt and supported by Commissioner Harb to approve the minutes of the rescheduled meeting of September 21, 2017. Ayes all.

C – PUBLIC HEARING(S)

N/A

D – NEW BUSINESS

1.	P.C. No:	2266-0917
	Applicant / Developer:	Allied Signs, Inc
	Project Name:	T-Mobile
	Location:	South of Ann Arbor Road, East of Lilley Road, North of Joy Road and West of S. Main Street
	Tax I.D. No:	R-78-061-99-0005-002
	Zoning:	ARC
	Action Request:	ARC Sign Approval

CHARTER TOWNSHIP OF PLYMOUTH

Planning Commission -- Scheduled Meeting
Thursday, October 18, 2017| 7:00 PM



Mrs. Haw reviewed the report of McKenna dated October 2, 2017 which recommended the T-Mobile wall sign be approved for the Ann Arbor Road Corridor (ARC) district with the condition that the panel sign be revised with individual lettering to meet the Ordinance requirements and is submitted again for a second administrative review. Mrs. Haw indicated the applicant just submitted that afternoon a revised sign package that now meets Ordinance standards; therefore, approval is now recommended.

The Fire Department report was received. No deficiencies were found.

Kim Allard, a representative of Allied Signs, Inc., confirmed that revisions have now been made that include individual lettering for the wall sign.

Moved by Commissioner Pratt and supported by Commissioner Postell to approve the sign requested in Application 2266-0917 for T-Mobile according to the picture and design presented this evening. Ayes all.

E – OLD BUSINESS

1. P.C. No: 2252-0717

Applicant / Developer:	Mr. Jack Carnahan, Centennial Home Group, LLC.
Project Name:	Edinburgh Estates - Rezoning
Location:	West of Beck Road, North of Edinburgh Drive, East of Ridge Road and South of N. Territorial Road
Tax I.D. No:	R-78-037-99-0001-000
Zoning:	R-1-H, Single Family Residential
Action Request:	Rezoning to R-1-S, Single Family Residential - <i>REVISED</i>

Mrs. Haw reviewed her report dated October 11, 2017 which explained the amended application for rezoning to a lesser intensive district. An independent Traffic Impact Study was also submitted and the preliminary site concept is now for the development of 15, detached, single-family units. The site concept has also been adjusted for Beck Road access only. The report now supports a rezoning approval recommendation to the Board of Trustees, subject to any additional information presented and discussed. It was made clear that the proposed concept plan is not tied to the rezoning. Any development proposals would be considered under their own merit at later date, should the rezoning be approved.

Mr. Richmond reviewed his report dated October 12, 2017 which found that the data, calculations and results presented on the Traffic Impact Study meet current industry standards.

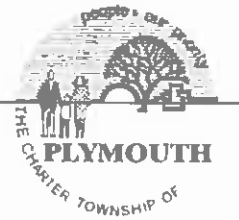
The Fire Department report was received with no deficiencies found.

Craig Dvorak and Jack Carnahan of Centennial Home Group addressed the Commission, answered questions and presented tentative plans for the building of 15, detached single-family homes ranging from 2200 to 2900 square feet in the \$440,000 to \$580,000 price range, possibly using the cluster option.

Though not a public hearing, since the public hearing was held at the August Planning Commission meeting, Chairman Cebulski asked members of the audience if they'd like to speak on this matter.

CHARTER TOWNSHIP OF PLYMOUTH

Planning Commission -- Scheduled Meeting
Thursday, October 18, 2017 | 7:00 PM



Commissioner Barberena summarized a letter received from Alfred Portelli of Glenmore Court regarding traffic concerns, the safety of students and school buses, density and drainage. The comments, however, referenced the prior plan for multi-tenant units.

Alex Wassell of Lochness Court and Charles McIlhargey of Edinburgh commented on the proposed project. Included in the comments were concerns about traffic flow, drainage, density, and safety.

Moved by Commissioner Pratt and supported by Commissioner Barberena to recommend approval to the Board of Trustees the rezoning from R-1-H to R-1-S for Application 2252-0717, Edinburgh Estates, based on the following findings of fact:

The proposed R-1-S zoning is consistent with the Township’s Master Plan and Future Land Use Map designation of Residential Low Intermediate Density, as it has been designated for this density and use since at least 1993.

The requested rezoning is generally consistent with the stated goals and policies of the Township Master Plan that calls for alternative, single family residential development and orderly transition of development densities.

The permitted and special uses in the proposed R-1-S district are the same as the current district.

The Independent Traffic Impact Study does not find any significant impacts to the Beck Road and Edinburgh Drive traffic flows, approaches, and movements that would be generated as a result of the requested rezoning (under the maximum potential build-out of 15 units).

The proposed rezoning would not result in the development of the subject site to a density that does not already reasonably exist in surrounding developments.

Ayes all.

2. P.C. No: 2237-0317

Applicant / Developer:	Trowbridge Land Holdings
Project Name:	The Ponds of Andover
Location:	South of Five Mile Road, East of Napier Road, North of N. Territorial Road and West of Ridge Road
Tax I.D. No:	R-78-042-99-0002-701
Zoning:	R-1-S, Single Family Residential
Action Request:	Cluster Housing Option Review – <i>REVISED</i>

Mrs. Haw indicated the applicant asked for additional time to revise their plans. Commission members expressed concern over the lack of neighborhood amenities and usable green space, and the shoreline in the proposed plan.

Moved by Commissioner Postell and supported by Commissioner Pratt to table Application 2237-0317, The Ponds of Andover, until the April, 2018 meeting. Ayes all.

CHARTER TOWNSHIP OF PLYMOUTH

Planning Commission – Scheduled Meeting

Thursday, October 18, 2017 | 7:00 PM



F – OTHER PLANNING COMMISSION BUSINESS

1. Administrative Site Plans (*verbal update*)

Mrs. Haw updated Commissioners on the status of some site plans that have come before the department.

2. Toll Brothers Novi Opening Recap

Commission members discussed their visit to Novi for the grand opening of units there, as these are a similar unit and development model to those anticipated at the Inn at St. Johns. Again, the Commission raised concerns over the architecture of the proposed attached units at the Inn of St. Johns and requested they would like to see the architecture complement the existing site architecture of St. Johns.

G – COMMUNICATIONS AND/OR INFORMATION

Communication (via an email to Mrs. Haw) regarding the request for more sidewalks and the infill for sidewalk gaps and crosswalks was received, discussed, and filed. The Planning Commission will continue to make sidewalks a priority in new and redevelopment. In instances where a sidewalk or internal sidewalk is not warranted, the Commission will continue to require payment in lieu.

H – BOARD OF TRUSTEES ACTION

1. At the Board of Trustees regular meeting on September 26, 2017, the Board granted approval of the Cluster Housing Option for Application 2255-0717: 45980 Ann Arbor Road, with conditions.

MOTION TO ADJOURN

Moved by Commissioner Pratt and supported by Commissioner Barberena to adjourn the meeting at 8:23 p.m. Ayes all.

Respectfully submitted,

Kendra Barberena, Secretary
Charter Township of Plymouth
Planning Commission

The Charter Township of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon two weeks' notice to the Charter Township of Plymouth. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Plymouth by writing or calling the Supervisor's Office, Charter Township of Plymouth, 9955 N. Haggerty Road, Plymouth, MI 48170, (734) 354-3201, TDD users: 1-800-649-3777 (Michigan Relay Service).

Jack R. Carnahan, P.E., PLLC

Consulting Civil Engineer

November 15, 2017

REZONING NARRATIVE – EDINBURGH ESTATES

Centennial Home Group LLC is requesting rezoning of the subject parcel which comprises approximately 4.99 acres located at the northwest corner of Beck Road and Edinburgh Road.

The parcel is currently zoned R-1-H, Single Family Residential. We are requesting rezoning to R-1-S zoning using the Single Family Cluster Housing option. At an allowable density of 3.05 units per acre this will allow 15 units with road access to Beck Road and all detached unit homes.

Enclosed is a conceptual sketch showing the layout and typical site that will be developed. This will be a detached single family dwelling project with upscale empty nester type units. First floor master suites will be available in every plan. Unit sizes will range from 2200 square feet for a ranch style unit to 2900 square feet for a story and a half unit. There will be open space and buffer plantings in order to providing an orderly transition to the adjacent properties. Detention and discharge of storm water will be to Beck Road as determined to meet Wayne County and Plymouth Township requirements.

As has been suggested this project will be very similar to the Heather Hills Condo project located at the N. Territorial Road and St. Andrews intersection.

