City of Plymouth Zoning Board of Appeals
Regular Meeting Agenda
Thursday, February 6, 2020 - 7:00 p.m.
City Hall Commission Chambers

City of Plymouth
201 South Main
Plymouth, Michigan 48170

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

1) **CALL TO ORDER**
   a) Pledge of Allegiance
   b) Roll Call

2) **CITIZEN COMMENTS**

3) **APPROVAL OF THE MINUTES**
   a) Approval of the January 7, 2020 Meeting Minutes

4) **APPROVAL OF THE AGENDA**

5) **OLD BUSINESS**

6) **NEW BUSINESS**
   a) **Z 20-01**: 1482 Sheridan, Lot split creating two non-conforming parcels

7) **COMMISSIONER COMMENTS**

8) **REPORTS AND CORRESPONDENCE**
   a) Sharing lessons learned memo and MAP ZBA training recap

9) **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 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 2019-2020

- Restore operations for recreation programs after Hines Park bridge repairs are completed
- Explore funding and partnership opportunities to increase and enhance pedestrian crossings
- Finalize City website update
- Develop and adopt a Master Plan for Kellogg Park, including the fountain
- Develop and implement strategy to market sponsorship opportunities to improve publicly owned assets
- Draft and approve amendments to Tree Ordinance to clarify implementation, enforcement, and scope

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 2019-2020

- Continue to support Michigan Municipal League (MML) efforts to coordinate state initiatives related to revenue sharing with municipalities
- Increase awareness of and support the MML Save MI City campaign
- Target revenue enhancements that support large capital projects, including grants and millages
- Explore internal and external potential for supplemental funding of legacy costs
- Develop a plan for capital improvement funding projects and purchases
- Explore enhanced investment opportunities

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 2019-2020

- Complete and approve the DDA Master Plan
- Address and implement recommendations in the Redevelopment Ready Communities baseline report
- Develop and approve city-wide economic development strategies (Saxton's property, parking system, connections between Old Village and the DDA, Bathey property remediation and development, 240 N. Main, Lumber Mart site)
- Identify other properties of significance to the economic development strategy
- Complete a community survey
- Increase collaborations with partners in the community
- Administer the City's Master Plan using implementation matrix (Appendix Table 5)

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 2019-2020

- Begin implementation of parking recommendations for City parking system
- Develop and utilize consistent message and branding across all platforms
- Develop and approve of plan for future delivery of emergency services
- Implement infrastructure asset management plan
- Approve agreement on sanitary sewer with Western Township Utilities Authority (WTUA)

City of Plymouth
Zoning Board of Appeals Notice
Thursday, February 6, 2020 – 7:00 p.m.
City Hall Commission Chambers
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on Thursday, February 6, 2020 at 7:00 P.M. in the Commission Chambers of the City Hall, 201 S. Main Street, Plymouth, MI, to consider the following:

1. Z 20-01 Non-Use Variance Request for 1482 Sheridan
   Lot split creating 2-non-conforming parcels.
   Zoned: R-1, Single-Family Residential
   Applicant: Richard & Janet Wilson

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

Publish: Sunday, January 26, 2020

City of Plymouth
Zoning Board of Appeals Meeting Minutes
Tuesday, January 7, 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. CALL TO ORDER
Chair Giummo called the meeting to order at 7:00 PM.
The Board said the Pledge of Allegiance.

PRESENT: Mike Devine, Ed Krol, Joe Elliott, Kara Giummo
ABSENT: Jim Burrows, Scott Silvers
Also present was Assistant Community Development Director Greta Bolhuis and City Commission Liaison Tony Sebastian.

2. CITIZEN COMMENTS
None.

3. APPROVAL OF THE MEETING MINUTES
A motion was made by Comm. Krol and seconded by Comm. Elliott for approval of the December 5, 2019 meeting minutes.
MOTION APPROVED 3-0

4. APPROVAL OF THE AGENDA
A motion was made by Comm. Devine and seconded by Comm. Krol for approval of the agenda as amended to reorder the cases under new business.
MOTION APPROVED 4-0

5. ELECTION OF OFFICERS
Comm. Krol nominated Comm. Giummo to be Chairman for the 2020 calendar year. There were no other nominations.
MOTION APPROVED 4-0

Comm. Devine nominated Comm. Elliott to be Vice-Chairman for the 2020 calendar year. There were no other nominations.
MOTION APPROVED 4-0

6. OLD BUSINESS
A) Z19-15: 250 N. Main, Non-Use Variance, Wall signage, Zoned B-1
A motion was made by Comm. Elliott, seconded by Comm. Krol, to allow Comm. Devine to recuse himself due to a conflict of interest.
MOTION APPROVED 4-0

Chair Giummo explained to the applicant that there were only three members present and that they required three affirmative votes to pass the variance request. The applicant asked to proceed.

Ms. Bolhuis explained that the applicant could table their request at any time during the agenda item due only having three members present.
Chair Giummo read the administrative review from the city.

Art Nichols, applicant, presented his case. Mr. Nichols explained that the front yard is one of the largest in the City. He explained their gym will be 25,000 square feet and want a sign to reflect that area. He explained the way the sign had to be calculated was problematic due to the two components of their sign: gear logo and letters.
Craig Singer, owner, presented his case. He explained that the City's sign ordinance accommodated an urban arrangement, whereas this shopping center was a more suburban arrangement. He explained the site improvements they have already completed. Mr. Singer felt like the property was almost un-rentable due to the distance from the street and the requirement to have such a small sign. He explained a larger sign is required to ensure success of the businesses.

Citizen Comments
None.

Board Discussion
Comm. Elliott asked about the existing ground sign. Mr. Singer explained they plan to reface that sign.
Chair Giummo asked how many tenant spaces were in the building. Mr. Singer stated there were three spaces.
Comm. Krol asked if Corporate was requiring a certain size sign. Mr. Nichols explained that they did not require a size, but rather the logo and sign arrangement.
Chair Giummo asked if they could install a sign without the gear. Mr. Nichols stated they could not.
Chair Giummo asked if the Board could change the way they calculate the square footage of the sign.
Comm. Elliott stated that they had viewed a previous sign variance request with a different area calculation due to it being so close to the ordinance requirement.
Ms. Bolhuis explained that they could attach conditions to consider a different way to calculate the sign area, but she suggested making it specific to the site, sign, or tenant.
Chair Giummo asked about signage per entrance and if they could combine the permitted sign areas since they were taking over four spaces. Ms. Bolhuis confirmed that one wall sign was allowed per single means of ingress or egress.
Comm. Elliott asked about total signage for the property. Ms. Bolhuis explained that signage was not cumulative for the property and that the ground signs has area requirements just like wall signs.
Comm. Elliott felt that the setback was unique to this property and that the logo had a lot of white space which inflated the area number.
Chair Giummo felt that the pylon sign would still give the site visibility, but she agreed that a 25 square foot wall sign was too small.
The Board discussed the different options presented.
Comm. Krol didn't see a big different from the 150 square foot option to the 100 square foot option.

