



City of Plymouth Planning Commission Regular Meeting Agenda

Wednesday, May 13, 2020 – 7:00p.m.

Join Zoom Meeting

Website: <https://us02web.zoom.us/j/91569355331>

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

Join Zoom Meeting

Website: <https://us02web.zoom.us/j/91569355331>

Meeting ID – 915 6935 5331

Password 474822

Statement of explanation of the reason why 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 PA 302, 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. Pledge of Allegiance
 - b. Roll Call
2. CITIZENS COMMENTS
3. APPROVAL OF THE MINUTES
 - a. Approval of the April 8, 2020 Regular Meeting Minutes
4. APPROVAL OF THE AGENDA
5. COMMISSION COMMENTS
6. PUBLIC HEARING
 - a. RZ 20-01: 900 York Street, Zoned I-1,
(Rezoning request from I-1, Light Industrial to R-1, Single-Family Residential)
7. OLD BUSINESS
8. NEW BUSINESS
9. REPORTS AND CORRESPONDENCE
10. ADJOURNMENT

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2017-2022

GOAL I - QUALITY OF LIFE

OBJECTIVES

1. Support the neighborhoods with high-quality customer service
2. Engage in collaboration with private entities and surrounding municipalities to implement the [Joint Recreation Master Plan](#)
3. Improve communication with the public across multiple platforms
4. Maintain a high level of cleanliness throughout the City
5. Support and host a diverse variety of events that foster community and placemaking

ONE YEAR TASKS 2020-21

- Liquor/marijuana license review
- Rooftop seating review
- Adopt Downtown Development Authority (DDA) Master Plan and identify funding sources for implementation
- Begin implementation of Kellogg Park Master Plan with fountain replacement
- Establish format & requirements for public parks sponsorship
- Resident education programs on zoning basics, ordinance change and update, services, and recycling
- City webpage - create city-wide F.A.Q. "Index" page and push out link
- Increase social media presence – 1k new followers/subscribers/etc.
- Review and evaluate City truck routes
- Complete update to Special Events Policy

GOAL II - FINANCIAL STABILITY

OBJECTIVES

1. Approve balanced budgets that maintain fiscal responsibility
2. Advocate for increased revenue sharing with the State of Michigan
3. Encourage and engage in partnerships, both public and private, to share costs of services and equipment
4. Address the issue of legacy costs
5. Seek out and implement efficient and effective inter-departmental collaboration
6. Market our successes to attract new economic and investment opportunities

ONE YEAR TASKS 2020-21

- Actively promote and participate in the 2020 census
- Explore internal and external supplemental funding of legacy costs
- Target revenue enhancements for large-scale capital projects, including grants and millage
- Assist the Michigan Municipal League (MML) in facilitating and increasing support for state revenue sharing initiatives
- Redesign Capital Improvement Plan and evaluate future funding process for Equipment Fund
- Create a rate card for payment in lieu of paid parking
- Develop financial plan for public safety model
- Identify cost estimates, timeframe and potential funding sources for central parking deck
- Complete road bond sale – phase one

GOAL III - ECONOMIC VITALITY

OBJECTIVES

1. Continue to support and improve active, vibrant downtown branding
2. Support community and economic development projects and initiatives
3. Support a mix of industrial, commercial and residential development
4. Reference the [Master Plan](#) in economic decision-making

ONE YEAR TASKS 2020-21

- Continued administration of development projects and proposals including Wilcox Mill, Saxton's, Pulte, Starkweather School, Lumber Mart, and various residential builds
- Branding – consistency across all communications (email, letterhead, agenda)
- Provide annual process and risk-management training to all boards and commissions
- Continue implementing Redevelopment Ready Community (RRC) plan to achieve certification
- Develop list of transitional properties and utilize Michigan Economic Development Corporation (MEDC), Wayne County, others to market
- Explore marketing partnerships (schools, Chamber, hotels, available publications etc.)