The layout shown removes traffic access directly to Edinburgh Road and provides ample room for screening to the west, south and north. Where the existing vegetation is not sufficient additional screening will be provided to meet all Township requirements. The new road to Beck will line up with the access to the home site on the east side of Beck Road as requested by the Wayne County Department of Public Services during an informal meeting to discuss layout options.

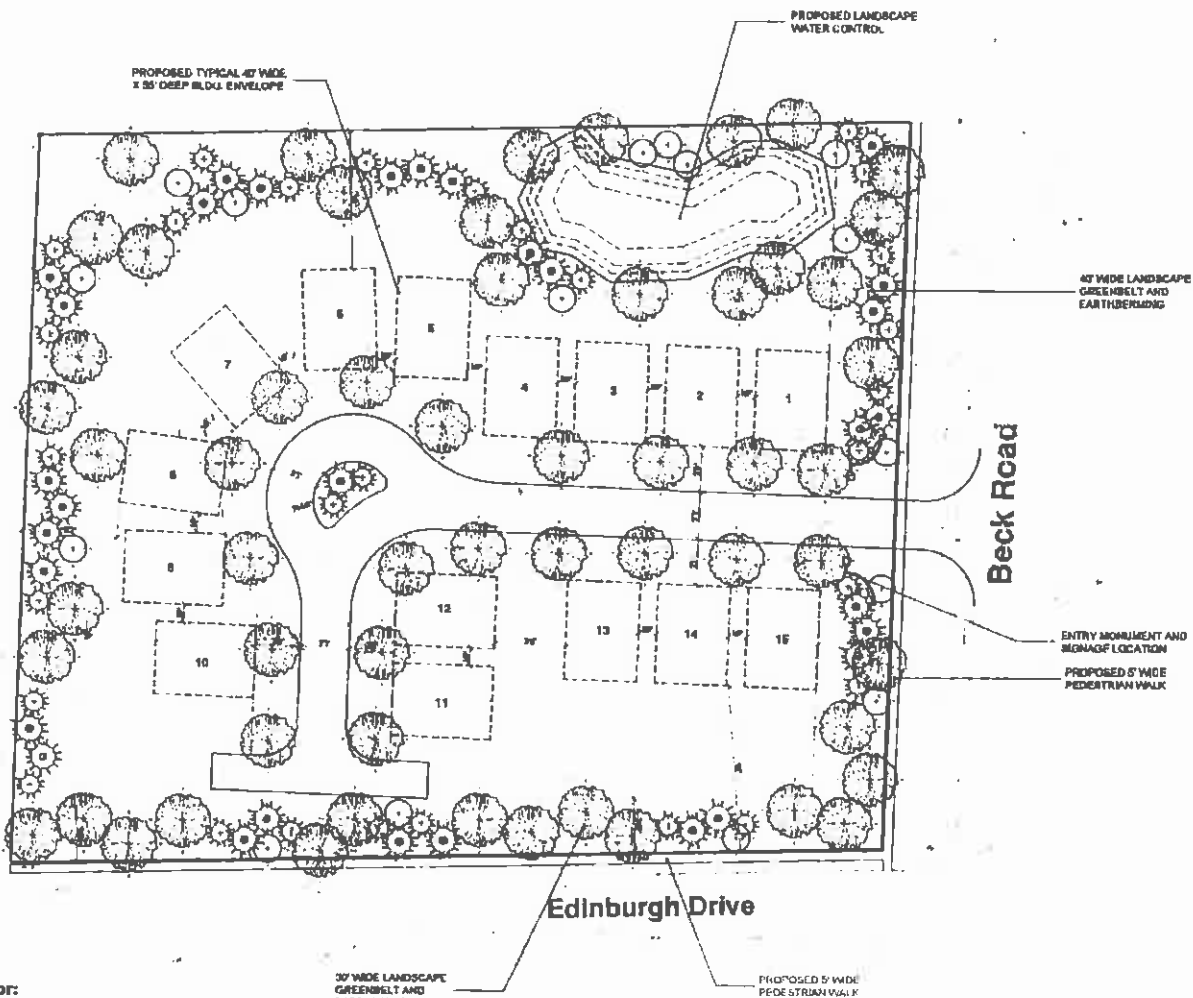
Utility service to each unit will be similar to previous plans. The water main can be looped between Beck Road and Edinburgh Road as required by the township. Sanitary sewer service will be taken from Edinburgh Road. Maintenance of the roads, open space, detention area and storm sewers will be by the condominium association management company.

Also as requested in a planning commission meeting enclosed is a traffic study from Fleis and Vandenbrink indicating current and projected traffic movement counts at Beck and Edinburgh Road and at our proposed street and Beck Road and showing the comparison between the previous 6 lot layout with access to Edinburgh Road and the proposed 15 unit layout with direct access to Beck Road.

Rezoning narrative 11-8-2017

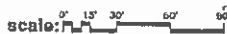
248-563-7400
jack@siloart.com

55767 Sandy Lane
Shelby Township, MI 48316



conceptual site plan study for:
Edinburgh Estates
 a planned single family community
 Plymouth Township, Michigan

note
 This conceptual site plan is intended to provide a general overview of the proposed development. It is not intended to be used as a final engineering or architectural plan. Any use of this plan for any other purpose is strictly prohibited.



program	study-C
TOTAL ACRES OF SITE	4.66
TOTAL NOS. OF RESIDENTIAL UNITS	15
TYP. BLOCK, HOUSES PER BLOCK	1/10
BLOCK STRATEGY	
BLOCK FRONT TO DRIVE	25'
BLOCK SIDE TO FRONT	25'
BLOCK DEPT. TO DRIVE	50'
BLOCK DEPT. TO PROPERTY	45'
BLOCK, CORNER TO CORNER	50'



Client:
CENTENNIAL HOME GROUP, LLC
 1-425 ASHLUMBY DRIVE
 SUITE C
 TRIM, MICHIGAN 48184
 1234-678-9012-3456

Project:
Edinburgh Estates
 a planned residential community

Project location:
 Plymouth Township, Michigan
 Beck Road and Edinburgh Drive

Sheet title:
SITE PLAN STUDY-C

Job no./sheet no./sheet date:

Approved by:
 JF

Reviewed by:
 JF

Date:
 5-12-2017

Author:
 JF

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Project no:
 LS17.077.05

Sheet no:
LP-1

MEMO

VIA EMAIL

To: Mr. Jack Carnahan
Centennial Home Group, LLC

From: Michael J. Labadie, PE
Steven J. Russo, PE
Fleis & VandenBrink

Date: October 9, 2017

Re: Proposed Edinburgh Estates Residential Development
Plymouth Township, Michigan
Traffic Impact Study

Introduction

This memorandum presents the results of a Traffic Impact Study (TIS) for the proposed Edinburgh Estates residential development in Plymouth Township, Michigan. The project site is located in the northwest quadrant of the Beck Road & Edinburgh Drive intersection and is currently undeveloped. The proposed development plans include the following two alternatives:

1. Development site access provided via a single site access point to Edinburgh Drive with six single-family residential units.
2. Development site access provided via a single site access point to Beck Road with 15 single-family residential units targeted towards empty nesters.

Plymouth Township has requested a TIS as part of the site plan review and approval process. The purpose of this study is to identify the traffic related impacts, if any, from the proposed development at the intersection of Beck Road & Edinburgh Road as well as the proposed site access points under each alternative. The scope of the study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practice, and methodologies published by the Institute of Transportation Engineers (ITE). Additionally, Plymouth Township provided input regarding the scope of work for the TIS included herein.

Data Collection

The existing weekday turning movement traffic volume data were collected by F&V subconsultant Traffic Data Collection, Inc. (TDC) on Wednesday, September 27, 2017. Intersection turning movement counts were collected during the weekday AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods at the intersection of Beck Road & Edinburgh Drive. This data was used as a baseline to establish existing traffic conditions without the proposed development. Additionally, F&V collected an inventory of existing lane use and traffic controls, shown on the attached Figure 1. The existing AM and PM peak hour traffic volumes are shown on the attached Figure 2 and were identified to occur between 8:00 AM to 9:00 AM and 4:45 PM to 5:45 PM.