A motion was made by Comm. Elliott, seconded by Comm. Krol, to approve Z19-15, 250 N. Main. The variance is for 75 square feet for a 100 square foot "Planet Fitness" wall sign. The variance has the following conditions: the variance approval is only for the current configuration with the occupant taking up four storefronts and the variance does not apply if the building were to be reconfigured. The finding of fact is that the building setback is much larger than a typical location in the City and a 25 square foot wall sign is not visible from the road.
MOTION APPROVED 3-0.

Comm. Devine rejoined the Board.

7. NEW BUSINESS
None.

8. COMMISSIONER COMMENTS
None.

9. REPORTS AND CORRESPONDENCE
Ms. Bolhuis shared information for the Oakland County ZBA training on Wednesday, January 29, 2020.

10. ADJOURNMENT
Hearing no further business, a motion was made by Comm. Elliott, supported by Comm. Krol to adjourn the meeting at 7:45 PM.
MOTION APPROVED 4-0

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
Website: www.plymouthmi.gov

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Assistant Community Development Director
DATE: January 14, 2020
RE: Z20-01, 1482 Sheridan, Non-Use Variance

Richard and Janet Wilson, owners are requesting a non-use variance to split their property into two non-conforming parcels. The property is 100 feet wide and has various depths. The property is 18,295 square feet and is zoned R-1, Single Family Residential.

Section 78-351 states "If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this chapter, and if all or part of the lots do not meet the requirements for lot width and area as established by this chapter, the lands involved shall be considered to be an undivided parcel for the purpose of this chapter. No portion of said parcel or lot shall be used or sold which does not meet lot width and area requirements established by this chapter, nor shall any division of the parcel or lot be made which leaves remaining any parcel or lot with width or area below the requirements stated in this chapter."

Section 78-190 references that the minimum size lot per dwelling unit shall be 7,200 square feet and 60 feet wide.

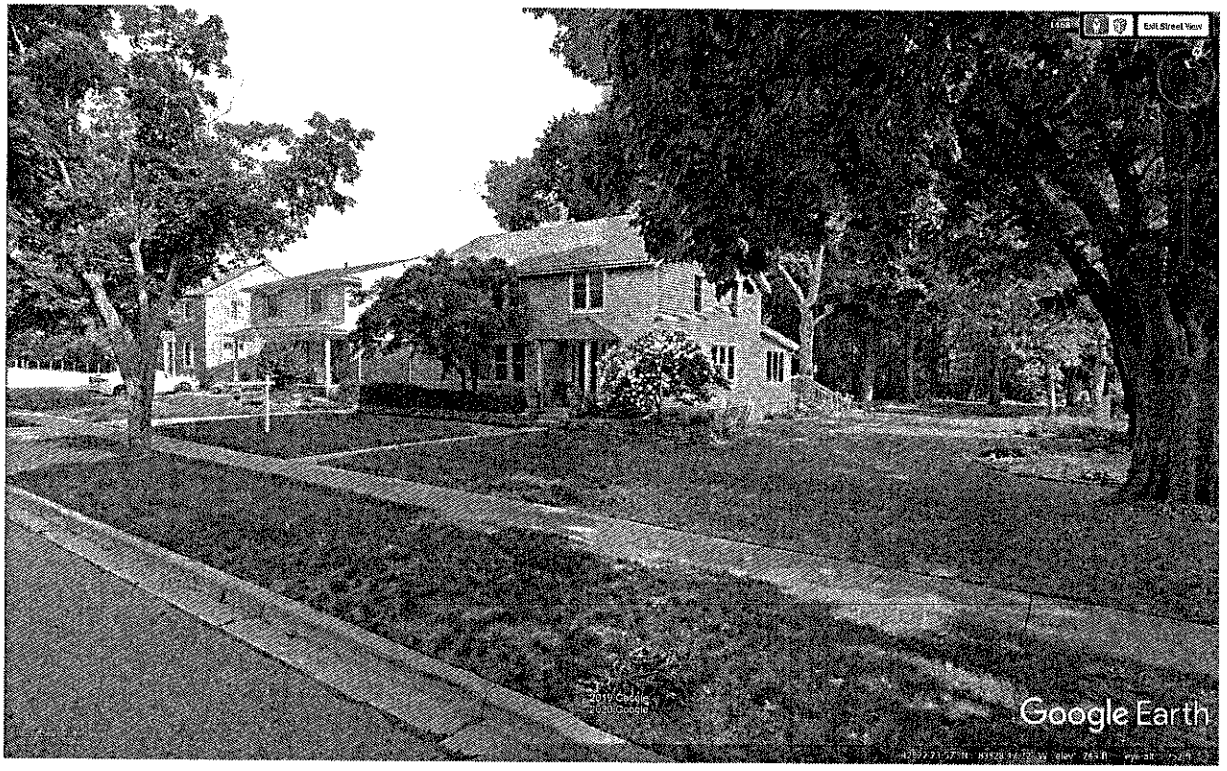
The applicant is proposing splitting the property into two parcels. Parcel A (Lot 53) would be 50 feet wide, with a total area of 8,350 square feet and Parcel B (Lot 54) would be 51 feet wide with a total area of 9,120 square feet. A variance is required to create two parcels less than the minimum lot width requirements.

The lot split as proposed will require the existing home to be demolished because it is currently situated on both lots.

I have provided the definitions of "lot" and "lot width" from Section 78-21 for your information:
Lot means a parcel of land occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such yards and open spaces as are required under the provisions of this chapter. A lot may or may not be specifically designated as such on public records.
Lot width means the horizontal straight line distance between the side lot lines, measured between the two points where the front setback line intersects the side lot lines.

Should you have any questions regarding this agenda item, please contact me directly.

