



City of Plymouth Zoning Board of Appeals Regular Meeting Agenda

Thursday, November 5, 2020 – 7:00 p.m.
ONLINE Zoom Meeting

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

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

Join the Meeting: <https://us02web.zoom.us/j/86814586196>

Meeting ID: 868 1458 6196

Passcode: 765403

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, MCL10.31 – 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.

- 1) CALL TO ORDER
 - a) Roll Call

- 2) CITIZEN COMMENTS

- 3) APPROVAL OF THE MINUTES
 - a) Approval of the October 1, 2020 meeting minutes

- 4) APPROVAL OF THE AGENDA

- 5) COMMISSION COMMENTS

- 6) OLD BUSINESS
 - a) Z 20-08: 388 S. Main, Two wall signs on one facade

- 7) NEW BUSINESS
 - a) Z20-09: 304 W. Liberty, Fence exceeding 30 inches in front yard on Davis St. side

- 8) REPORTS AND CORRESPONDENCE

- 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 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

City of Plymouth
Zoning Board of Appeals Notice
Thursday, November 5, 2020 – 7:00 p.m.
Meeting Location: ONLINE ZOOM MEETING
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, November 5, 2020 at 7:00 P.M. online via Zoom to consider the following:

Z20-09 Non-Use Variance Request for 304 W. Liberty
Fence exceeding 30 inches in front yard on Davis St. side
Zoned: R-1, Single-Family Residential District
Applicant: Kyle Bowen

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: Thursday, October 22, 2020



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, October 1, 2020 - 7:00 p.m.

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

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

Online Zoom Meeting

1. CALL TO ORDER

Chair Joe Elliott called the meeting to order at 7:00 p.m.

Present: Chair Elliott, Members Jim Burrows, Mike Devine, Ed Krol

Also present: City Commissioner Suzi Deal, City Commissioner Tony Sebastian, Assistant Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Krol, to approve the minutes for the September ZBA meeting. There was a roll call vote.

Yes: Burrows, Elliott, Krol

Abstain: Devine

MOTION PASSED 3-0

4. APPROVAL OF THE AGENDA

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

Yes: Burrows, Devine, Elliott, Krol

MOTION PASSED 4-0

5. COMMISSION COMMENTS

Devine asked whether anyone had been appointed to fill the vacant seat on the ZBA. Deal said there would be an appointment soon. Several members asked to receive hard copies of the agenda in the future.

6. OLD BUSINESS

a. **Z 20-07: 1381 Sheridan – roof connecting home and detached garage**

Citizen Comments

There were no citizen comments.

Commissioner Comments

As the applicant was not present, board members were not given the opportunity to ask additional questions. Noting that the ordinance states decisions must be made within 90 days of requests, it was agreed that a decision should be made at this meeting.

Devine offered a motion, seconded by Burrows, to approve request Z 20-07 for a roof connecting the home and detached garage at 1381 Sheridan

Findings of Fact

There is no evidence of practical difficulty.

The result of approving this variance would result in the requirement of several more variances.

There was a roll call vote.

NO: Burrows, Devine, Elliott, Krol

MOTION FAILED 4-0

7. NEW BUSINESS

a. Z 20-08: 388 S. Main – two wall signs on one facade

Citizen Comments

Karen Sisolak, 939 Penniman, said the proportion of signs on the space appeared too large.

Commissioner Comments

Board members discussed the request and noted that the submitted drawings were not to scale, making it difficult to envision what the signs would look like. The applicant was not present.

Burrows offered a motion, seconded by Devine, to postpone a decision until the November meeting to allow time for further discussion with the applicant.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol

MOTION PASSED 4-0

8. REPORTS AND CORRESPONDENCE

Due to changing pandemic regulations, Bolhuis said it's uncertain whether future meetings would be in person or online. There was discussion about attempting to have hybrid meetings with both in-person and online participants. She said she expects to have more information by the third week of October.

9. ADJOURNMENT

A motion to adjourn was offered at 7:28 p.m. by Krol and seconded by Burrows.

There was a roll call vote.

