



City of Plymouth
City Commission Regular Meeting Minutes
Monday, April 6, 2020 - 7:00 p.m.
Plymouth City Hall Commission Chambers

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

**Meeting was held online at Zoom.us
Meeting Code 530 578 662 Password - 997895**

Statement on the reason the public body is meeting electronically:

On March 10, 2020 the Governor of the State of Michigan declared a state of emergency across the State of Michigan under section 1 of Article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 – 421, and the Emergency Powers of the Governor Act of 1945, 1945 PA302, as amended, MCL 10.31 – 33. These sections provide the Governor with broad powers and duties to cope with dangers to this state or to the people of the state.

As a part of the response to the emergency, the Governor has deemed it reasonable and necessary to temporarily suspend rules and procedures relating to physical presence at meetings and hearings of public bodies and other governmental entities in Michigan. These public bodies and entities must continue to conduct public business during this emergency. Due to the emergency situation and the request of the Governor to not gather in groups of 10 or more it is necessary for some public boards to meet electronically.

1. CALL TO ORDER

- a. Mayor Wolcott called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance
- b. Roll call

Present: Mayor Oliver Wolcott, Mayor Pro Tem Nick Moroz, Commissioners Suzi Deal, Ed Krol, Kelly O' Donnell, Marques Thomey and Tony Sebastian

Also present: City Manager Paul Sincock, Attorney Robert Marzano, City Clerk Maureen Brodie, Public Safety Director Al Cox and various City Department Heads

2. CITIZENS COMMENTS

There were no citizen comments

3. APPROVAL OF THE AGENDA

Commissioner Sebastian made a motion, seconded by Commissioner Thomey to approve the agenda for Monday, April 6, 2020.

ROLL CALL VOTE - MOTION PASSED 7-0

4. ENACTMENT OF THE CONSENT AGENDA

- a. Approval of March 16, 2020 Regular Meeting Minutes

Commissioner Thomey offered a motion, seconded by Mayor Pro Tem Moroz to approve the Consent Agenda for Monday, April 6.

ROLL CALL VOTE - MOTION PASSED 6-0 (Commissioner Krol abstained)

5. COMMISSION COMMENTS

Mayor Wolcott thanked the staff for working hard during the pandemic. Commissioner Krol thanked the mayor for excusing him from the March 16 meeting to so he wouldn't be exposed to any potential COVID-19 droplets. Mayor Pro Tem Moroz thanked the administration for acting quickly on safety measures related to the pandemic. Commissioner O'Donnell asked whether spring cleanup day would still take place. City Manager Sincock responded that no decision had yet

been made due to the fluidity of the situation. She also asked whether non-emergency ordinance enforcement was still taking place. Sincock said enforcement is decided on a case-by-case basis due to the ordinance officer's reduced work schedule. Commissioner Krol showed the group a face shield he made.

6. OLD BUSINESS - NONE

7. NEW BUSINESS

a. Repairs to Street Sweeper

Commissioner Krol offered the following resolution, which was seconded by Commissioner Sebastian.

RESOLUTION # 2020-29

WHEREAS The City of Plymouth maintains a vehicle fleet in order to help protect the public health, safety and welfare, and

WHEREAS From time to time the vehicle fleet will need major maintenance, and

WHEREAS The Street Sweeper has been determined to need a major repair to the hydraulic manifold and these repairs have been reviewed by the Department of Municipal Services and the city's contracted mechanics.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize repairs to the Elgin Broom Bear Street Sweeper in the amount of \$8,549.27 to be completed by Bell Equipment Company. Funding for this authorization is authorized from the city's Equipment Fund.

There were questions about the selection process for the repair company and whether the sweeper was scheduled to be replaced in the Capital Improvement Plan. Director of Municipal Services Chris Porman said he was comfortable with the company because he has worked with them in the past, and further, that there are very few companies that repair street sweepers. He said the street sweeper was not slated to be replaced.