Google Earth


Exit Street View
Google Earth

Z 20-01 1482 Sheridan
Lot Split: of two non-conforming parcels
ZBA Mtg 2/6/20

RECEIVED
JAN 19 2020
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department
201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232
Website: www.plymouthmi.gov

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

1482 Sheridan Street		January 10, 2020
Address of Property		Date of Application
Richard and Janet Wilson	Richard and Janet Wilson	
Applicant Name	Property Owner	
1482 Sheridan Street	Plymouth	MI 48170
Address	City	State Zip
rick10.wilson@gmail.com	734-459-3786	
Email	Phone	

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: Click here to see full ordinance language.

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of $250.00 for single family projects or $500.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: Zoning Board of Appeals. Ten (10) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are encouraged at submittal.

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:

_____

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Allow the property to be treated as two separate, buildable parcels and request that the City assign a new property tax identification number for each parcel. Lot 53 is 50 feet wide and Lot 54 is 51 feet wide.

Description of Property

Current zoning classification: Residential 1

Current use of structure(s) on premises: Principal Residence - Single Family

Is it a corner or interior lot? Interior

Size and area of lot: Lot 53 is 50 feet wide, 167 feet deep, and has square footage of 8,350. Lot 54 is 51 feet wide, 179 feet deep, and has square footage of 9,120.

Total square footage of existing main structure(s): 2,500 square feet

Total square footage of accessory structure(s): 2-car detached garage is 676 square feet

Existing lot coverage (percentage) of all buildings and structures: FAR is currently .15 - Total lot coverage is .10.

Height of existing main and/or accessory structures: Main structure (house) is two stories. Accessory structure (garage) is one story.

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: N/A

Front yard setback after completion (measured from property line): _____

Rear yard setback after completion (measured from property line): _____

Side yard setback after completion (measured from property line): _____

Height of proposed structure: _____

Lot coverage (percentage) after completion: _____

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): _____

☐ A scaled drawing or boundary survey depicting the above information.

Please answer all of the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.)

   SEE ATTACHED

2. What effect will the variance have on neighboring properties?

   SEE ATTACHED

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.)

   SEE ATTACHED

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose?

   SEE ATTACHED

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Richard Wilson — Signature of Property Owner

Richard Wilson — Signature of Applicant

Subscribed and sworn before me this 10th day of January, 2020

Joy C Schultz Notary Public, County Washtenaw, acting in Wayne

My Commission expires 11/25/23

Attachment to Application for Dimensional Non-Use Variance

Applicants are entitled to a Variance because there are practical difficulties in complying with the ordinance, there will not be a substantial detriment to neighboring properties, the difficulties are not self-imposed, and the ordinance prevents Applicants from using their land for a permitted purpose.

1. **There are practical difficulties in complying with the Ordinance requiring a Lot to have a minimum width of 60 feet.**

In 1915, the property at issue, along with many others on the north side of Sheridan Road, were platted in a way that the lots are very deep but have little width. The property at issue, known as Lot 53, was originally platted as a 50 foot wide lot, 181 feet deep with 8,350 square feet. Lot 54 adjacent to Lot 53 was originally platted as a 51 foot wide lot, 179 feet deep with 9,120 square feet. **(A copy of the Plat Map is attached hereto as Exhibit A.)**

A home was built on Lot 53 in 1924. It is believed that sometime in 1959 an addition to the home was built, and the addition extends over the boundary into a second adjacent lot known as Lot 54. There are no records available from the City or the County that reflect when or if Lots 53 and 54 were combined or merged into one. Nevertheless, the City's records currently reflect that 1482 Sheridan consists of both Lot 53 and Lot 54. **(A copy of the Plat Map is attached hereto as Exhibit A.)**

In 1982, the City of Plymouth enacted Code Ordinance Section 66-103 requiring that all properties zoned R-1 have a minimum width of sixty (60) feet and have no less than 6,000 square feet. The lot shape and size are exceptional characteristics of the property that make compliance with the dimensional width requirements impossible. The Applicants seek a Variance to restore it to how it was initially platted, with each lot being separate and distinct. Applicants request a mere 10 foot deviation from the code ordinance,

which is about the width of a driveway. With a square footage of 8,350 and 9,120, respectfully, each lot greatly exceeds the 6,000 square footage density requirement established by Section 66.103 of the City Ordinance. **(See Section 66.103 of Code Ordinance attached hereto as Exhibit B.)**

2. **<u>There will not be a substantial detriment or negative effect on neighboring properties.</u>**

According to the plat map, which has not been amended, there are more than twenty (20) other lots situated on the north side of Sheridan Road that are 50 feet wide or less. (**A copy of the Plat Map is attached hereto as Exhibit A.**) The City of Plymouth has permitted these neighboring parcels to exist despite this nonconformity. Lot 55, adjacent to Lots 53 and 54, was recently approved for the construction of a new house and it is only 48 feet wide. The construction of that home is near completion. **(See Photos of Lot 53, 54, and 55 attached hereto as Exhibit C.)** Applicants request the same treatment as those similarly situated. The same treatment to Applicants will not materially impair the intent or purpose of the ordinance any more than any of the other neighboring properties impaired the intent or purpose of the ordinance.

3. **<u>The Difficulty was/is Not Self-Imposed.</u>**

In 1915, Lots 53 and 54 were established as discrete lots when Elm Heights Subdivision was platted. Lot 53 was assigned the property identification number 49-009-01-0053-000 and it is believed that Lot 54 was assigned property identification number 49-009-01-0054-000. (**A copy of the Plat Map is attached hereto as Exhibit A.**)

A single-family residence was built on Lot 53 in 1924. **(See BSA Online Printout from City of Plymouth attached hereto as Exhibit D.)** Between 1929 and 1944, both parcels were

under common ownership with Jesse M. Bennett and Lucile Bennett being the title owners. **(Deeds conveying the property to the Bennetts are attached hereto as Exhibit E.)** In 1944, the Bennetts conveyed both Lot 53 and Lot 54 via one property deed to Charles and Mae Finlan. **(See Deed attached hereto as Exhibit F.)** The City of Plymouth and Wayne County do not have any records to establish when Lot 53 and Lot 54 were officially combined, if at all. It is believed that, sometime in 1959, an addition on the home was built and the addition extends over onto Lot 54. Currently, the City's records reflect that 1482 Sheridan consists of Lot 53 and Lot 54, but there is only one property identification number, which is 49-009-01-0053-000. **(See BSA Online Printout from City of Plymouth attached hereto as Exhibit D.)**

The Subdivision plat was never amended so each lot retains its discrete lot dimensions as assigned in the original plat. The Applicants acquired title to the property in 1986 and, according to the City, Lot 53 and Lot 54 are not buildable as neither lot will separately have a minimum width of 60 feet as required by the City Ordinance. The Applicants request that the City approve this Variance to allow the property to be treated as two separate, buildable parcels and request that the City assign a new property tax identification for one or both lots.