Existing Conditions

Existing peak hour vehicle delays and Levels of Service (LOS) were calculated at the study intersections using Synchro (Version 10) traffic analysis software. This analysis was based on the existing lane use and

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traffic control shown on the attached Figure 1, the existing peak hour traffic volumes shown on the attached Figure 2, and the methodologies presented in the *Highway Capacity Manual, 6th Edition* (HCM6). Typically, LOS D is considered acceptable, with LOS A representing minimal delay, and LOS F indicating failing conditions. Additionally, SimTraffic network simulations were reviewed to evaluate network operations and vehicle queues. The existing conditions results are attached and summarized in Table 1.

Table 1: Existing Intersection Operations

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
1. Beck Road & Edinburgh Drive	STOP (Minor)	EB	24.6	C	21.0	C
		NB LT	8.5	A	10.4	B
		SB	Free		Free	

The results of the existing conditions analysis show that all approaches and movements at the study intersection currently operate acceptably at a LOS D or better during both peak periods with the exception of the STOP controlled EB left turn movement from Edinburgh Drive onto NB Beck Road which currently operates at a LOS E during both peak hours. Review of SimTraffic network simulations indicates acceptable traffic operations during both peak periods and significant vehicle queues are not observed. The 95th percentile queue lengths for the STOP controlled Edinburgh Drive approach is calculated to be 52 feet (2 vehicles) or less during both peak periods, which is not significant.

Background Conditions

Historical traffic volumes from the Wayne County Department of Public Services (WCDPS) on Beck Road adjacent to the proposed development were reviewed to calculate an applicable growth rate for the existing traffic volumes to the project build-out year of 2020. However, as no new traffic counts have been collected in the study area within the last eight years, the Southeast Michigan Council of Governments (SEMCOG) community profile for Plymouth Township was reviewed. This showed a marginal increase in population and employment growth of approximately 0.2% per year from 2015 to 2040. Therefore, a background traffic growth of 0.5% per year was assumed for this study for the analysis of background conditions *without the proposed development*.

In addition to background growth, it is important to account for traffic that is expected to be generated by approved developments within the vicinity of the study area that have yet to be constructed or are currently under construction. For the purposes of this study a single background development known as the Village at Northville located in the northwest quadrant of the Five Mile Road & Beck Road intersection was included under background conditions.

The vehicle trips that would be generated by the background development were assigned to the study section of Beck Road based on the TIS completed for the development and was added to the background traffic volumes. The background traffic volumes are summarized on the attached Figure 3.

Background Operations

Background peak hour vehicle delays and LOS were calculated based on the existing lane use and traffic control shown on the attached Figure 1, the background traffic volumes shown on the attached Figure 3, and the methodologies presented in the HCM. The results of the background conditions assessment are attached and summarized in Table 2.

Table 2: Background Intersection Operations

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
1. Beck Road & Edinburgh Drive	STOP (Minor)	EB	27.7	D	23.9	C
		NB LT	8.6	A	10.9	B
		SB	Free		Free	

The results of the background conditions analysis indicate that all approaches and movements at the study intersection of Beck Road & Edinburgh Road will continue to operate in a manner similar to existing conditions. Review of SimTraffic network simulations also indicates background traffic conditions which are similar to existing conditions. The 95th percentile queue lengths for the STOP controlled Edinburgh Drive approach is calculated to be 55 feet (2 vehicles) or less during both peak periods, which is not significant.

ALTERNATIVE 1-ACCESS ON EDINBURGH DRIVE (6 UNITS)

Site Trip Generation

The number of AM and PM peak hour vehicle trips that would be generated by the proposed development under Alternative 1 was determined based on data published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition* and is summarized in Table 3.

Table 3: Site Trip Generation

Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Single-Family Residential	210	6	D.U.	78	2	7	9	4	3	7

The peak hour site generated trips shown in Table 3 were assigned to the adjacent road network based on existing traffic patterns and the proposed site access plan. These patterns indicate the site trip distribution summarized in Table 4.

Table 4: Site Trip Distribution

To / From	via	AM / PM
North	Beck Road	65%
South	Beck Road	35%
		100%

The site generated trips are shown on Figure 4 and were added to the background traffic volumes shown on Figure 3 to calculate the future peak hour traffic volumes shown on Figure 5.

Future Conditions

Future peak hour vehicle delays and LOS *with the proposed development* under Alternative 1 were calculated based on the existing lane use and traffic control shown on Figure 1, the proposed site access plan, the future traffic volumes shown on Figure 5, and the methodologies presented in the HCM6. Additionally, SimTraffic simulations were utilized to evaluate network operations and vehicle queues. The results of the analysis of total future conditions are attached and are summarized in Table 5.

Table 5: Future Intersection Operations

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
1. Beck Road & Edinburgh Drive	STOP (Minor)	EB	31.8	D	27.1	D
		NB LT	8.6	A	10.9	B
		SB	Free		Free	
2. Edinburgh Drive & Site Drive	STOP (Minor)	EB LT	0.0	A	0.0	A
		WB	Free		Free	
		SB	8.8	A	8.9	A

The results of this analysis indicate that the proposed development will not have a significant impact on the study intersection of Beck Road & Edinburgh Drive. All approaches and movements will continue to operate in a manner similar to background conditions and minor increases in vehicle delay will not be discernable to existing traffic. Additionally, all approaches and movements at the proposed site road to Edinburgh Drive will operate acceptably at a LOS A during both peak periods. Review of SimTraffic network simulations indicates future traffic operations will be acceptable and significant vehicle queues are not observed. The 95th percentile queue lengths for the STOP controlled Edinburgh Drive approach is calculated to be 49 feet (2 vehicles) or less during both peak periods, which is not significant.

Auxiliary Lanes

The WCDPS warrants for right and left turn lanes were evaluated at the proposed site access drive to Edinburgh Drive. The 24-hour volume on Edinburgh Drive was determined based on existing PM peak hour traffic volumes along Edinburgh Drive. As a general rule of thumb, the PM peak hour traffic volumes along a roadway account for approximately 10% of the Average Daily Traffic (ADT) volumes. Therefore, with a PM peak total of 50 vehicles along Edinburgh Drive, it is estimated to have a future ADT of approximately 500 vehicles per day.

The results of the turn lane analysis based on the future ADT show that neither a right-turn treatment nor left turn treatment is required.

ALTERNATIVE 2-ACCESS ON BECK ROAD (15 UNITS)

Site Trip Generation

The number of AM and PM peak hour vehicle trips that would be generated by the proposed development under Alternative 2 was determined based on data published by ITE in *Trip Generation, 10th Edition* and is summarized in Table 6.

Table 6: Site Trip Generation

Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Single-Family Residential	210	15	D.U.	182	4	11	15	10	6	16

The peak hour site generated trips shown in Table 6 were assigned to the adjacent road network based on the same trip distribution summarized for Alternative 1. The site generated trips for Alternative 2 are shown on Figure 6 and were added to the background traffic volumes shown on Figure 3 to calculate the future peak hour traffic volumes shown on Figure 7.

Future Conditions

Future peak hour vehicle delays and LOS *with the proposed development* under Alternative 2 were calculated based on the existing lane use and traffic control shown on Figure 1, the proposed site access plan, the future traffic volumes shown on Figure 7, and the methodologies presented in the HCM6. Additionally, SimTraffic simulations were utilized to evaluate network operations and vehicle queues. The results of the analysis of total future conditions are attached and are summarized in Table 7.

Table 7: Future Intersection Operations

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
1. Beck Road & Edinburgh Drive	STOP (Minor)	EB	28.0	D	24.1	C
		NB LT	8.6	A	10.9	B
		SB	Free		Free	
2. Beck Road & Site Drive	STOP (Minor)	EB	31.6	D	44.3	E
		NB LT	8.6	A	10.8	B
		SB	Free		Free	

The results of this analysis indicate that the proposed development will not have a significant impact on the study intersection of Beck Road & Edinburgh Drive. All approaches and movements will continue to operate in a manner similar to background conditions and minor increases in vehicle delay will not be discernable to existing traffic. Additionally, all approaches and movements at the proposed site road to Beck Road will operate acceptably at a LOS D or better during both peak periods with the exception of the STOP controlled site drive approach which will operate at a LOS E during the PM peak hour.

Review of SimTraffic network simulations indicates future traffic operations will be acceptable and significant vehicle queues are not observed. The 95th percentile queue lengths for the STOP controlled Edinburgh Drive and proposed site drive approaches to Beck Road are calculated to be 56 feet (2 vehicles) or less during both peak periods, which is not significant.

Auxiliary Lanes

The WCDPS warrants for right and left turn lanes were evaluated at the proposed site access drive to Beck Road. As no new traffic counts have been collected along Beck Road within the past eight years, the 24-hour volume on Beck Road was determined based on the existing PM peak hour traffic volumes along Beck Road. Utilizing the 10% rule and a PM peak total of 1,802 vehicles along Beck Road, it is estimated to have a future ADT of approximately 18,020 vehicles per day.