Yes: Burrows, Devine Elliott, Krol

MOTION PASSED 4-0



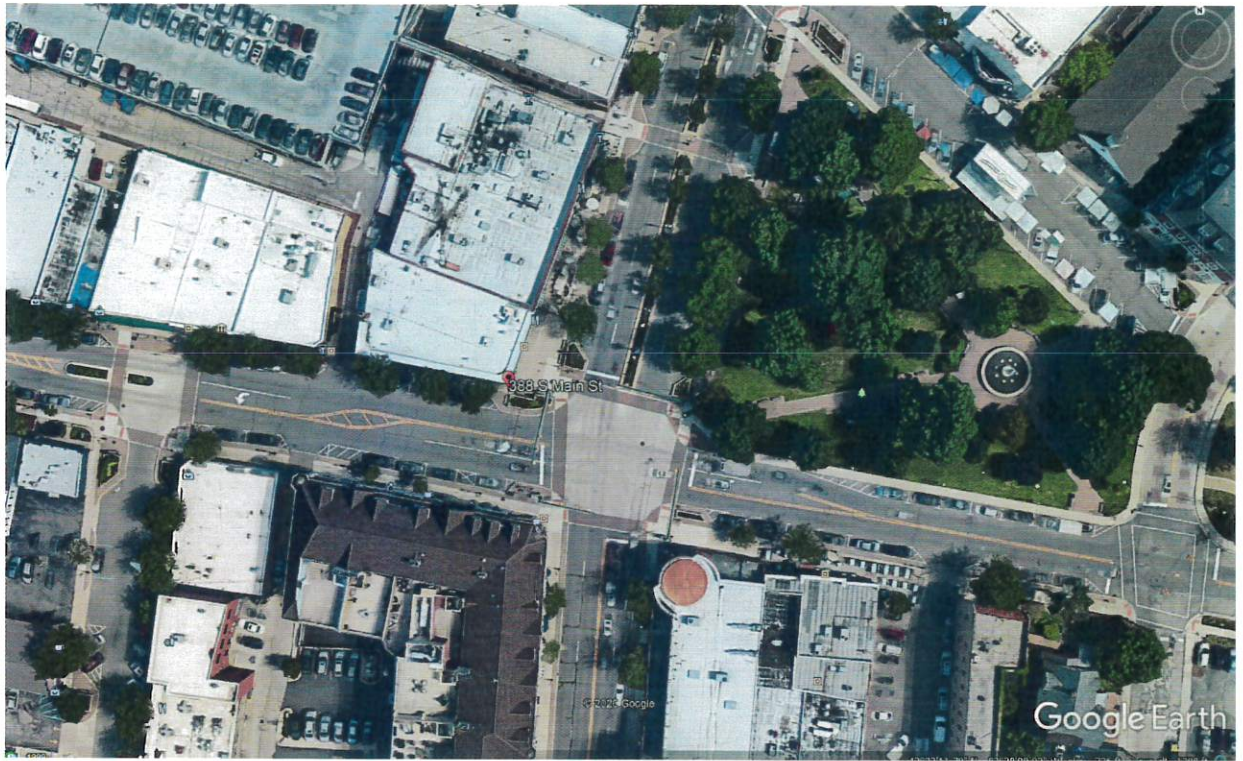
**CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT**
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
Website: www.plymouthmi.gov

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Assistant Community Development Director
DATE: October 28, 2020
RE: Z20-08, 388 S. Main, Non-Use Variance

Mark Chalou, applicant, is requesting a non-use variance to install two wall signs on the Main Street façade. The property is approximately 52 feet wide and 98 feet deep. The property is 5,096 square feet and is zoned B-2, Central Business District.

Section 78-225 (1)(2)(a) states “One wall sign may be permitted for each business or tenant space with a separate means of ingress and egress.” Section 78-225 (1)(2)(c) states “One wall sign or awning sign shall be permitted on each façade, which has a separate public means of ingress and egress.” A variance is required to install two wall signs for tenants that share one means of ingress and egress.

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



RECEIVED

SEP 09 2020

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT



Z 20-08 388 S. Main
2-wall signs located on one
Façade.
ZBA Mtg 10/1/20

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.