4. **The ordinance establishing a minimum lot width of 60 feet is unreasonably preventing the Applicants from using the property for a permitted purpose.**

The Applicants have a fundamental and constitutionally protected right to reasonable use of their land for the permitted purpose. Lot width restrictions were not implemented until 1982 and it is not clear how such width restriction substantially furthers a legitimate government interest. The width restriction deprives the Owners/Applicants of the highest and best use of the land by enabling them to market and sell each lot separately. The Applicants are requesting nothing more than having the land treated as it was originally

platted and intended. It would be unreasonable for the City to deny the Applicants the ability to treat the land as originally platted while allowing neighboring properties to treat their respective properties as originally platted with 50 feet wide lots. An examination of the satellite photos attached as **Exhibit G** will clearly show that the pattern of development on Sheridan shows rows of residences built on 50 feet wide lots. Allowing the Variance will not result in the insertion of an anomaly onto Sheridan Street. To the contrary, allowing construction on Lots 53 and 54 will complete the existing pattern of development evidenced on Sheridan Street. **(See Satellite Photo attached hereto as Exhibit G.)**

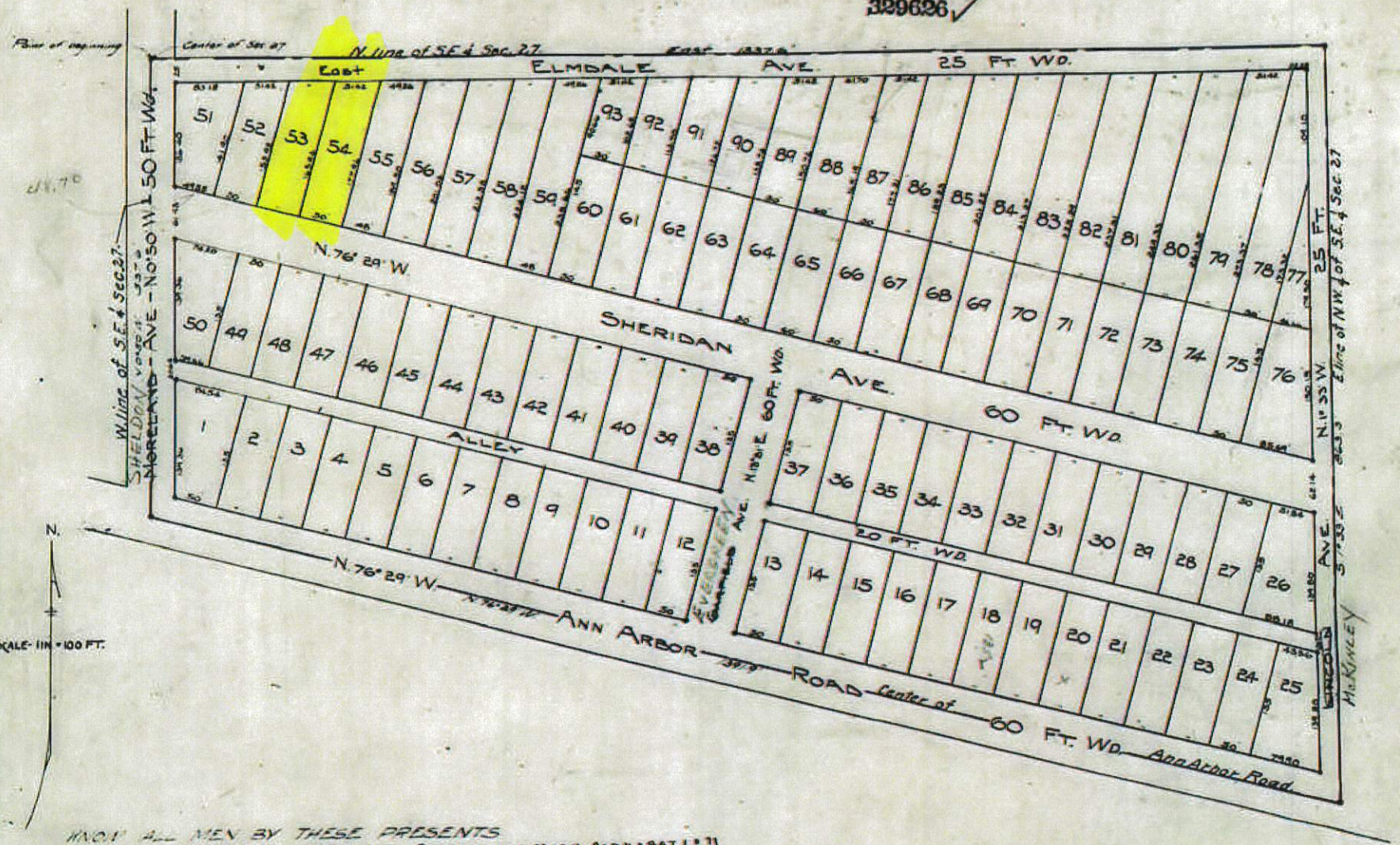
Exhibit A

ELM HEIGHTS SUB.

OF PART OF THE N.W. ¼ OF S.E. ¼ SEC. 27.
PLYMOUTH TWP, WAYNE CO, MICH.

Sept 28-1915
Geo L Hansel
Deputy Auditor General

329626



KNOW ALL MEN BY THESE PRESENTS
That PLYMOUTH REALTY COMPANY A MICH. CORPORATION
By David D. Allen, President & Paul W. Voorhies, Secretary,

Exhibit B

Sec. 66-103. - Lots.

(a) *Size of lots.*

(1) No lot classified as residential shall be platted that is less than 60 feet in width and less than 6,000 square feet in area.

(2) No lot classified as business, commercial or industrial shall be platted that is less than 40 feet in width and less than 5,000 square feet in area.

(3) The subdivider and the planning commission shall consider the off-street parking provisions as provided in chapter 78 and make adequate allowance for the same.