ROLL CALL VOTE - MOTION PASSED 7-0

b. Parks & Open Space Zoning Amendment

Mayor Pro Tem Moroz offered the following resolution, which was seconded by Commissioner Thomey:

RESOLUTION # 2020-30

WHEREAS The Planning Commission and the City of Plymouth drafted and reviewed the proposed zoning ordinance text which adds Article XXVIV, section 78-420 through 78-429 and zoning map amendments for the Parks and Open Space District, and

WHEREAS The Planning Commission held a public hearing on January 8, 2020 to receive public comment about the zoning amendment and rezoning, and

WHEREAS At the conclusion of the public hearing, the Planning Commission approved the zoning amendment and rezoning as presented and recommended review and approval by the City Commission, and

WHEREAS The proposed rezoning is supported by the Master Plan and would align the City's zoning map with the future land use map contained therein, and

WHEREAS The City Commission has completed a first reading of the proposed language.

NOW THEREFORE BE IT RESOLVED THAT the City Commission does hereby approved the Parks and Open Space district and rezoning of the City-owned parks, parklands and playgrounds

NOW THEREFORE BE IT FURTHER RESOLVED THAT the City Commission will hold a second meeting of the proposed text and map amendments at their next regular meeting.

Proposed Ordinance Language

P-OS Parks and Open Space District

78-420. Intent

The P-OS, parks and open space district, is intended to preserve, protect, and establish public parks, parkways, playgrounds, open space, natural features, and areas for active and passive recreation throughout the City of Plymouth.

78-421. Principal Uses Permitted

In a parks and open space district, no building or land shall be used and no structure or building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter.

Permitted uses:

1. Publicly owned and operated parks, parkways, and recreational lands and facilities.
2. Open space areas for passive recreation and educational activities, including but not limited to, walkways, bicycle paths, trails, benches, community gardens, outdoor stages, and open-air venues.
3. Active recreation including but not limited to sports fields and courts, and skate parks.
4. Playgrounds and play structures.
5. Cemeteries and structures associated with interment.
6. Essential public services.
7. Other uses which are similar to the above uses, as determined by the Planning Commission.
8. Accessory structures, such as picnic pavilions, historical or cultural monuments, and storage facilities, when customarily incidental to the above permitted uses.
9. Parking areas when customarily incidental to the above permitted uses.

78-422. Special Land Uses

None.