GOAL IV - SERVICE AND INFRASTRUCTURE

OBJECTIVES

1. Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention and succession planning
2. Support and deliver safe and responsive emergency services
3. Maintain a sophisticated and responsive technology to communicate and manage data
4. Continually record, maintain, update, and improve City infrastructure

ONE YEAR TASKS 2020-21

- Administration to make parking recommendation to City Commission by end of first quarter
- Implement updates to parking system according to direction given by City Commission
- Actively engage employees for further career development for succession planning with special focus on the depth of Cultural Center staffing
- Continue Asset Management Plan
- Review Insurance Services Office (ISO) Report and International City/County Management Association (ICMA) Study & begin meeting to discuss viable options for the future delivery of emergency services
- Approve third version of agreement on sanitary sewer with Western Township Utilities Authority (WTUA) based on delay by Wayne County
- Develop multi-modal transportation policy to City Commission
- Implement 2020 street repairs
- Restore Commercial Motor Vehicle (CMV) enforcement
- Continue geographic information system (GIS) mapping of the City
- Define process/educate citizenry/pursue adoption/Implement form-based codes

2019 Planning Commission Goals
Adopted May 8, 2019

1. Develop a Master Plan Overview Presentation and present to all City Boards and Commissions to gain alignment and commitment towards utilization during and prior to their respective decision making. This goal will be led by Comm. Saraswat and assisted by Comm. Hawthorne, Comm. Kehoe, and Chair Sisolak.
2. To create the new zoning districts that are necessary in order to bring the zoning map in line with the master plan and to update the permitted uses matrix. This goal will be led by Comm. Kehoe and assisted by Comm. Joy and Comm. Offerman.
3. Collaborate with the City Commission and other City boards to create a comprehensive non-motorized plan and implement tactical steps as opportunities are identified. This goal will be led by Comm. Myslinski.
4. Research the use of form-based codes and overlay districts in the appropriate areas identifying appropriate incremental changes for a pilot implementation of form-based coding principles. This goal will be led by Comm. Silvers along with Comm. Adams and Chair Sisolak.



City of Plymouth

Planning Commission Meeting Minutes

Wednesday, April 8, 2020 – 7:00 P.M.
Online Meeting – Zoom

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

ABSENT: Chuck Myslinski

Also present was Greta Bolhuis, Asst. Community Development Director; John Buzuvis, Community Development Director; Sally Elmiger, Planning Consultant; Nick Moroz, City Commission Liaison; and Bob Marzano, City Attorney.

Greta Bolhuis explained the rules and overview of the online meeting format.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF MINUTES

a) Comm. Joy, supported by Comm. Offerman, made a motion to approve the March 8, 2020 regular meeting minutes, as amended.

Ayes: Saraswat, Hawthorne, Silvers, Joy, Adams, Offerman, Kehoe, Sisolak

MOTION APPROVED 8-0

4. APPROVAL OF AGENDA

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

Ayes: Saraswat, Hawthorne, Silvers, Joy, Adams, Offerman, Kehoe, Sisolak

MOTION APPROVED 8-0

5. COMMISSIONER COMMENTS

Comm. Offerman reminded the Board his baby is due next month so he may or may not be at the May meeting.

Comm. Saraswat suggested reviewing the FAR ordinance for homes originally built with attached garages, like those in the New England subdivision. She also wanted mixed income house to be a priority and asked if policies could be put in place to encourage a wider variety of housing stock within new developments.

Chair Sisolak explained that the goals weren't on the agenda this month, but that Comm. Saraswat's comments were a good reminder to review and approve the goals.

6. OLD BUSINESS

a) PUD 19-01: 587 W. Ann Arbor Trail Zoned B-2, 686 Maple & 674 Maple Zoned O-1 (Final Site Plan Review)

Ms. Elmiger explained her review letter. She explained that the egress windows in the front setback was not an additional deviation to the PUD. She explained the ordinance deviations were density, the side yard setback, the amount of open space, the width of the landscape island between the city property and the development, vehicular area, and clear vision area. Ms. Elmiger explained there are some minor clarifying issues with the final site plan. She explained there were six suggested conditions provided within her review.

Mike Ferrantino believed that their application addressed all the Board's feedback to this point but was open to additional comments and questions.

Citizen Comments

None.

Board Discussion

Comm. Silvers explained that he wasn't clear if the PUD ordinance prevented the Board from approving a density bonus that was greater than a 25% increase.

Ms. Elmiger responded that Comm. Silvers' assessment would be the case only if the underlying zoning is residential. She explained that the underlying zoning is primarily O-1, Office.

Comm. Silvers believed that because residences were proposed that the ordinance would prohibit a density greater than 25%.

Chair Sisolak agreed with Comm. Silvers' understanding of the ordinance requirements.

Chair Sisolak wanted a condition of approval to be the issuance of a final Certificate of Occupancy (C of O) for the Jewell-Blaisch building prior to C of Os being issued for the townhomes.