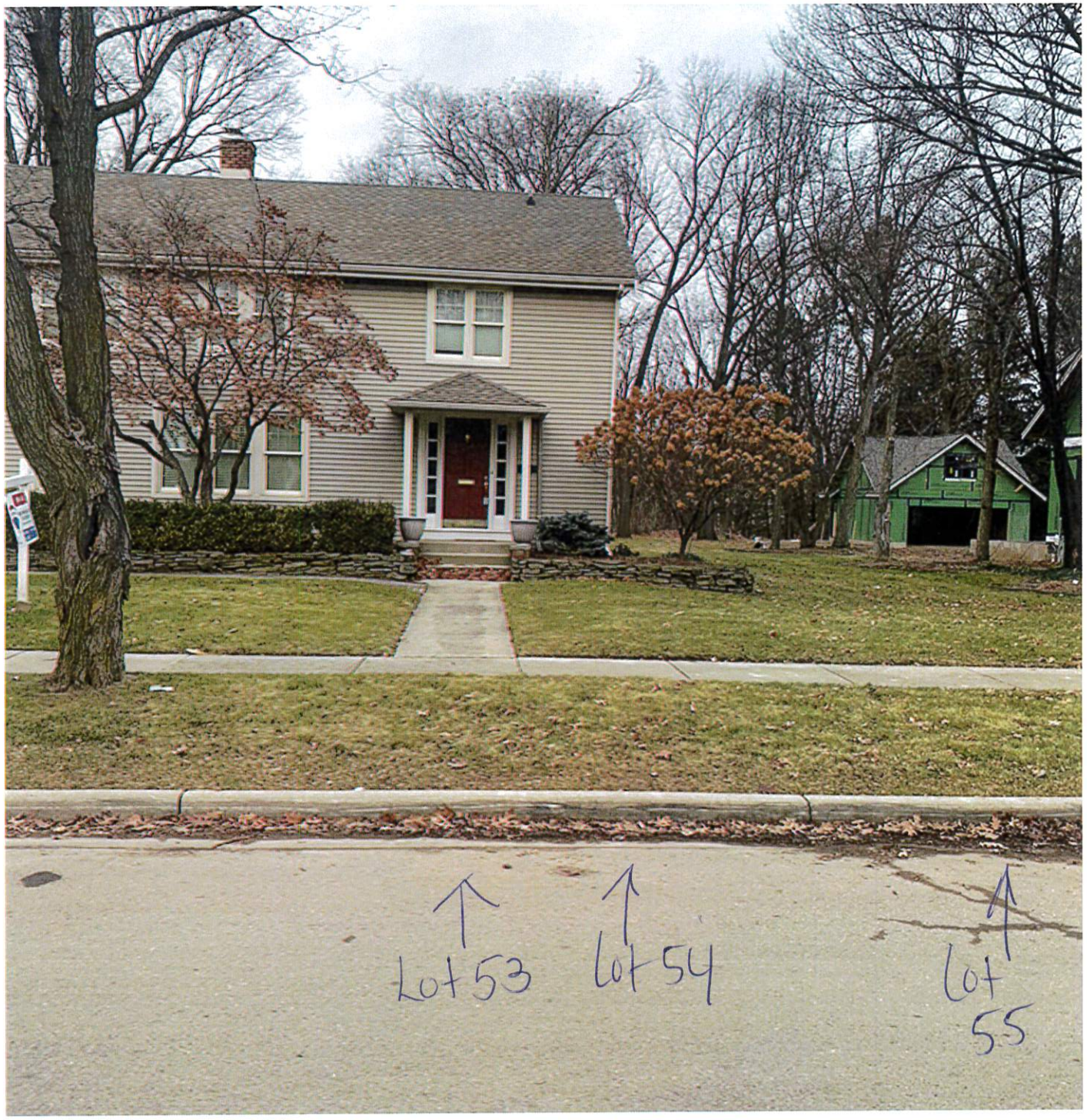
(b) *Lot lines.* All side lot lines should be at right angles to straight street lines, or radial to curved street lines, unless a variation from this rule will give a better street and lot plan.

(c) *Lots with double frontage.* Lots with double frontage shall be avoided, but if provided, the corner lots must have sufficient depth so that a reasonable front yard may be provided on both street frontages to protect similar frontages on adjacent lots in each direction.

(d) *Corner lots.* Corner lots shall have extra width sufficient to permit the maintenance of building lines on both front and side. In normal cases, the width required will not be less than the amount of the established building line on the side street, plus the irreducible buildable width and such side yard requirements as are provided for by chapter 78.

(Code 1982, § 5.39)

Exhibit C

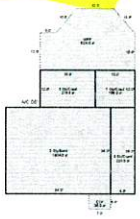

Lot 53
Lot 54
Lot 55

Lot 55

Exhibit D

1482 SHERIDAN PLYMOUTH, MI 48170 (Property Address)

Parcel Number: 009-01-0053-000 Location ID: SHRD-001482-0000-01 Customer ID: 1482 SHERIDAN



Item 2 of 2 1 Image / 1 Sketch

Property Owner: WILSON, RICHARD-JANET TRUST

Summary Information

> Residential Building Summary
- Year Built: 1924
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 0
- Sq. Feet: 2,500
- Acres: 0.416

> Utility Billing information found

> Assessed Value: $308,500 | Taxable Value: $165,859
> Property Tax information found
> 8 Building Department records found
> 1 Invoice Found, Amount Due: 0.00

Owner and Taxpayer Information

Owner	WILSON, RICHARD-JANET TRUST 49047 HONEY TREE COURT NORTHVILLE, MI 48168	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2019

Property Class	RESIDENTIAL – IMPROVED	**Unit**	49 CITY OF PLYMOUTH
School District	PLYMOUTH-CANTON	**Assessed Value**	$308,500
MAP #	*Not Available*	**Taxable Value**	$165,859
TEMP CODES	*Not Available*	**State Equalized Value**	$308,500
PROP USE CODES	*Not Available*	**Date of Last Name Change**	04/16/2019
CITY AREA	*Not Available*	**Notes**	*Not Available*
Historical District	No	**Census Block Group**	*Not Available*
PP STMT STATUS	*Not Available*	**Exemption**	*No Data to Display*

Principal Residence Exemption Information

Homestead Date 02/27/2019

Conditional 1st	June 1st	Final
2020	0.0000 %	-
2019	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	$291,500	$291,500	$161,972
2017	$284,700	$284,700	$158,641
2016	$259,320	$259,320	$157,226

Land Information

Zoning Code	R-1	**Total Acres**	0.416
Land Value	$203,000	**Land Improvements**	$0
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	PENN/ANN ARBOR TRAIL CORRIDOR	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	*No Data to Display*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
Lot 1	100.00 ft	181.00 ft
	Total Frontage: 100.00 ft	**Average Depth: 181.00 ft**