388 S Main St. Plymouth, MI, 48170		9/8/20
Address of Property		Date of Application
Mark Chalou		Robert Parent,
Applicant Name		Property Owner
Sun & Snow, Wheels N Motion		
3458 East Pineview Dr.	Dexter	MI 48130
Address	City	State Zip
chaloudesigns@att.net	734-320-1215	
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:

Section 78 - 225 Permanent Signs, (i) Wall Signs, (2) Number of Signs, (c)

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: To allow Sun 3 Snow and Wheels N Motion to have signs on the same side of the building.

Description of Property

Current zoning classification: B-2 Central Business

Current use of structure(s) on premises: Business, currently Wheels n Motion, Sun 3 Snow

Is it a corner or interior lot? Corner, of Main St, and Ann Arbor Trail

Size and area of lot: See attached.

Total square footage of existing main structure(s): No signs currently.

Total square footage of accessory structure(s): ~~None~~ N/A

Existing lot coverage (percentage) of all buildings and structures: 100%

Height of existing main and/or accessory structures: Building Height = 18 ft

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: Total of 40 sq ft of signs.

Front yard setback after completion (measured from property line): No change

Rear yard setback after completion (measured from property line): No change

Side yard setback after completion (measured from property line): No change

Height of proposed structure: Sun 3 Snow Sign = 36.8 inches, Wheels n Motion Sign = 43.26 inches

Lot coverage (percentage) after completion: No change

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): N/A

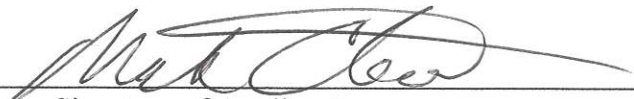
A scaled drawing or boundary survey depicting the above information.

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.) The difficulties are the line of sight on the Ann Arbor Trail side. There are trees blocking the fascia where the sign would go. So we want both signs on the Main St. side.
2. What effect will the variance have on neighboring properties? None.
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.) The difficulty came when the trees were planted by (the city) I'm assuming.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The owners of wheels N Motion & Sun & Snow cannot indentify the location of their business' from the street view, you would only be able to see it from the sidewalk.

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


Signature of Property Owner


Signature of Applicant

Subscribed and sworn before me this 09 day of September, 2020

ANN MARIE BRENNER
NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES Nov 4, 2022
NOTING IN COUNTY OF

Ann Marie Brenner
Notary Public Ann Marie Brenner
My Commission expires Nov. 4, 2022