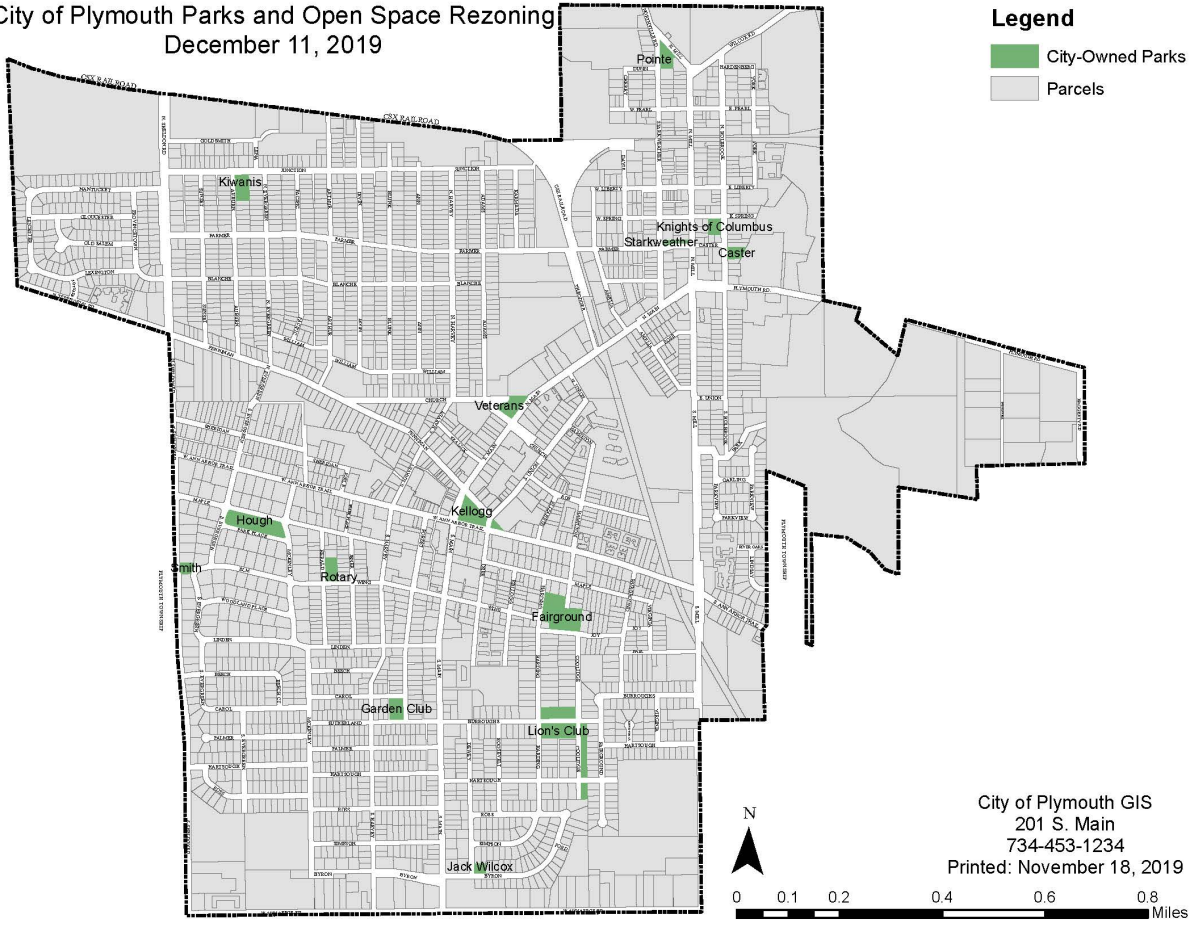
78-423. Area and Bulk Requirements

See Article XVII of this chapter for the schedule of regulations which limits the height and bulk of buildings and minimum size of lot, organized by permitted land use.

Zoning District	Minimum Size Lot Per Dwelling Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)				Minimum Floor Area Per Unit (sq. ft.)	Maximum % Lot Area Covered By All Buildings	Maximum Floor Area Ratio
	Area in sq. ft.	Width	In stories	In feet	Front	Least one	Total of two	Rear			
Parks and Open Space	N/A	N/A	1.5	15	-	-	-	-	N/A	-	N/A

78-424 through 78-429. Reserved.

City of Plymouth Parks and Open Space Rezoning
December 11, 2019





City of Plymouth
Planning Commission Meeting Minutes
Wednesday, January 8, 2020 – 7:00 P.M.
City Hall Commission Chambers

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. ROLL CALL

Chair Sisolak called the meeting to order at 7:00 P.M.
The Board said the Pledge of Allegiance.

PRESENT: Joe Hawthorne, Tim Joy, Jennifer Kehoe, Shannon Adams, Adam Offerman, Hollie Saraswat, and Karen Sisolak.

ABSENT: Chuck Myslinski, Scott Silvers

Also present was John Buzuvis, Community Development Director; Doug Lewan, Planning Consultant; Nick Moroz, City Commission Liaison; and Kelly O'Donnell, City Commission Liaison.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF MINUTES

a) Comm. Joy, supported by Comm. Hawthorne, made a motion to approve the regular meeting minutes from December 11, 2019.

MOTION APPROVED 7-0

4. APPROVAL OF AGENDA

Comm. Kehoe, supported by Comm. Offerman, made a motion to approve the agenda, as presented.

MOTION APPROVED 7-0

5. ELECTION OF OFFICERS

Comm. Joy nominated Comm. Sisolak to be Chairperson for the 2020 calendar year. There were no other nominations.

MOTION APPROVED 7-0

Chair Sisolak nominated Comm. Kehoe to be Vice-Chairperson for the 2020 calendar year. There were no other nominations.

MOTION APPROVED 7-0

6. COMMISSIONER COMMENTS

Chair Sisolak explained that the Saxton's purchase agreement was conditionally approved by the City Commission on January 6 and is available to review on the City's website, pages 84-106.

Comm. Kehoe encouraged the Board to review the purchase agreement. She explained it included information on ingress and egress, but that additional safeguards needed to be put into the final PUD agreement.

7. PUBLIC HEARING

a) Parks and Open Space District Text and Rezoning

Comm. Kehoe explained the process and reasoning for writing the parks and open space district ordinance language and rezoning the city-owned parks and open spaces.