The results of the turn lane analysis based on the future ADT show that neither a right-turn treatment nor left turn treatment is required at the proposed site access point to Beck Road.

Conclusions

The conclusions of this Traffic Impact Study are as follows:

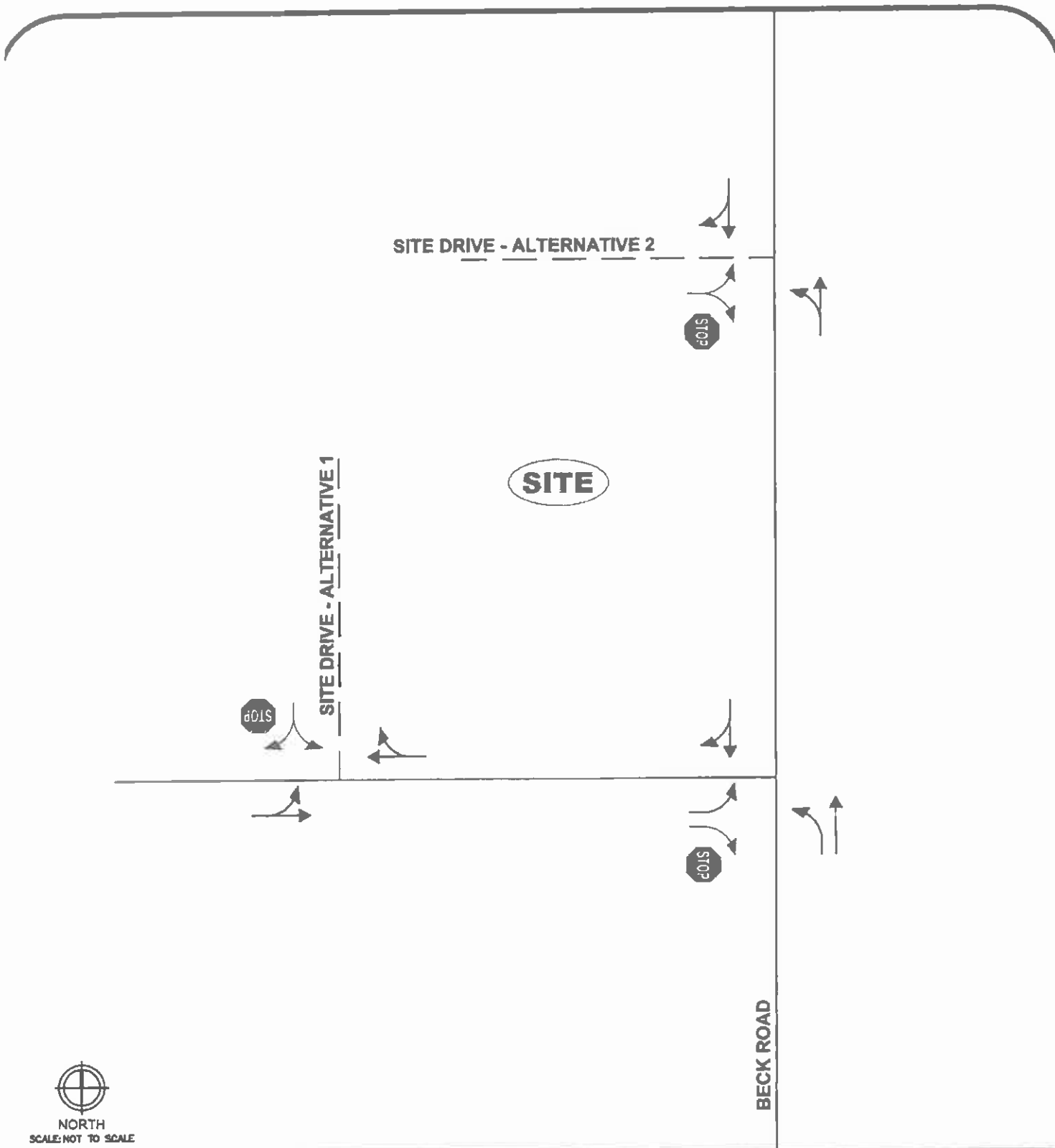
1. Currently all approaches and movements at the study intersection of Beck Road & Edinburgh Drive operate acceptably at a LOS D or better during both peak periods with the exception of the STOP controlled EB left turn movement from Edinburgh Drive onto NB Beck Road which currently operates at a LOS E during both peak hours. However, review of SimTraffic network simulations indicates acceptable traffic operations during both peak periods and 95th percentile queue lengths for the STOP controlled Edinburgh Drive approach is calculated to be 52 feet (2 vehicles) or less during both peak periods, which is not significant.
2. Based on SEMCOG population and employment forecast for Plymouth Township, a 0.5% per year growth rate was applied to the existing traffic volumes to the project build-out year of 2020. Site-generated trips from the Village at Northville development were also included under background conditions.
3. All approaches and movements at the study intersection of Beck Road & Edinburgh Drive will continue to operate in a manner similar to existing conditions during both peak periods under background conditions *without the proposed development*.
4. The proposed development under both alternatives will not have a significant impact on the study intersection of Beck Road & Edinburgh Drive. Future delays and LOS will be similar to background conditions and minor increases in delay will not be discernable to existing network traffic.
5. All approaches and movements at the proposed site access drive under Alternative 1 will operate acceptably at a LOS A during both peak periods.
6. The STOP controlled site access drive to Beck Road under Alternative 2 will operate at LOS E during the PM peak hour; however, 95th percentile queue lengths for this approach are calculated to be 22 feet (1 vehicle), which is not significant.
7. Neither a left turn nor right turn treatment are required at the proposed site access drives under either Alternative.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.

Attached: Figures 1 – 7
Traffic Volume Data
Synchro / SimTraffic Results

WCDPS Turn Lane Warrants

SJR:jmk



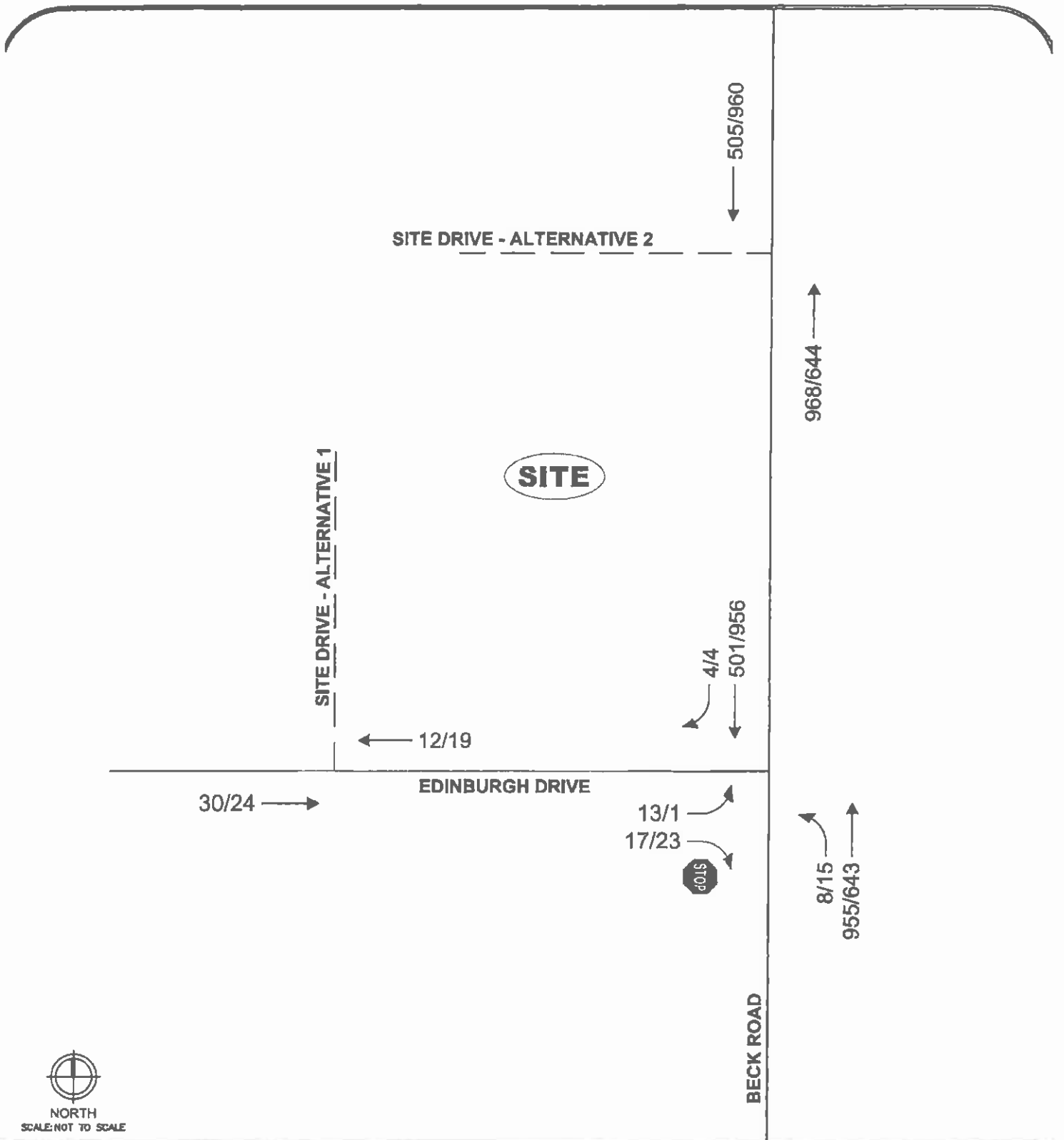
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SCALE: NOT TO SCALE



