



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, August 6, 2020 - 7:00 p.m.

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

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Phone 734-453-1234
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Online Zoom Meeting

1. CALL TO ORDER

Chair Kara Guimmo called the meeting to order at 7:00 p.m.

Present: Chair Guimmo, Vice Chair Joe Elliott, Members Jim Burrows, Ed Krol, and Alternates Scott Silvers and Tony Sebastian

Excused: Member Mike Devine and Alternate Mike Gowen

Also present: Community Development Director John Buzuvis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Krol offered a motion, seconded by Burrows, to approve an administrative change to the May 7, 2020 meeting minutes clarifying that the motion refers to a side yard setback of .29 feet for a total setback of 5.81 feet. There was a roll call vote.

Yes: Burrows, Elliott, Krol, Guimmo, Silvers

MOTION PASSED 5-0

Burrows offered a motion, seconded by Krol, to approve the minutes of the July 2 meeting. There was a roll call vote.

Yes: Burrows, Elliott, Krol, Guimmo, Silvers

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Elliott offered a motion, seconded by Krol, to approve the agenda. There was a roll call vote.

Yes: Burrows, Elliott, Krol, Guimmo, Silvers

MOTION PASSED 5-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

- a. Z 20-05: 271 S. Main – windows facing interior lot line in a side yard setback

Joe Phillips gave background on the history of the building and described the requested variance. Brian Langlois, representing Growth Works, said construction is likely to begin in the spring.

Citizens Comments

There were no citizen comments.

Board Discussion

The board discussed how the project might impact the future use of the adjacent parking lot and that the placement of the building on the lot presents a hardship.

Elliott offered a motion, seconded by Burrows, to approve request Z-20-05 to allow up to six new windows facing the interior lot line in the side yard setback.

Finding of facts:

There are already windows on the structure facing south, and this variance request does not increase existing non-conformance.

The existing siting of the building creates a nonconformity that constitutes a hardship.

Two rear windows improve fire egress conditions.

There was a roll call vote.

Yes: Burrows, Elliott, Krol, Guimmo, Silvers

MOTION PASSED 5-0

7. COMMISSIONER COMMENTS

Guimmo said this meeting was her last because she is moving out of the area. She thanked board members for their support. The group thanked her for her leadership.

8. REPORTS AND CORRESPONDENCE

Burrows said he attended a Web-X meeting that didn't work well. He appreciates the Zoom platform Plymouth uses. Buzuvis said he anticipates continued Zoom meetings for the foreseeable future.

9. ADJOURNMENT

A motion to adjourn was offered at 7:35 p.m. by Krol and seconded by Elliott.

There was a roll call vote.

Yes: Burrows, Elliott, Krol, Guimmo, Silvers

MOTION PASSED 5-0