Legal Description

27Q53 54 LOTS 53 AND 54 ALSO ADJ ELMDALE AVE 25 FT WIDE ELM HEIGHTS SUB T1S R8E L32 P90 WCR

Land Division Act Information

Date of Last Split/Combine	*No Data to Display*	**Number of Splits Left**	*Not Available*
Date Form Filed	*No Data to Display*	**Unallocated Div.s of Parent**	0
Date Created	*No Data to Display*	**Unallocated Div.s Transferred**	0
Acreage of Parent	0.00	**Rights Were Transferred**	*Not Available*
Split Number	0	**Courtesy Split**	*Not Available*
Parent Parcel	*No Data to Display*		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/04/2014	$0.00	WD	WILSON, RICHARD-JANET	WILSON, RICHARD-JANET	05-NAL/RELATED PARTY	
09/04/2014	$0.00	WD	WILSON, RICHARD-JANET	WILSON, RICHARD-JANET TRUST	06-TO/FRM TRUST/EST.	

Building Information - 2500 sq ft 2.00 STORY (Residential)

General

Floor Area	2,500 sq ft	**Estimated TCV**	$450,724
Garage Area	360 sq ft	**Basement Area**	952 sq ft
Foundation Size	1,548 sq ft		
Year Built	1924	**Year Remodeled**	*Not Available*
Occupancy	Single Family	**Class**	C
Effective Age	32 yrs	**Tri-Level**	No
Percent Complete	0%	**Heat**	Forced Heat & Cool
AC w/Separate Ducts	No	**Wood Stove Add-on**	No
Basement Rooms	0	**Water**	Public Water
1st Floor Rooms	3	**Sewer**	Public Sewer
2nd Floor Rooms	3	**Style**	2.00 STORY
Bedrooms	3		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Crawl Space	Siding	216 sq ft	1 Story
2 Story	Basement	Siding	952 sq ft	2 Story
1 Story	Crawl Space	Siding	156 sq ft	1 Story
1 Story	Crawl Space	Siding	224 sq ft	1 Story

Basement Finish

Recreation	0 sq ft	**Recreation % Good**	0%
Living Area	0 sq ft	**Living Area % Good**	0%
Walk Out Doors	0	**No Concrete Floor Area**	0 sq ft

Plumbing Information

3 Fixture Bath	2

Built-In Information

Appliance Allow.	1

Fireplace Information

Exterior 1 Story	1

Garage Information

Area	360 sq ft	**Exterior**	Siding
Foundation	42 Inch	**Common Wall**	Detached
Year Built	*No Data to Display*	**Finished**	No
Auto Doors	0	**Mech Doors**	1

Porch Information

WPP	536 sq ft	**Foundation**	Standard
CCP (1 Story)	35 sq ft	**Foundation**	Standard

**Disclaimer: BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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Exhibit E

WARRANTY DEED—SHORT—TO TENANTS BY THE ENTIRETIES. No. 410. F. J. Dykstra, Grand Rapids, Mich.

This Indenture, Made this sixteenth day of March in the year of our Lord one thousand nine hundred and twenty-nine

Between Robert O. Minnack and Anna Minnack, husband and wife, of the Village of Plymouth, Wayne County, Michigan

of the first part, and Jesse M. Bennett and Lucile Bennett, of the same place,

husband and wife, as tenants by the entireties, of the second part,

Witnesseth, that the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations - - - - - - - - - - - - - - - Dollars, to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release, alien, and confirm unto the said parties of the second part, and their assigns, and survivor of them, his or her heirs or assigns, Forever, all that certain piece or parcel of land situate and being in the Village of Plymouth county of Wayne and state of Michigan, and described as follows, to-wit:

Lot fifty-three (53) of Elm Heights Subdivision, of part of the Northwest quarter of the Northeast quarter of Section 27, Plymouth Township, Wayne County, Michigan

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To Have and to Hold the said premises, as above described, with the appurtenances, unto the said parties of the second part, and to their assigns, and the survivor of them, his or her heirs or assigns, Forever. And the said Robert O. Minnack and Anna Minnack

for themselves, their heirs, executors, and administrators, do covenant, grant, bargain, and agree to and with the said parties of the second part, their assigns and the survivor of them, his or her heirs or assigns, that at the time of the ensealing and delivery of these presents they are well seized of the above granted premises in Fee Simple; that they are free from all incumbrances whatever.

and that they will, and their heirs, executors and administrators shall Warrant and Defend the same against all lawful claims whatsoever.

In Witness Whereof, the said parties of the first part, have hereunto set their hand and seal the day and year first above written.

Sealed and Delivered in Presence of

Robert O Mimmack [L. S.]

Anna J Mimmack [L. S.]

[L. S.]

STATE OF MICHIGAN, } ss.
COUNTY OF Wayne

On this sixteenth day of March in the year one thousand nine hundred and twenty-nine before me, a Notary Public in and for said county, personally appeared Robert O. Mimmack and Anna Mimmack, husband and wife,

to me known to be the same persons described in and who executed the within instrument, who each acknowledged the same to be their free act and deed.

Notary Public, Wayne County, Michigan
My commission expires October 18th, 1931

A 5099

B 59368

No. 410

WARRANTY DEED
SHORT—To Tenants by the Entireties.

Robert O. Mimmack and Anna Mimmack

TO

Jesse M. Bennett and Lucile Bennett

COUNTY TREASURER CERT. FURNISHED

REGISTER'S OFFICE
WAYNE County, ss.

Received for Record the MAR 20 1929 day of A. D. 19 at 10:30 o'clock A. M., and Recorded in Liber 3096 of Deeds, on page 481

PAID $1.00

PLYMOUTH UNITED SAVINGS BANK, PLYMOUTH, MICH.

LIBER 4688 PAGE 347

C197018

WARRANTY DEED—Short Form

SR-5-31

This Indenture, made this 29th day of June in the year of our Lord one thousand nine hundred and thirty-six

Between A. Ray Gilder and Muriel E. Gilder, his wife, of the City of Plymouth, Wayne County, Michigan,

parties of the first part, and

Jesse M. Bennett and Lucile Bennett, his wife, also of the City of Plymouth, Wayne County, Michigan,

parties of the second part,

Witnesseth, that the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration dollars, to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release, alien and confirm unto the said parties of the second part, and their heirs and assigns forever, all that certain piece or parcel of land situate and being in the City of Plymouth County of Wayne and State of Michigan, and described as follows, to-wit: Lot #54 of Elm Heights Subdivision of part of the northwest quarter of the southeast quarter of section 27, town 1 south, range 8 east.