FIGURE 1
LANE USE AND TRAFFIC CONTROL
EDINBURGH ESTATES TIS - PLYMOUTH TOWNSHIP, MI

LEGEND

- ROADS
- LANE USE
- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION



NORTH
SCALE: NOT TO SCALE

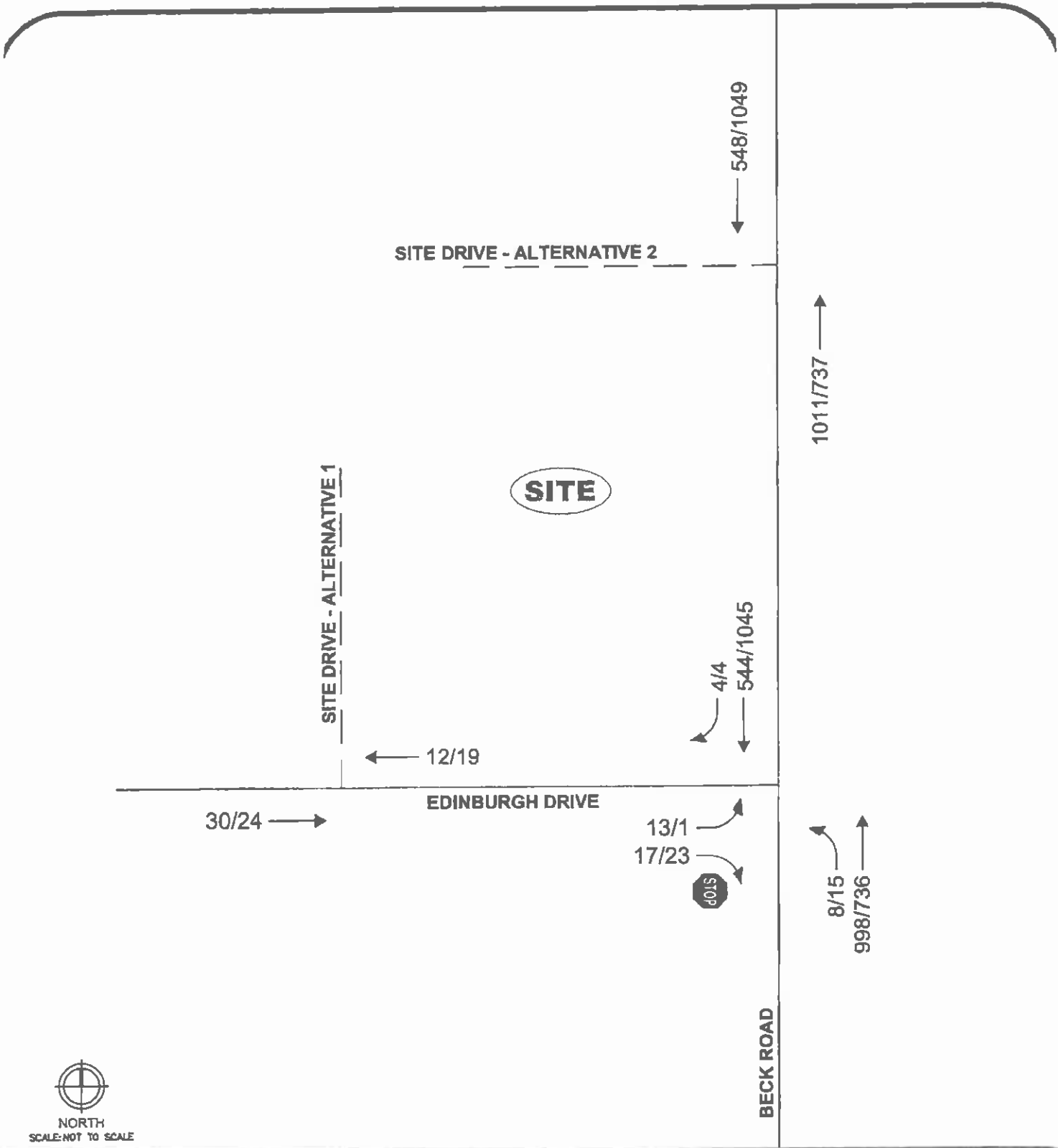


FIGURE 2 EXISTING TRAFFIC VOLUMES

EDINBURGH ESTATES TIS - PLYMOUTH TOWNSHIP, MI

LEGEND

- ROADS
- TRAFFIC VOLUMES (AM/PM)
- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION








 NORTH
 SCALE: NOT TO SCALE

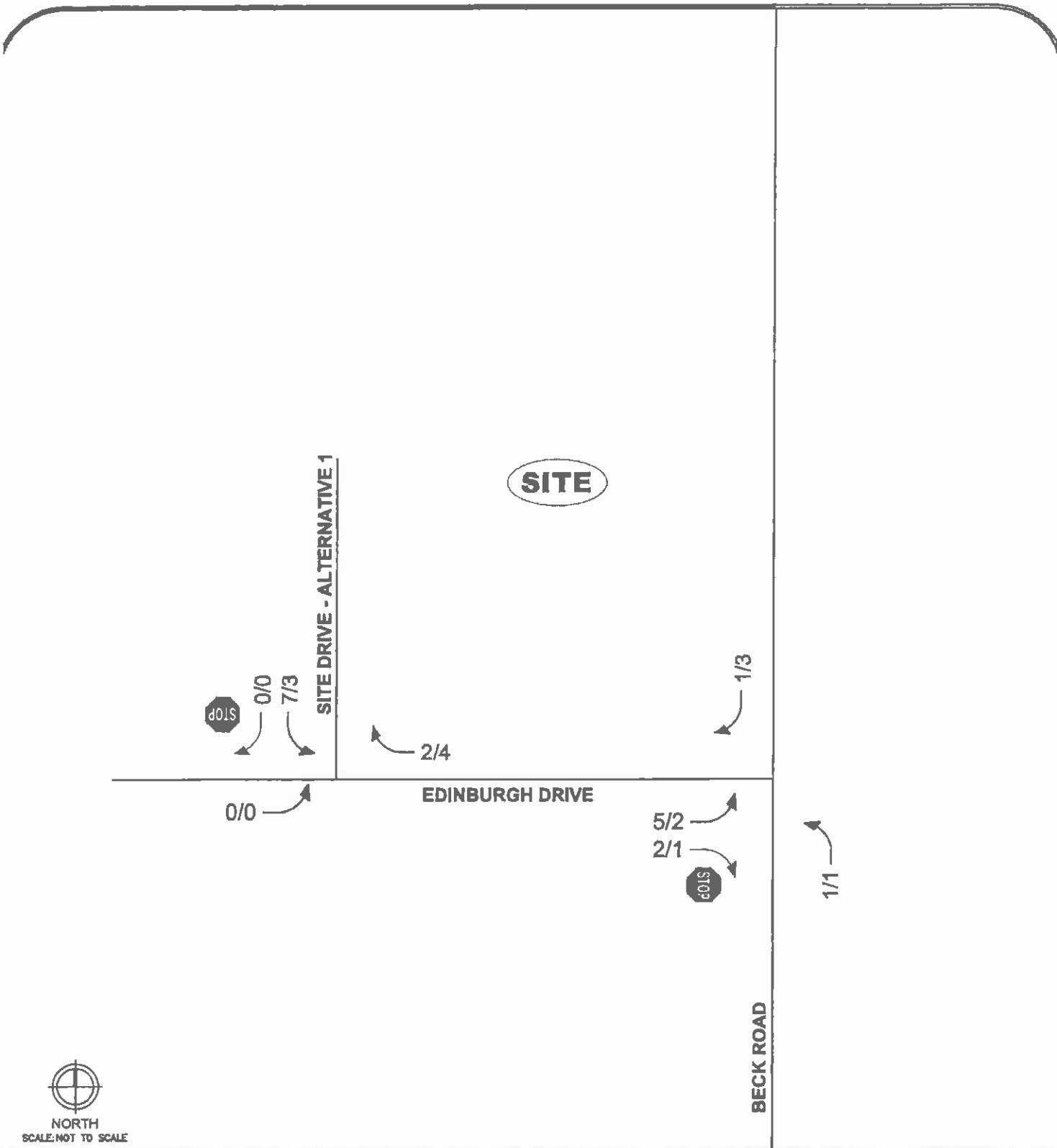


FIGURE 3 BACKGROUND TRAFFIC VOLUMES

EDINBURGH ESTATES TIS - PLYMOUTH TOWNSHIP, MI

LEGEND

-  ROADS
-  TRAFFIC VOLUMES (AM/PM)
-  SIGNALIZED INTERSECTION
-  UNSIGNALIZED INTERSECTION



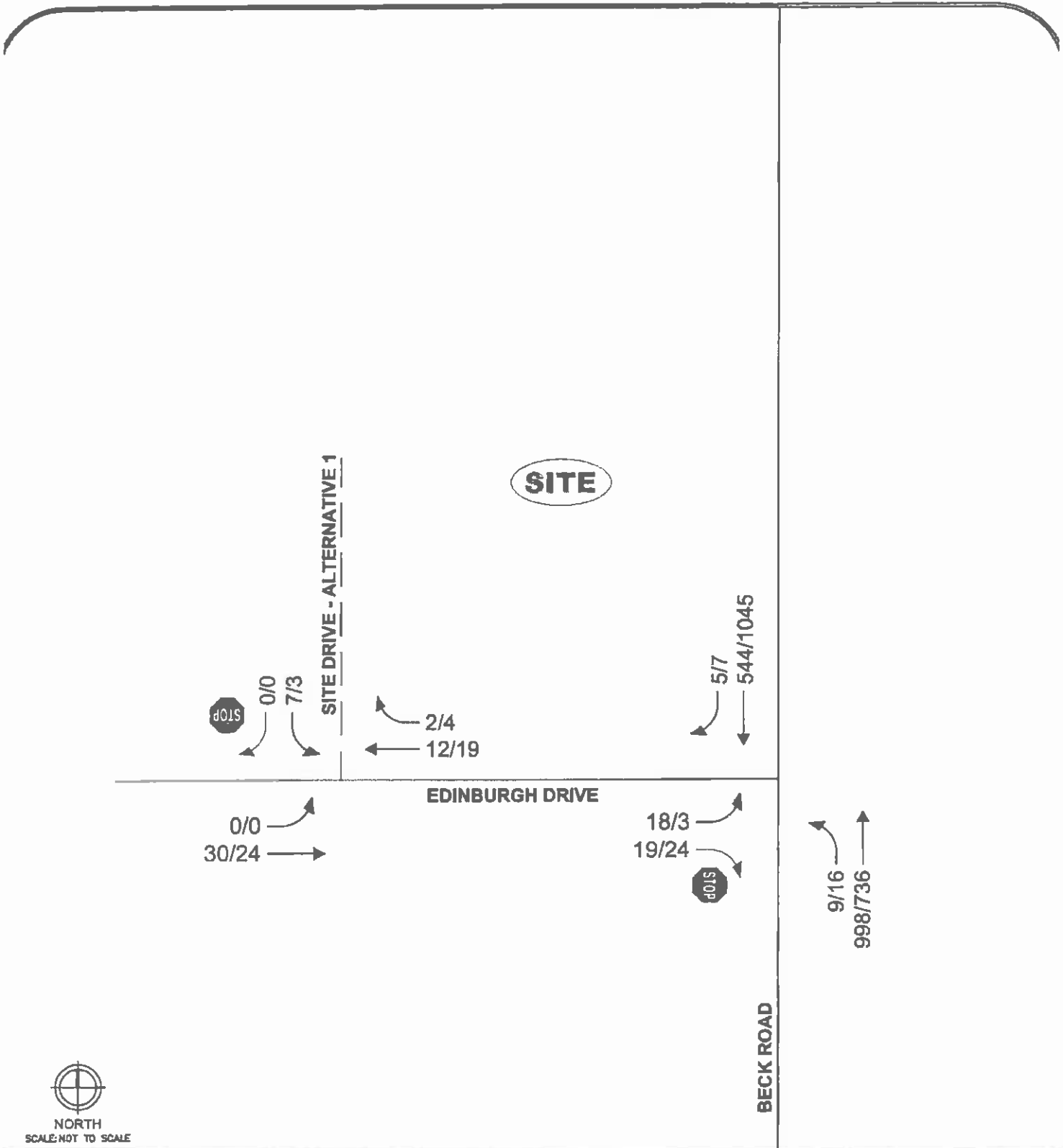
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FIGURE 4
SITE-GENERATED TRAFFIC VOLUMES - ALTERNATIVE 1
 EDINBURGH ESTATES TIS - PLYMOUTH TOWNSHIP, MI

LEGEND

	ROADS
	TRAFFIC VOLUMES (AM/PM)
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION



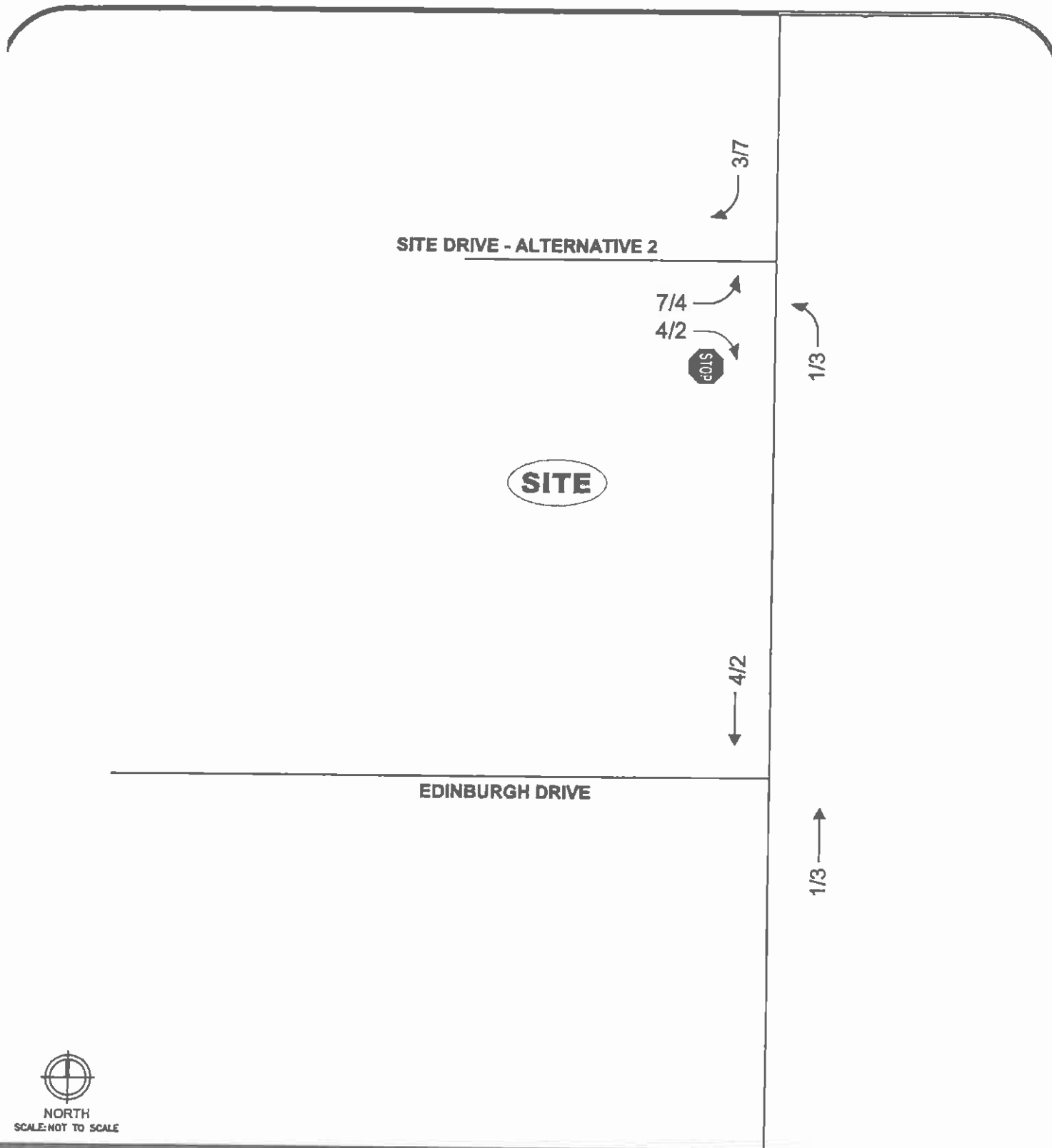
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FIGURE 5
FUTURE TRAFFIC
VOLUMES - ALTERNATIVE 1
 EDINBURGH ESTATES TIS - PLYMOUTH TOWNSHIP, MI