Comm. Silvers suggested requiring a bond be deposited with the City by the developer, based on the cost of the rehabilitation cost for Jewell-Blaisch.

Comm. Offerman stated the world is not in the same place as it was when this project started in October 2019. He believed that due to future economic uncertainties if this project does not get approved then the site might not change or be improved for another 10 years.

Comm. Kehoe did not agree with Comm. Offerman's assessment and comments. She believed that the Board was charged with asking if the project aligns with the ordinances and if the deviations offered are worthy of PUD designation.

Comm. Offerman clarified that from the city's standpoint and desire to sell the property and see it developed, improvement may not otherwise occur for some time due market/financial impacts of the coronavirus.

Ms. Elmiger explained that Comm. Offerman is trying to offer the bigger economic context of this project.

Chair Sisolak did not believe it was a fair assessment to say that if this project isn't approved nothing may be improved on this site for 10 years.

Comm. Saraswat asked for clarification about the density bonus.

Chair Sisolak explained the density calculation did not change, but that it was up to the Board to decide if they accepted the increase.

Ms. Elmiger clarified that when the underlying zoning is not residential, the 25% maximum density bonus does not apply.

Comm. Silvers believed the site could accommodate the additional density.

Mr. Ferrantino asked the Board to consider a condition that required them to comply with the Historic District Commission's requirements of the Jewell-Blaisch building instead of requiring a C of O.

Ms. Elmiger explained the Board wants the renovations to the Jewell building to be completed prior to the completion of the townhomes.

Comm. Adams asked about the underlying and future zoning of the property. He believed that the proposed density was not too much for the site. He felt that the deviations were acceptable tradeoffs.

Comm. Kehoe explained the public benefit is the rehabilitation of the existing occupied Jewell-Blaisch building. Comm. Adams believed the project will extend the useable life of the building for years to come. Mr. Buzuvis explained that with eight members present five or more needed to vote affirmatively for a motion to be approved.

Comm. Joy, supported by Comm. Silvers, made a motion to approve the final site plan and recommend approval by the City Commission for PUD19-01: 587 W. Ann Arbor Trail Zoned B-2, 686 Maple & 674 Maple Zoned O-1. The PUD's approval has the following conditions: the Jewell-Blaisch building must receive final inspection and conform to all the Historic District Commission's requirements before any townhomes are sold, that the applicant contribute to the city's tree fund at a cost that represents the installation of five deciduous shade trees, that the height not to exceed 30-feet as determined by the Building Official using the requirements in the zoning ordinance, that the City Commission approves the access easements from both Deer Street and Ann Arbor Trail to provide access to the Jewell building parking spaces and the townhomes' lower level garages, that the site plan is amended per the list of outstanding items in the CWA review dated April 1, 2020 numbers 1 through 6, that the final site plan is approved administratively before the plans are forwarded to the City Commission, that the City Engineer conducts a review of the landscape plan to confirm the clear vision area, and that a performance guarantee or bond worth 80% of the estimated cost of that project be issued for the Jewell-Blaisch rehabilitation.

Ayes: Adams, Hawthorne, Joy, Offerman, Silvers

Nays: Kehoe, Saraswat, Sisolak

MOTION APPROVED 5-3

7. NEW BUSINESS

None.

8. REPORTS AND CORRESPONDENCE

Mr. Buzuvis reminded the Board to turn in their signature pages to receive their City-issued email address. He explained future meetings may be held on Zoom if the Executive Order gets extended and provides for it.

9. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Silvers, supported by Comm. Hawthorne to adjourn the meeting at 9:36 PM.

Ayes: Saraswat, Hawthorne, Silvers, Joy, Adams, Offerman, Kehoe, Sisolak

MOTION APPROVED 8-0



Plymouth Planning Commission Notice

Wednesday, May 13, 2020 - 7:00 p.m.
Plymouth City Hall Commission Chambers

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234 x 232

A Zoom meeting of the Planning Commission will be held on Wednesday, May 13, 2020 at 7:00 P.M. in the Commission Chambers of the City Hall, 201 S. Main Street, Plymouth, MI, to consider the following:

PUBLIC HEARING FOR REZONING REQUEST:

RZ 20-01 Rezoning request of I-1, Light Industrial to R-1, Single-Family Residential Zoning District
900 York Street
Zoned: I-1, Light Industrial
Applicant: Pamela & Charles Supernois