Washkema

Effective Date: 4/11/2018

Site Address: 388 S Main St

Ann Arbor Trail Side



Height of
Building:
18ft

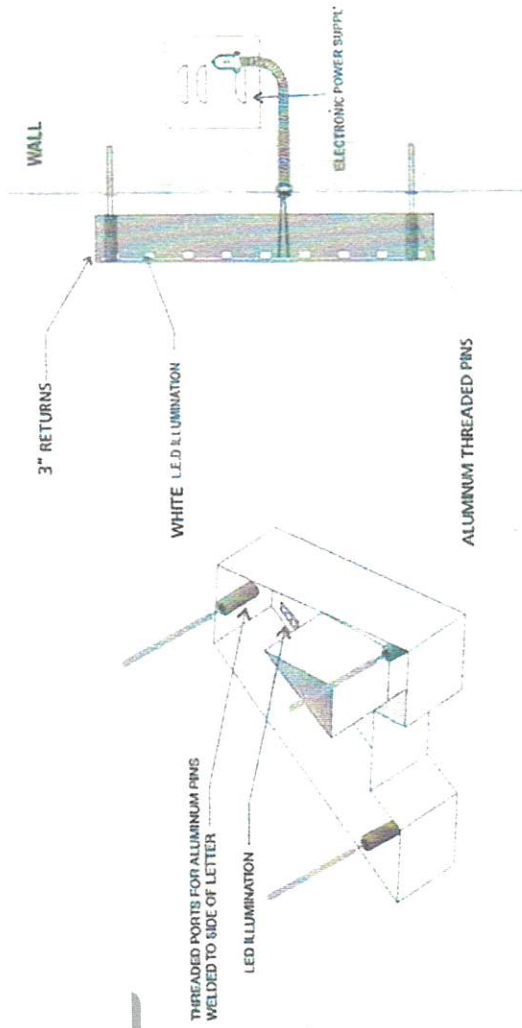
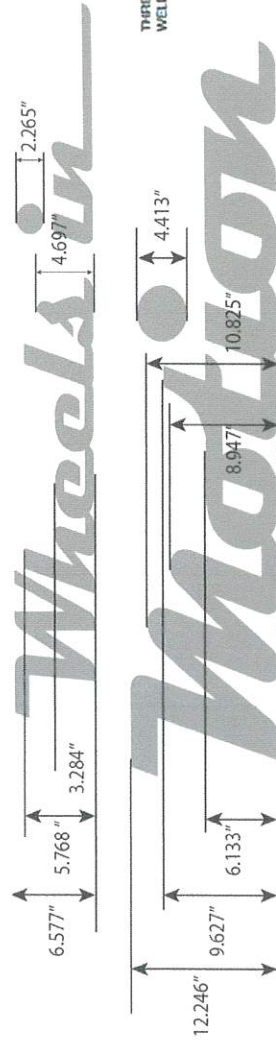
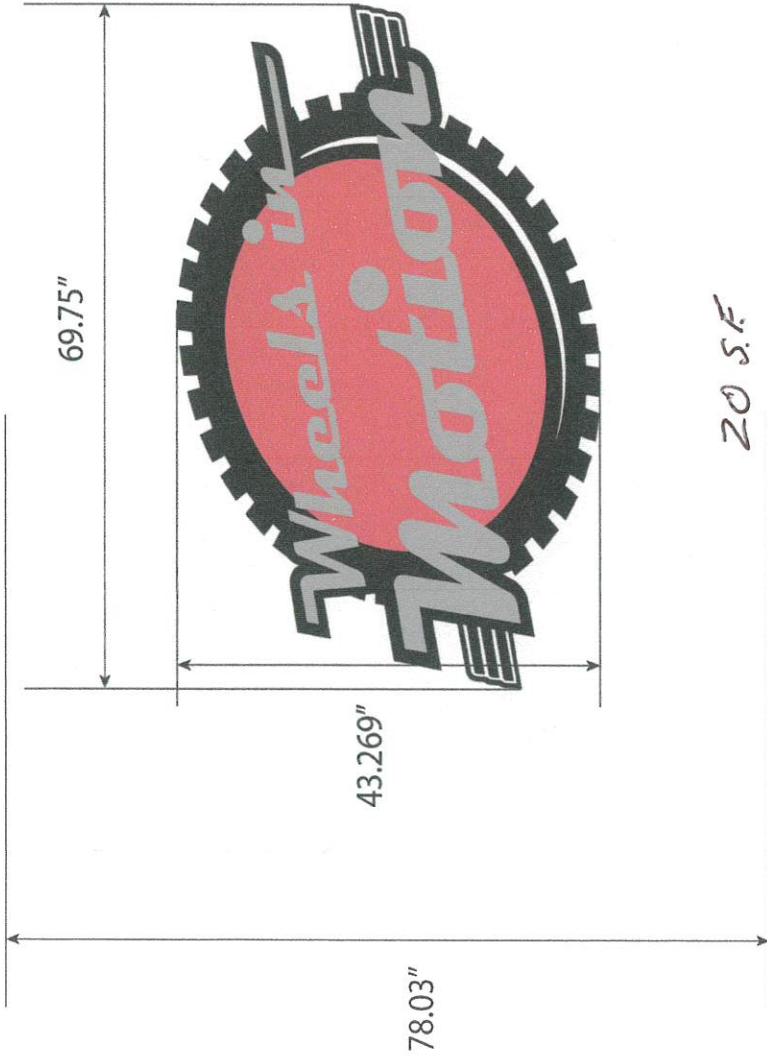
70ft of
Frontage