Rec/20

, JA[illegible] STOLL
Re[illegible] of Deeds

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To have and to hold the said premises, as herein described, with the appurtenances, unto the said parties of the second part, and to their heirs and assigns Forever, And the said A. Ray Gilder and Muriel E. Gilder, his wife,

parties of the first part, for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part their heirs and assigns, that at the time of the ensealing and delivery of these presents they are well seized of the above-granted premises in fee simple; that they are free from all incumbrances whatever except restrictions of record.

and that they will, and their heirs, executors, and administrators shall, warrant and defend the same against all lawful claims whatsoever

In witness whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of

[signature] — A. Ray Gilder [L. S.]

Margaret C. Dunning — Muriel E. Gilder [L. S.]

[L. S.]

[L. S.]

STATE OF MICHIGAN,
COUNTY OF Wayne } ss.

On this 29th day of June in the year one thousand nine hundred and thirty-six before me, a Notary Public in and for said county, personally appeared A. Ray Gilder and Muriel E. Gilder, his wife,

to me known to be the same persons described in and who executed the within instrument, who have acknowledged the same to be their free act and deed.

[signature]

Notary Public, Wayne County, Michigan.
My commission expires July 5th 1936.

WARRANTY DEED

SHORT FORM.

A. RAY GILDER and MURIEL E. GILDER, his wife,

TO

C197018

JESSE M. BENNETT and LUCILE BENNETT, his wife.

REGISTER'S OFFICE,
WAYNE County, } ss.

This instrument was presented and received for record this JUN 29 1936 day of A. D. 19
at 2 10 o'clock P M., and recorded in liber 4688 of deeds, on page 347 as a proper certificate was furnished in compliance with Section 3957, Compiled Laws of 1897.

Harold E. Stoll
Register of Deeds.

THE RICHMOND & BACKUS CO.
LEGAL BLANK PUBLISHERS
DETROIT, MICHIGAN

JUN 29 36 · 0 8 2 1 · A 005 · 1.00

J M BENNETT 1.00
1482 - Sheridan ... mail

Exhibit F

WARRANTY DEED—To Husband and Wife—Warranty by Entireties. 1897

C766274

This Indenture,

made this 10th day of July in the year of our Lord one thousand nine hundred and forty-four

Between Lucille Bennett, a widow lady, survivor of herself and Jesse M. Bennett, deceased

part y of the first part, and Charles L. Finlan and Mae C. Finlan, of 197 Arthur St, Plymouth, Mich. husband and wife, as tenants by the entireties, parties of the second part,

Witnesseth, that the said part y of the first part, for and in consideration of the sum of ONE DOLLAR ($1.00) and other valuable considerations dollars, to her in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, do es by these presents grant, bargain, sell, remise, release, alien and confirm unto the said parties of the second part, and to their heirs and assigns, FOREVER, all that certain pieces or parcel of land, situate and being in the City of Plymouth county of Wayne and state of Michigan, and described as follows, to-wit: Lot #53 and lot #54 of Elr Heights Subdivision of part of the NW¼ of SE¼ of Section 27, Plymouth Township, Wayne County, Michigan, according to the Plat thereof as recorded in Liber 32 of Plats, Page 90, Wayne County Records.

Liber 1 to certify that there are no tax liens or titles held by the State or any individual against the land previous to date of this instrument. EXCEPT

No. 790 Date JUL 11 1944

DOCUMENTARY UNITED STATES INTERNAL REVENUE 5 CENTS

DOCUMENTARY UNITED STATES INTERNAL REVENUE 5 CENTS

DOCUMENTARY 20 CENTS

DOCUMENTARY UNITED STATES INTERNAL REVENUE 5 CENTS

RECORD JUL 11 1944 12 01 o'clock PM
BERNICE YOUNGBLOOD, Register of Deeds
WAYNE COUNTY, MICHIGAN

BERNICE YOUNGBLOOD
Register of Deeds

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; **To have and to hold,** the said premises, as herein described, with the appurtenances unto the said parties of the second part, and to their assigns, and to the survivor of them his heirs and assigns, FOREVER.

And the said Lucille Bennett

part y of the first part, for her self, her heirs, executors and administrators, do es covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensealing and delivery of these presents she is well seized of the above granted premises in fee simple; that they are free from all incumbrances whatever.

LIBER 7080 PAGE 65

LIBER 7086 PAGE 66

and that she will and her heirs, executors, her administrators, they shall warrant and defend the same against all lawful claims whatsoever.

In witness whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in presence of:

F. A. Kehr

Marian Johnston

Lucile Bennett [L. S.]

Lucile Bennett

[L. S.]

[L. S.]

[L. S.]

STATE OF MICHIGAN,

County of Wayne } ss.

On this 10th day of July in the year one thousand nine hundred and forty-four before me, a Notary Public in and for said county, personally appeared Lucile Bennett, a widow lady, survivor of herself and Jesse H. Bennett, deceased

to me known to be the same person described in and who executed the within instrument, who has acknowledged the same to be her free act and deed.

F. A. Kehr

Notary Public Wayne County, Michigan.

My commission expires 5-17-48 19

C766274

WARRANTY DEED

To Husband and Wife, Tenants by Entirety.

Lucile Bennett

To THE COUNTY OF WAYNE

Charles L. Finkbeiner

Vera G. Finkbeiner

RECEIVED

JUL 11 1944

BERNARD J. DONOBLOOD

REGISTER OF DEEDS

REGISTER'S OFFICE, } ss.

WAYNE County.