All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the following:

Maureen Brodie, ADA Coordinator
201 S. Main Street
Plymouth, MI 48170, (734) 453-1234, Ext. 234



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: May 5, 2020

**Rezoning Analysis
For
City of Plymouth, Michigan**

Applicant:	Pamela Supernois 2334 Liberty Court Canton, MI 48188
Project Name:	900 York Street
Plan Date:	October 31, 2017
Location:	East side of York Street, where the street dead ends on the north side of the railroad tracks
Zoning:	I-1 – Light Industrial District
Action Requested:	Rezone to R-1 – Single-Family Residential District
Required Information:	Deficiencies noted.

SITE/PROJECT DESCRIPTION

The applicant is requesting to rezone the subject site from I-1, Light Industrial to R-1, Single-Family Residential District. The applicant owns three contiguous lots (#515, #516, and #517), two of which are already zoned R-1. It is not known how large the subject site is (Lot #517), but we would estimate it to be approximately 8,228 s.f. The applicant wants to reconfigure the lot lines and construct two single-family homes.

An aerial of the subject site is provided on the following page.

Figure 1: Aerial of Subject Site



Google Earth

The past use of the subject site is not clear. Is there any information about how this site was used in the past, and whether it was ever used for light industrial purposes?

We considered whether this lot could be developed into a light-industrial facility. In our opinion, all three lots would be needed to create enough space for a building and parking area. This would require that Lots #515 and #516 be re-zoned from R-1 to I-1. Also, because of the dead-end street, deliveries with a semi-truck would be difficult. Given the more residential character of the area, we don't think it likely that this site could economically develop as light-industrial.

Issues to be Addressed: 1. Applicant to describe the past use of this site, and if it was ever used for light industrial purposes.

MASTER PLAN

The Master Plan is the official statement of planning policy, and it provides the vision for the future of land use in the City. Zoning is used to assist in implementing this policy.

The 2018 Master Plan identifies the future land use of this property as Single-Family Residential: Medium Density. This future land use category includes lots that are a minimum of 7,200 square feet in area.

Figure 2: Future Land Use Map



Therefore, the Master Plan envisions residential use as an appropriate land use on the subject site.

NEIGHBORING EXISTING LAND USE, MASTER PLAN DESIGNATION AND ZONING

The following table indicates the existing land use, Master Plan (future) land use designation, and Zoning District of the surrounding properties:

	Existing Land Use	Master Plan (future) Land Use Designation	Zoning District
Subject Site	Vacant	Single-Family Residential: Medium Density	I-1, Light Industrial
Surrounding Properties:			
North	Single-Family Residential	Single-Family Residential: Medium Density	R-1, Single-Family Residential
South	Railroad tracks and Light Industrial Manufacturing	Industrial	I-1, Light Industrial

	Existing Land Use	Master Plan (future) Land Use Designation	Zoning District
East	Cemetery and Edward Hines County Park	Institutional and Park	R-1, Single-Family Residential
West	Light Industrial (Wholesale Florist)	Industrial	I-1, Light Industrial

Considering the information in the table above, we have the following comments:

1. **Master Plan:** This table shows that rezoning the subject site to R-1, Single-Family Residential would be consistent with the current Master Plan. The current plan calls for “medium-density” residential, with lots with a minimum size of 7,200 s.f. The R-1 zoning district also requires a minimum lot size of 7,200 s.f.
2. **Adjacent Development:** The existing uses to the east (cemetery & Hines Park) and north (residential) are wholly consistent with the proposed residential zoning, and are not likely to change in the near future.

The light industrial uses to the south and west, on the other hand, could potentially cause issues for the residential user. While the new owner would be aware of the current light-industrial uses when they bought the property, it is unknown if the new resident will be tolerant of external effects of living next to a business. Also, the wholesale florist could move out, and a less desirable, but none-the-less legal, light industrial business move in. Noise, activity, and odors may negatively affect the residential use.

Alternatively, a residential use at the subject site could put pressure on the light industrial use to the west to relocate, as it diminishes the cluster of similar operations in the vicinity. We don’t think residential on the subject site will impact light industrial uses across the railroad tracks.

In addition, a portion of this site has been split off and transferred to the York Street right-of-way. It is currently being used as a parking lot (we assume for the wholesale florist across the street). Activity in this lot could impact a single-family home on the subject site. The applicant should describe who uses this parking lot, and at what times during the day/night.