LEGEND

	ROADS
	TRAFFIC VOLUMES (AM/PM)
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION



NORTH
SCALE: NOT TO SCALE



FIGURE 6
SITE-GENERATED TRAFFIC VOLUMES - ALTERNATIVE 2
 EDINBURGH ESTATES TIS - PLYMOUTH TOWNSHIP, MI

LEGEND

- ROADS
- TRAFFIC VOLUMES (AM/PM)
- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION

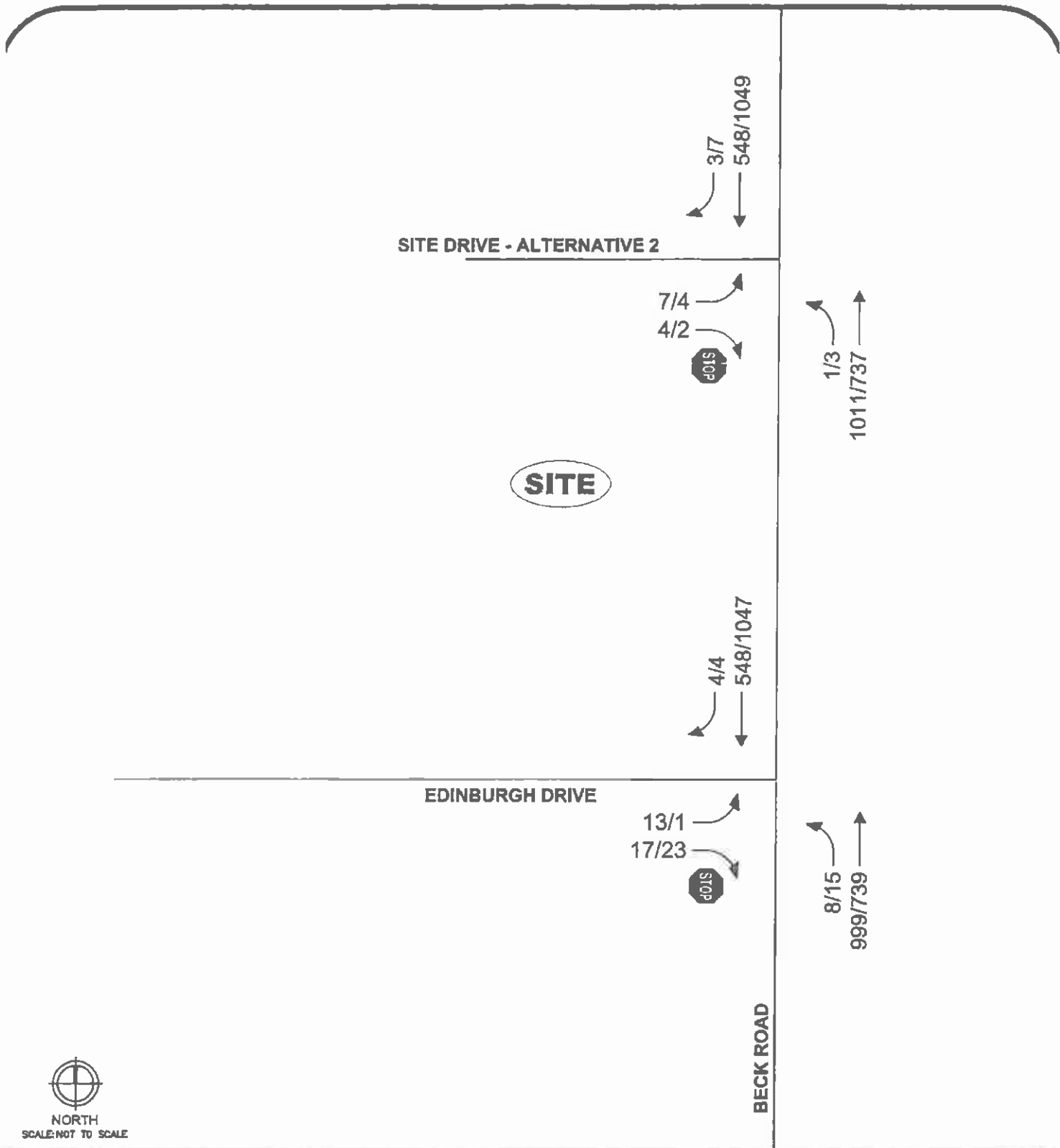


FIGURE 7
FUTURE TRAFFIC
VOLUMES - ALTERNATIVE 2
 EDINBURGH ESTATES TIS - PLYMOUTH TOWNSHIP, MI



LEGEND

- ROADS
- TRAFFIC VOLUMES (AM/PM)
- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION

Traffic Data Collection, LLC

tdccounts.com

Phone: (586) 786-5407

Traffic Study Performed For:

Fleis & VandenBrink



Project: Plymouth Traffic Impact Study
 Type: 4 Hr. Video Turning Movement Count
 Weather: Sunny/Cldy, Dry Deg. 70's
 Count By: Miovision Video SCU 34N NE

File Name : TMC_1 Beck & Edinburgh_9-27-17
 Site Code : TMC_1
 Start Date : 9/27/2017
 Page No : 1