This instrument was presented and received for record this JUL 11 1944 A.D. 19

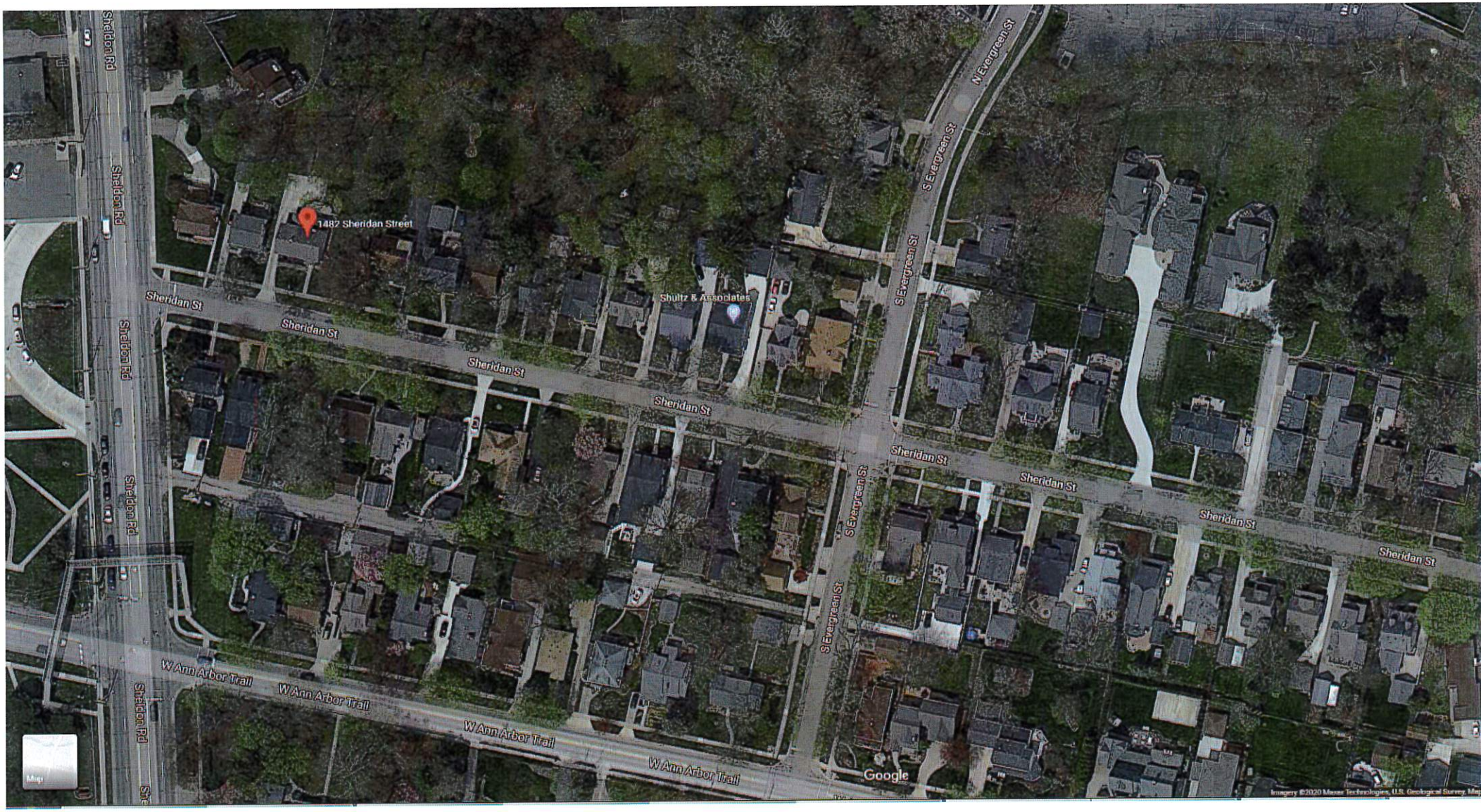
at 2:01 o'clock P. M., and recorded in liber 7086 of page 62

on page 65 as proper certificate was furnished in compliance with Section 9, Compiled Laws of 1897.

Register of Deeds.

JUL-11-44 066219 A 123 1.00

Exhibit G


1482 Sheridan Street
Shultz & Associates
Sheridan St
Sheridan St
Sheridan St
Sheridan St
Sheridan St
Sheridan St
Sheridan St
Sheldon Rd
Sheldon Rd
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W Ann Arbor Trail
W Ann Arbor Trail
W Ann Arbor Trail
W Ann Arbor Trail
Google
Map
Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Ma

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
Website: www.plymouthmi.gov

TO: All Commissioners
FROM: Greta Bolhuis, AICP, Assistant Community Development Director
DATE: January 16, 2020
RE: Sharing Lessons Learned from Training Sessions

As you are aware the City is engaged in the Redevelopment Ready Communities program. The RRC certification process requires the city to evaluate policies and procedures to meet the six best practices. One of the best practices is Education and Training. A step to complete this best practice is to share lessons learned from training sessions and conferences across elected and appointed officials, and staff.

This memo has been written to formalize the communication that is already occurring between elected and appointed boards and between the boards and administration. At the conclusion of each training session or conference it is expected that a single page synopsis shall be presented to the other boards that may share an interest in the topic(s) covered. This synopsis could include key takeaways, questions that were asked and answered, something that was surprising, or any other lessons learned. It is expected that when "Lessons Learned" are presented, it will be part of each board's reports and correspondence agenda item whether an individual is presenting the synopsis, or it is just presented in written form.

Should you have any questions regarding this agenda item, please contact me directly.

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
Website: www.plymouthmi.gov

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, AICP, Assistant Community Development Director
DATE: January 30, 2020
RE: Lessons Learned from Oakland County ZBA Training

On Wednesday, January 29, 2020 I attended the Michigan Association of Planning ZBA Training presented by Brad Strader from MKSK, a planning consulting firm located in Detroit. The training went through an overview of planning and zoning, membership and good meeting practices, risk management, and case studies.

The lesson that was reiterated again and again was "use the standards in the ordinance to make your decision". As a reminder, our ordinance has four standards, which I've paraphrased below:

1. That application of the ordinance unreasonably prevents the property owner from using his or her property
2. That the variance would do substantial justice to the applicant and property owners in the neighborhood or zoning district
3. That approval of the variance is due to unique circumstances of the property
4. That the reason for the variance was not created by someone who has present interest in the property

Mr. Strader explained that effective decisions include deliberation in the open and expression of opinions about the case. He explained that when a Commissioner shares his or her perspective the commentary may sway or change another Commissioner's vote – which ensures public deliberation. He explained the findings of fact must be based on facts and that the facts will vary and should uniquely identify each case.

One of my biggest takeaways was the reminder that variances are associated with the property, not the structures. Variances should be granted due to a property's unique characteristics which begs the question "How is this property different from others?". We were reminded that each variance is associated with a particular property and that property's unique features which is what ensures that a precedent is not set for future approvals. Each case should be considered independently of each other.

Additionally, I learned more about what it means when a variance request is "self-created". Mr. Strader explained that when an applicant makes a design choice which causes a variance to be required, that design choice would not be considered as a "self-created practical difficulty".

Mr. Strader referred to ZBA members as "Judges of Zoning": a title I know you all hold proudly. Please let me know if you would like me to share the materials I received, which includes a case study book and the full PowerPoint.