Chair Sisolak opened the public hearing at 7:11 PM.
There were no public comments.
Chair Sisolak closed the public hearing at 7:12 PM.

Chair Sisolak thanked Comms. Kehoe, Offerman, and Joy for their work on the sub-committee.

A motion was made by Comm. Joy, seconded by Comm. Offerman, to recommend the approval of the final draft of the Parks and Open Space Ordinance and be forwarded to the City Commission for their review.
MOTION APPROVED 7-0

8. OLD BUSINESS

a) PUD 19-02: 230 Wilcox (Wilcox Mill), Preliminary PUD Review, Zoned R-1

Comm. Kehoe rescued herself due to a conflict of interest.

Steven Estey, land use attorney, presented his case. He explained that their resubmission aims to clarify and address the concerns brought up by Ms. Elmiger's report and the Board's discussion. He explained those items specifically include the tree inventory, the elevation of the proposed Quonset hut, the pertinent provisions from Wayne County's approval of the sale, an updated wetland delineation determination report, the list of community project partners, the Secretary of the Interior Standards for Rehabilitation, labeling the abutting uses, clarifying the interior kitchenette plan, reducing the size of the proposed building, and the parking area to the north along Wilcox was moved back and vegetative screening was added. Mr. Estey addressed the concerns outlined in the CWA report. He explained that the EGLE application was provided and necessary notations were changed. He stated that they have no objection to obtaining a floodplain permit, if required. He explained that the restrictions that are in the purchase agreement will be handled by virtue of the deed at closing and enforced by those that can enforce them, i.e. the County. Mr. Estey explained that the events and leasing of the space is required to make the project economically viable. He stated that this mill project is unlike other throughout the county in that it does not have a restaurant or a commercial retail space so they want the ability to do as many events as the market will support. He explained they're not aware of any contamination on site, but they would provide information if it became available. Mr. Estey explained that the banked parking was critical for outdoor events. He suggested that outdoor events could be held on the site to the extent that parking would accommodate it, but no events that exceed the available parking can be held until the bank parking is constructed. He explained the additional screening for the circulation drive would be installed so as not to impede the clear sight vision for vehicles entering and exiting the circulation drive. He explained that the suggested sidewalk addition down the hill on Wilcox was challenging due to topography and is cost prohibitive. Mr. Estey explained that the size of the additional principal building has been reduced and designed to pay homage to the post-WWII industrial history of the site. He showed the Board architectural renderings of the additional story on the mill building.