Issues to be Addressed: 1. Applicant to describe who uses the parking lot that is within the York Street right-of-way, and at what times of day/night.

NATURAL RESOURCES

No natural feature information has been provided. The site appears to be relatively flat, and heavily vegetated.

DEVELOPMENT POTENTIAL

The existing zoning represents a significant business zoning district. The I-1 District is intended to furnish areas to meet the needs of the City’s economy for light manufacturing and industrial activities, research and development, office, medical, engineering and testing, and related uses. It promotes light manufacturing development which minimizes the danger of fire, explosions, toxic and noxious matter, radiation and other hazards, and from offensive noise, vibration, smoke, odor and other objectional influences.

If the property were re-zoned to the R-1 District, this would significantly reduce the intensity of uses allowed on this site. The rezoning would also limit the uses to single-family homes, public buildings such as libraries, and parks. The list of permitted and special land uses in the R-1 District is provided in the table below:

R-1 Permitted Uses	R-1 Special Land Uses
Single-family detached dwellings	Churches and other facilities subject to section 78-300
Single-family detached site condominiums subject to section 78-215	Parochial and private elementary, intermediate, or secondary schools offering courses in general education, not operated for profit
Publicly owned and operated libraries, parks, parkways and recreational facilities, arts, councils, museums	Uses and buildings of the city (without storage yards)
Planned unit development pursuant to article 24	Group day care home for children subject to section 78-294
Cemeteries	Adult foster care small group home subject to section 78-295
Family day care homes	Private non-commercial recreational areas, institutional or community recreation centers or non-profit swimming pool clubs, subject to the conditions in the ordinance
Adult foster care family homes	Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical or religious education and not operated for profit, subject to the conditions in the ordinance
Accessory uses, subject to provisions of article 21	Bed and breakfast operations subject to section 78-287
Home occupations subject to provisions of section 78-212	Accessory buildings and uses customarily incidental to any of the above special land uses
Essential public services	

Given the small size of the subject site, it is unlikely that the property could be developed into anything but single-family residential uses. Even if the three lots were combined, the area of land available for development is still slightly more than one-half acre in size. There simply isn’t room to develop the property into most of the other uses allowed in the R-1 District.

TRAFFIC IMPACT AND SITE ACCESS

Rezoning this site to single-family residential, and developing the three lots into two single-family homes will not have a traffic impact on any of the adjacent land uses.

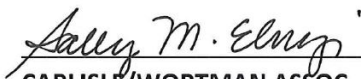
ESSENTIAL FACILITIES AND SERVICES

The parcel is currently served by municipal water and sanitary sewer, which will be adequate for the permitted uses in the R-1 zoning district.

RECOMMENDATIONS

In our opinion, rezoning the light-industrial site to single-family residential makes sense in that the size of the lot is simply too small to accommodate a new light-industrial use. Also, the character of the surrounding area is more residential than industrial, given the adjacent residential use, cemetery, and Hines park. Our only concern is how the light-industrial use across the street, and the parking area directly next to the residential lot, will impact the new homeowner. Answers to the following questions may shed light on the potential for impacts to the new residential use:

1. Applicant to describe the past use of this site, and if it was ever used for light industrial purposes.
2. Applicant to describe who uses the parking lot that is within the York Street right-of-way, and at what times of day/night.


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal



CITY OF PLYMOUTH
 COMMUNITY DEVELOPMENT DEPARTMENT REZONING APPLICATION
 201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 Fax 734-455-1892

Website: www.ci.plymouth.mi.us

I (we), the undersigned, do hereby respectfully make application and petition the City of Plymouth to amend the zoning ordinance and change the zoning map as hereinafter requested, and in support of following facts are shown:

RECEIVED
 APR 17 2020

I. Property Information — Complete A or B

CITY OF PLYMOUTH

Address 900 York St, Plymouth, MI 48170
 on _____ and _____ streets

_____ side of the street

Number 517 (see attached survey) irregular shape

Division zoned with the south 71 ft frontage having 40 ft strip of land for road
30 (in feet) right of way leaving 1213 ft of frontage on the north border

Depth (in feet) north border 135.40 ft, south border 95.10 ft

a) The property is part of a recorded plat. COMMUNITY DEVELOPMENT

Between _____

On the _____

Lot number _____

Subdivision _____

Frontage (in feet) _____

b) The property is in acreage, and is not therefore a part of recorded plat.