Groups Printed- Pass Cars - Single Units - Heavy Trucks

Start Time	Beck Road Southbound					NA Westbound					Beck Road Northbound					Edinburgh Drive Eastbound					Int	Total
	Rgt	Thru	Left	Peds	App Total	Rgt	Thru	Left	Peds	App Total	Rgt	Thru	Left	Peds	App Total	Rgt	Thru	Left	Peds	App Total		
07:00 AM	0	63	0	0	63	0	0	0	0	0	0	212	1	0	213	3	0	0	0	3	279	
07:15 AM	0	69	0	0	69	0	0	0	0	0	0	289	1	0	290	5	0	2	0	7	366	
07:30 AM	0	94	0	0	94	0	0	0	0	0	0	263	1	0	264	3	0	1	0	4	362	
07:45 AM	2	126	0	0	128	0	0	0	0	0	0	300	2	0	302	2	0	1	0	3	433	
Total	2	352	0	0	354	0	0	0	0	0	0	1064	5	0	1069	13	0	4	0	17	1440	
08:00 AM	2	121	0	0	123	0	0	0	0	0	0	282	1	0	283	4	0	7	0	11	397	
08:15 AM	1	128	0	0	129	0	0	0	0	0	0	254	1	0	255	7	0	4	0	11	395	
08:30 AM	0	125	0	0	125	0	0	0	0	0	0	219	3	0	222	3	0	1	0	4	351	
08:45 AM	1	127	0	0	128	0	0	0	0	0	0	220	3	0	223	3	0	1	0	4	355	
Total	4	501	0	0	505	0	0	0	0	0	0	955	8	0	963	17	0	13	0	30	1498	
**** BREAK ****																						
04:00 PM	2	196	0	0	198	0	0	0	0	0	0	145	3	0	148	3	0	0	0	3	349	
04:15 PM	0	208	0	0	208	0	0	0	0	0	0	139	4	0	143	1	0	0	0	1	352	
04:30 PM	1	204	0	0	205	0	0	0	0	0	0	140	8	0	148	1	0	0	0	1	354	
04:45 PM	1	221	0	0	222	0	0	0	0	0	0	169	5	0	174	5	0	0	0	5	401	
Total	4	829	0	0	833	0	0	0	0	0	0	593	20	0	613	10	0	0	0	10	1456	
05:00 PM	1	254	0	0	255	0	0	0	0	0	0	159	1	0	160	2	0	1	0	3	418	
05:15 PM	1	234	0	0	235	0	0	0	0	0	0	160	3	0	163	4	0	0	0	4	402	
05:30 PM	1	247	0	0	248	0	0	0	0	0	0	155	6	0	161	12	0	0	0	12	421	
05:45 PM	1	219	0	0	220	0	0	0	0	0	0	156	3	0	159	3	0	1	0	4	383	
Total	4	954	0	0	958	0	0	0	0	0	0	630	13	0	643	21	0	2	0	23	1624	
Grand Total	14	2636	0	0	2650	0	0	0	0	0	0	3242	46	0	3288	61	0	19	0	80	6018	
Apprch %	0.5	99.5	0	0		0	0	0	0	0	0	98.6	1.4	0		76.2	0	23.8	0			
Total %	0.2	43.8	0	0	44	0	0	0	0	0	0	53.9	0.8	0	54.6	1	0	0.3	0	1.3		
Pass Cars	11	2578	0	0	2589	0	0	0	0	0	0	3184	44	0	3228	58	0	19	0	77	5894	
% Pass Cars	78.6	97.8	0	0	97.7	0	0	0	0	0	0	98.2	95.7	0	98.2	95.1	0	100	0	86.2	97.9	
Single Units	3	46	0	0	49	0	0	0	0	0	0	49	2	0	51	3	0	0	0	3	103	
% Single Units	21.4	1.7	0	0	1.8	0	0	0	0	0	0	1.5	4.3	0	1.6	4.9	0	0	0	3.8	1.7	
Heavy Trucks	0	12	0	0	12	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	21	
% Heavy Trucks	0	0.5	0	0	0.5	0	0	0	0	0	0	0.3	0	0	0.3	0	0	0	0	0	0.3	

Comments: 4 hour traffic study conducted during typical weekday (Tuesday) from 7:00-9:00 AM morning & 4:00-6:00 PM afternoon peak hours while school was in session. Non-signalized "T" intersection. Video SCU camera was located within NE intersection quadrant.

Traffic Data Collection, LLC

tdccounts.com

Phone: (586) 786-5407

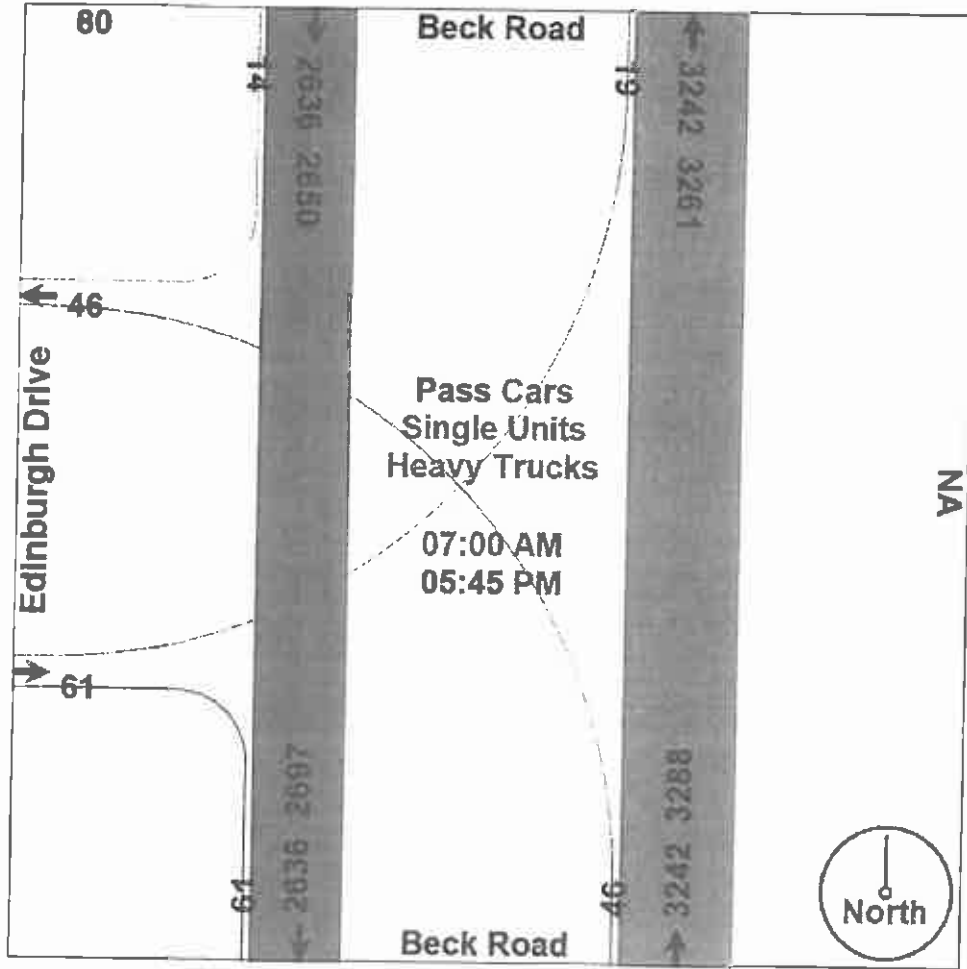
Traffic Study Performed For:

Fleis & VandenBrink



Project: Plymouth Traffic Impact Study
Type: 4 Hr. Video Turning Movement Count
Weather: Sunny/Cldy, Dry Deg. 70's
Count By: Mlovision Video SCU 34N NE

File Name : TMC_1 Beck & Edinburgh_9-27-17
Site Code : TMC_1
Start Date : 9/27/2017
Page No : 2



**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION
DECEMBER 5, 2017**


**ITEM D
DISCUSSION ON FUTURE OF
HILLTOP GOLF COURSE**



CHARTER TOWNSHIP OF PLYMOUTH

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

MEMORANDUM

To: Board of Trustees
From: Supervisor Kurt L. Heise 
Re: Plan of Action for Future of Hilltop Golf Course
Date: November 20, 2017

I am writing to seek your thoughts and comments on the future of Hilltop Golf Course and our contractual relationship with Billy Casper Golf, Inc. I have scheduled a study session on this topic for Tuesday, December 5 to consider the following proposed course of action:

1. Maintain our contractual relationship with Billy Casper Golf (BCG) through the end of their current contract term, which expires in March 2019. This will also allow BGC to hopefully capture some of the golf overflow resulting from the temporary closure of the Inn at St. John's facility, which is expected next year.
2. Formally notify BCG of our intention to not renew their contract in 2019.
3. Create a 'Golf Course Transition Committee' in early 2018 comprised of citizens and Trustees to begin the logistical and strategic planning needed to repurpose Hilltop Golf Course into a passive recreation park, including but not limited to:
 - Future of the Clubhouse and parking lot
 - Sale of the 50+ golf carts
 - Future of the Golf Course Storage Shed
 - Re-purposing of cart paths and other course infrastructure
 - Environmental stewardship of golf course property
 - New recreational opportunities for site
 - Integration with Township Park

SUPERVISOR
Kurt L. Heise
(734) 354-3200

CLERK
Jerry Vorva
(734) 354-3224

TREASURER
Mark J. Clinton
(734) 354-3214

TRUSTEES
Charles Curmi, Jack Dempsey
Robert Doroshewitz, Gary Heitman

4. Hire an appraiser to provide a valuation of the so-called 'Triangle' site bounded by Ann Arbor Trail, Beck, and Powell, for the purposes of a residential development which could accommodate up to 30 units.
5. Create a dedicated Recreation Fund for the maintenance of all parks going forward; possibly partnering with a 501(c)(3).
6. Hire a realtor to sell the Triangle site for residential development.
7. Create a vision statement for the future of the Golf Course property in our 2018 Joint Recreation Master Plan with the City of Plymouth.
8. Explore the possibility of privatizing all of our parks maintenance operations, beginning in 2019; draft RFP for such services.

Thank you for your time and consideration of my request. Please do not hesitate to contact me with any questions you might have. I look forward to discussing this with you on December 5.

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION
DECEMBER 5, 2017**

**ITEM E
PUBLIC COMMENTS AND QUESTIONS**

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION
DECEMBER 5, 2017**

**ITEM F
ADJOURNMENT**