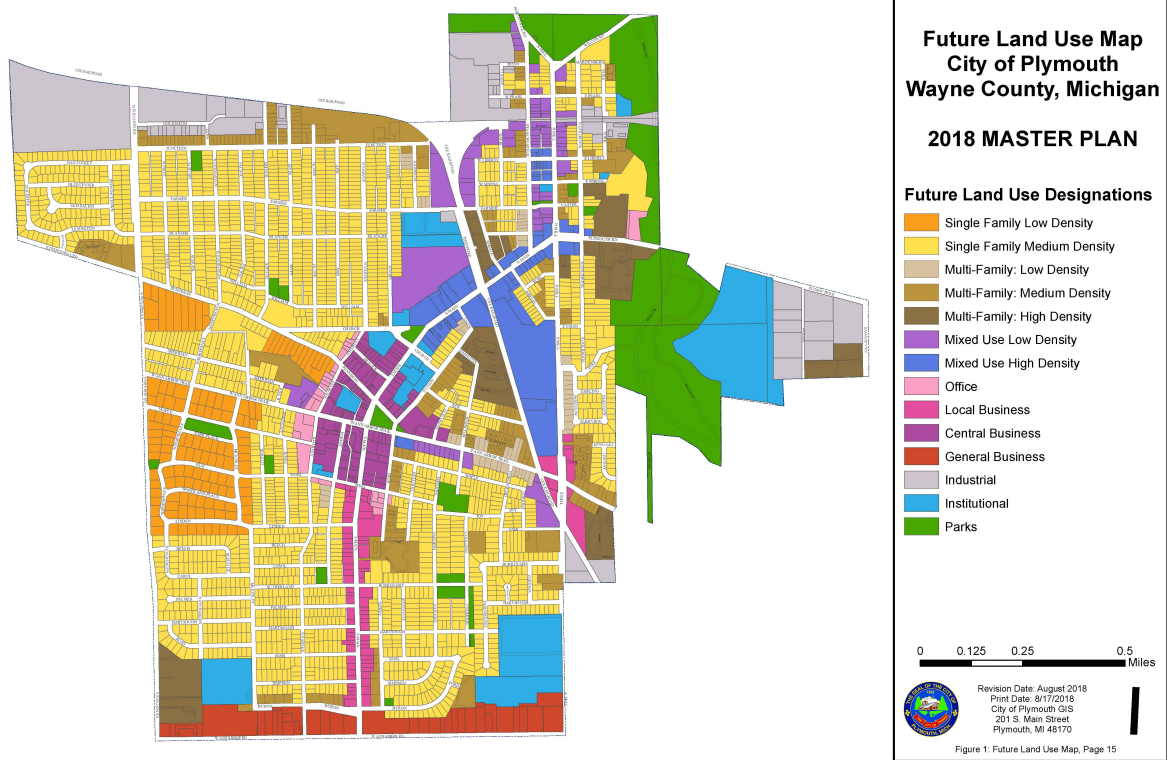
Citizen Comments

Ellen Elliott, 404 Irvin, spoke in favor of and gave background on the proposed Quonset hut. She explained the history of the design and how it fits with the Henry Ford and industrial history of the site.

Wendy Harless, 11677 Morgan Avenue, Plymouth Preservation Network, explained that historic buildings are expensive. She spoke in favor of allowing revenue generating activities and events like gallery openings and renting the venue out for special events in order to generate revenue to maintain the historic building.

Board Discussion

Comm. Offerman spoke favorably about the project and its public benefit. He wanted to have some restrictions for parking related to events.



Commissioner Thomey commended the team for developing the new ordinance, as did Mayor Pro Tem Moroz.

ROLL CALL VOTE - MOTION PASSED 7-0

c. Lawn Mowing Bids 2020 Season

Mayor Pro Tem Moroz offered the following resolution, which was seconded by Commissioner Sebastian.

RESOLUTION # 2020-31

WHEREAS The City of Plymouth has a variety of public properties which need to have the lawn mowed on a regular basis, and

WHEREAS From time to time the City bids these services to arrange for lawn mowing and leaf clean up services, and

WHEREAS The City did seek bids for this service and two bidders, bid on the project, and

WHEREAS The City Administration did review the bid and recommends accepting the bid from Serene Surroundings Landscape Group.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby accept the bid from Serene Surroundings Landscape Group for lawn mowing and fall leaf cleanup.

Mayor Pro Tem Moroz said he appreciated that the contract would be going to a local company. Commissioner Krol asked why there was a three-year renewal in the contract. City Manager Sincok explained that either the City or the contractor would have the option of ending the contract after one year or two years if either party desired to do so.

ROLL CALL VOTE - MOTION PASSED 7 – 0

d. Presentation of 2020-21 Budget – NO ACTION NEEDED

City Manager Sincock presented the proposed 2020-21 budget to the Commission. A budget study session was scheduled for April 16, with the time to be determined.

8. REPORTS AND CORRESPONDENCE

a. Liaison Reports

Commissioner Krol reported that the ZBA denied the only request before it at their April meeting. Commissioner Thomey reported that the Northville Plymouth Fire Advisory Board met prior to the Commission meeting. Mayor Pro Tem Moroz reminded residents to complete the 2020 Census.

Mayor Wolcott reiterated that residents, elected officials and City administration needed to continue to work together during these challenging times.

9. ADJOURNMENT

Hearing no further discussion, Mayor Wolcott asked for a motion to adjourn. A motion to adjourn was made by Commissioner Krol and seconded by Commissioner Thomey for adjournment of the meeting at 7:56 p.m.

ROLL CALL VOTE - MOTION PASSED 7 – 0

OLIVER WOLCOTT
MAYOR

MAUREEN A. BRODIE, CMC, CMMC
CITY CLERK