Site Address: 388 S Main St

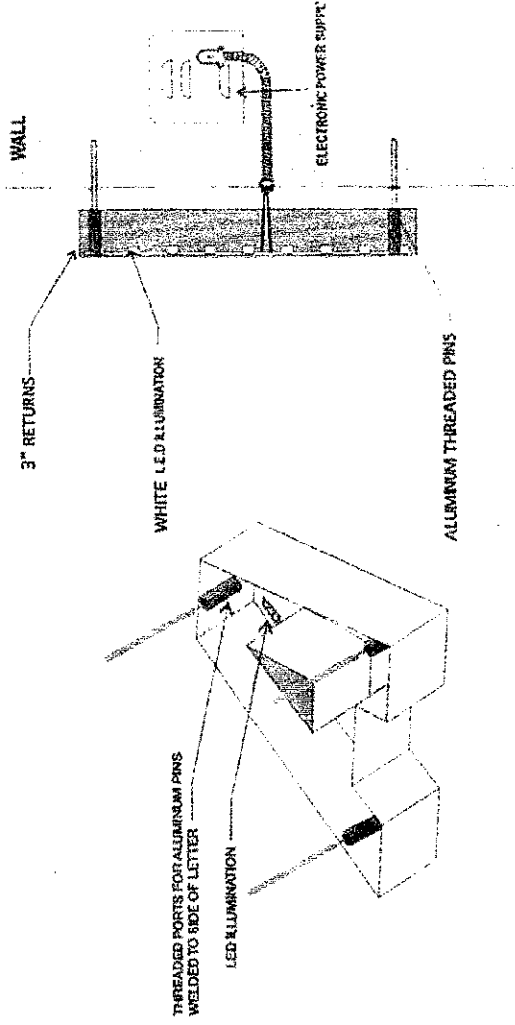
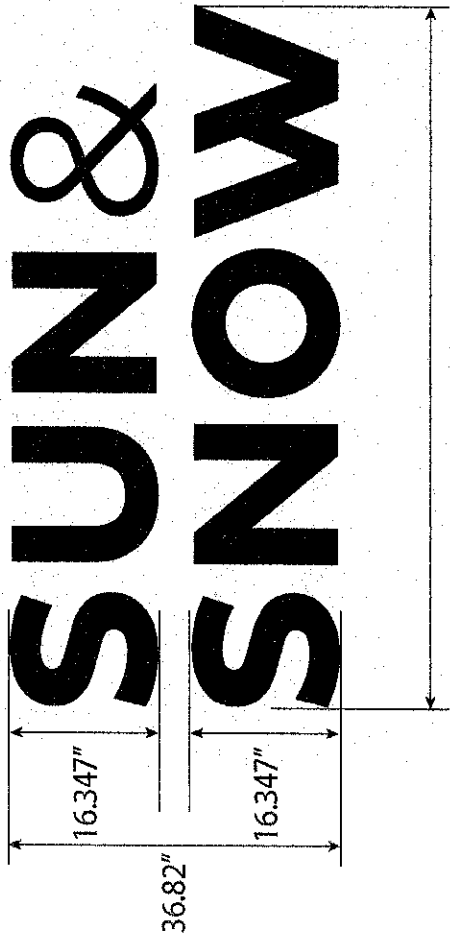
Main Street Side