Location _____

Total acreage _____

Legal description _____

II. Name of applicant Pamela Supernois

Address 1224 Liberty Court, Canton, MI 48188

(313) 701-1471
 Home call

psupernois@att.net
 Business email

Address

Phone:

III. Property sought to be rezoned is owned by:

Name: Pamela Supernois + Charles Supernois

1224 Liberty Court, Canton, MI 48188
Address City State Zip

313) 701-1471

one

IV. The applicant requests that the zoning ordinance be amended to re-classify this property from

light industrial to residential-single family R=

For the following proposed use: build single family residential
home

V. Said property has the following deed restrictions affecting the use thereof: N/A

Said deed restrictions will expire on: _____

VI. The following statements and plans must be attached to the end of this rezoning application:

- a) A statement indicating such change is necessary for the preservation and enjoyment of a substantial property right because: (state in detail wherein the conditions applicable to this property establish the above statement).
- b) A statement indicating such change will not be materially detrimental to the public welfare nor the property of other persons located in the vicinity thereof because: (state in detail wherein the conditions applicable to this property establish the above statement).
- c) A statement indicating such changes will be advantageous to the governmental unit where rezoning is requested because: (state in detail, with factual support, reasons for the above statement).
- d) A statement indicating such change is needed because the zoned land is not presently available elsewhere in the community or adjacent communities to permit proper location of proposed use: (state in detail).
- e) A plot plan of this property, showing both existing zone boundaries and those proposed.

VII. Name
applicant

applicant Pamela Supernois

of

ss: 1224 Liberty Court Canton MI 48088

(313) 701-1471
Home cell

psupernois@att.net
Business email

Address:

Phone

VII. The undersigned says that he/she is the owner, lessee or other specified interest involved in this respects true and correct to the best of his/her knowledge and belief.

petition and
that the
forgoing
answers and
statements
herein
contained
and the

Pamela Supernois

Signed

1224 Liberty Court

313 701 1471

Address

Phone

Pamela Supernois

Owner

information herewith submitted are in all true and correct to the best of his/her knowledge and belief.

Owner

(If owner does not sign application, attach a letter signed by owner, requesting the zoning change.)

The undersigned, being first duly sworn, says that he/she is

Ana Supernois

named in the foregoing application,
and states that all of the facts in this application are true to the best of his/her

knowledge.

Pamela

r n 015

Wume

Owner or Agent

Sworn to before me by the said

my presence this 16th day of April, 2020.



Notary Public

And by him/her subscribed in 03-14-2025 My Commission Expires: _____ my

SAIMA CHAUDHRY NOTARY PUBLIC, MICHIGAN
WAYNE COUNTY
MY COMMISSION EXPIRES 03/14/2025
ACTING IN C COUNTY

9

April 16, 2020

To whom it may concern,

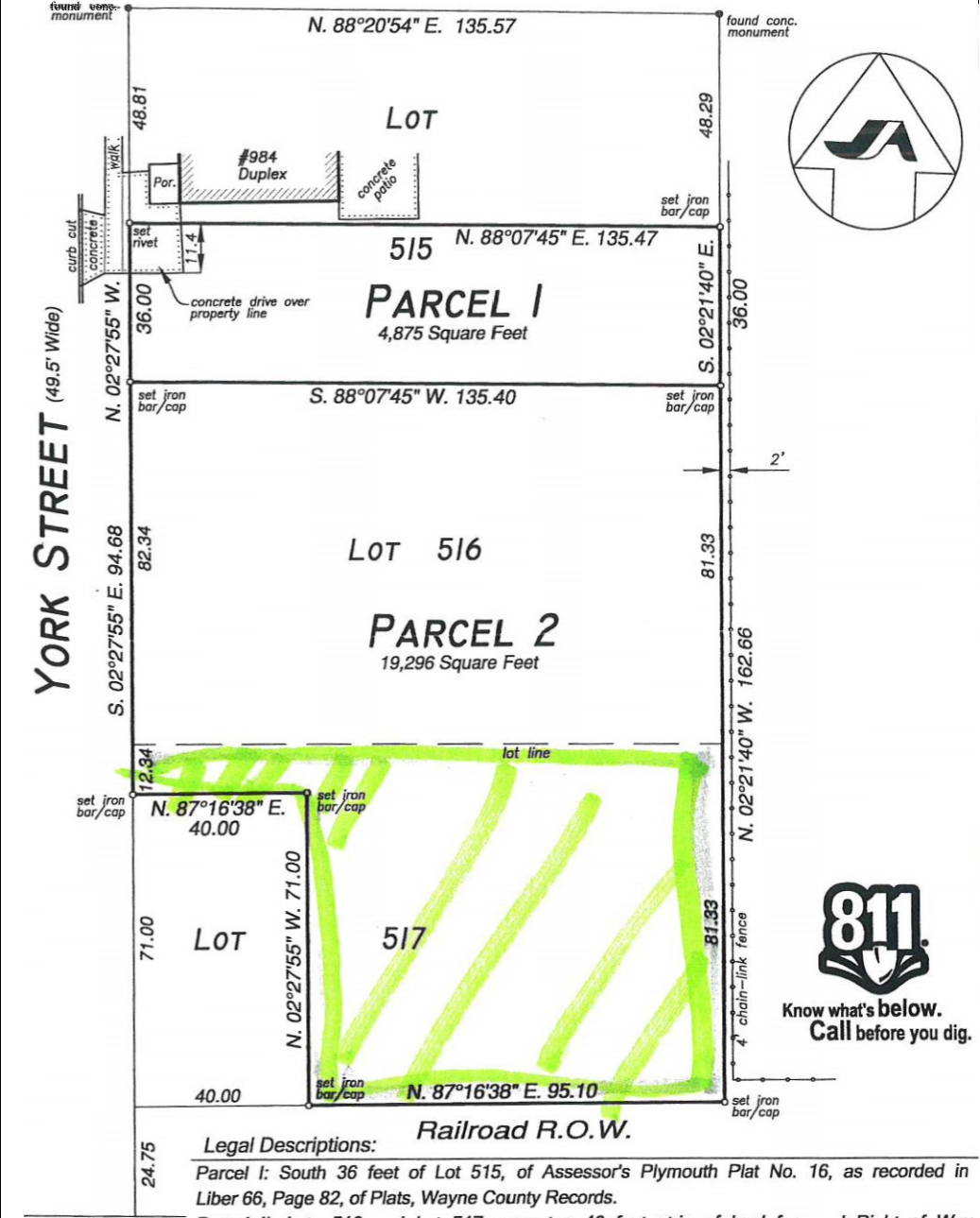
The property known as 900 York, Plymouth Mi 48170 contains lots 515, 516, & 517. A survey with legal description is attached. Currently lots 515 & 516 are zoned R-1 residential and lot 517 is zoned light industrial. I am filing an application to rezone lot 517 to R-1 , single family residential. Lot 515 is currently 36 feet frontage by 135 feet deep. Lot 516 is currently 83.34 feet frontage by 135,40 deep. Lot 517 is irregular with the south 71 feet frontage having 40 feet strip of land for road right of way, leaving 12.34 feet of frontage on the north border. The north border is 135.40 feet deep and the south border by the railroad is 95.10 feet deep. .

Rezoning lot 517 to R-1 residential will result in the entire property of 900 York Street to be residential which is consistent with the City of Plymouth's master plan. The new property lines would enable single family homes to be constructed in the future. Land reconfiguration will be initiated, in compliance with zoning ordinance requirements in this location conforming with the city's master plan, once the rezoning is complete.

Regards,
Pamela Supernois

E. PEARL STREET (Undeveloped)

be rezoned area -10



Legal Descriptions:
 Parcel I: South 36 feet of Lot 515, of Assessor's Plymouth Plat No. 16, as recorded in Liber 66, Page 82, of Plats, Wayne County Records.
 Parcel II: Soufl 36 feet of Lot 515, of Assessor's Plymouth Plat No. 16, as recorded in Liber 66, Page 82, of Plats, Wayne County Records.
 Subdivision Line Parcel II: Lots 516 and Lot 517, except a 40 foot strip of land for road Right of Way purposes, being Yle West 40 feet of the South 71 feet of Lot 517, Assessor's Plymouth Plat No. 16, as recorded in Liber 66, Page 82, of Plats, Wayne County Records.

CERTIFICATE OF SURVEY

Prepared For: Coldwell Banker Preferred Realtors
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 Professional Land Surveyors
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DATE	31 Oct 17
JOB NO.	17-10-001
SCALE	1" = 30'
DRAWN	JGE
CHECKED	IJJ
SHEET	1 OF 1