Note:
Signage
not to
Scale



SECTION DETAIL
PIN MOUNTED ALUMINUM REVERSE LIT LETTERS



SECTION DETAIL
PIN MOUNTED ALUMINUM REVERSE LIT LETTERS



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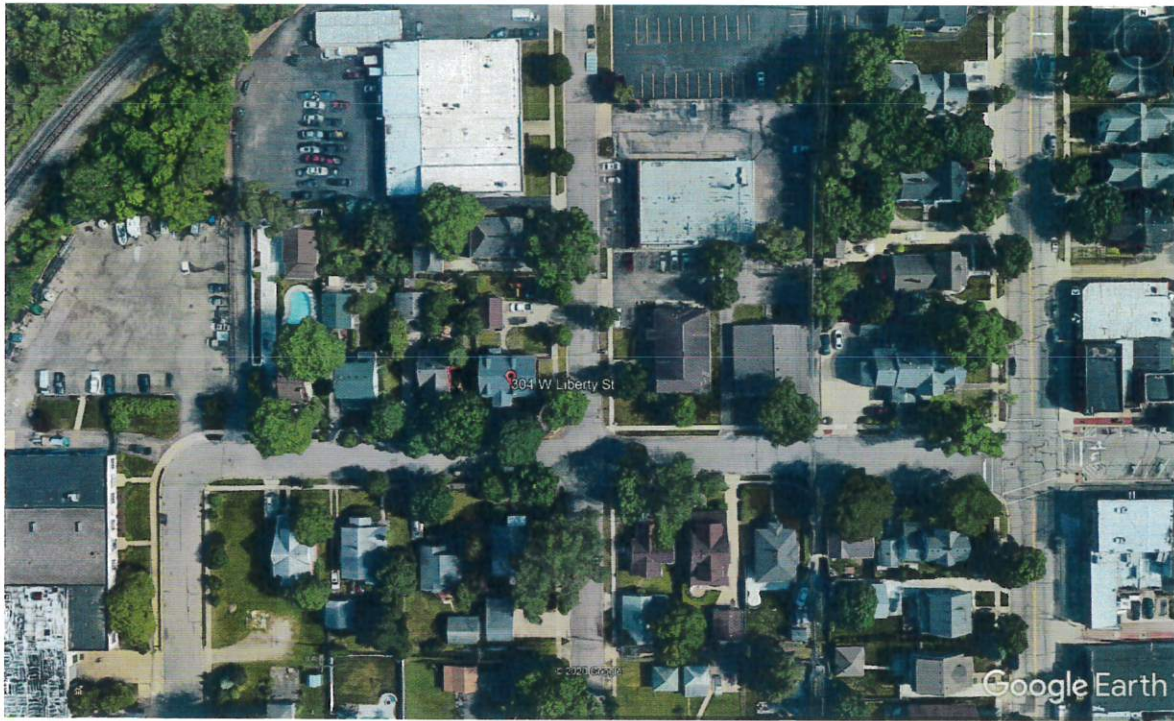
TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Assistant Community Development Director
DATE: October 28, 2020
RE: Z20-09, 304 W. Liberty, Non-Use Variance

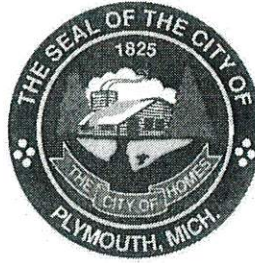
Kyle Bowen, owner, is requesting a non-use variance to install a fence in the required front yard setback on the Davis Street side. The property is 60 feet wide and 120 feet deep. The property is 7,200 square feet and is zoned R-1, Single Family Residential.

Article XVIII, Section 78-208 (9) states “decorative fences or walls placed within a front yard shall not exceed 30 inches in height”.

A variance of 1.83 feet is required to place a 4.33-foot-tall picket fence in the front yard setback on Davis.

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





OCT 05 2020

PLUMBOURNE WITH CO. 2000 PLYMOUTH, MI 48170

Z20-09 304 W. Liberty
Fence exceeding 30 inches in
front yd on Davis St. side.
ZBA Mtg 11/5/20

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.

304 W. Liberty Street	10/05/2020		
Address of Property	Date of Application		
Kyle Bowen	Kyle Bowen		
Applicant Name	Property Owner		
304 W. Liberty Street	Plymouth	MI	48170
Address	City	State	Zip
kylebowen14@gmail.com	(989) 980-7460		
Email	Phone		

Three Basic Functions of the ZBA:

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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.

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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:
Sec. 78-208. - Residential fences (9) maximum allowable height

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: The maximum height allowed of 33 inches for fences in a "front yard". The section in question is along the side yard facing Davis St..
The picket height along this run is 52" and is decorative in pattern and nature. I am requesting to variance for this height for safety concerns regarding an Autistic resident.

Description of Property

Current zoning classification: Mixed Use - Old Village

Current use of structure(s) on premises: Single Family Home

Is it a corner or interior lot? Corner lot

Size and area of lot: 0.165 acres - 60 ft. frontage, 120 ft. depth

Total square footage of existing main structure(s): 1,458 sq ft.

Total square footage of accessory structure(s): 20' x 24' detached garage

Existing lot coverage (percentage) of all buildings and structures: Approximatley 23%

Height of existing main and/or accessory structures: 1.5 stories

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): N/A

Rear yard setback after completion (measured from property line): N/A

Side yard setback after completion (measured from property line): N/A

Height of proposed structure: N/A

Lot coverage (percentage) after completion: N/A

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): N/A

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.) I have a 4 year old Autistic son who is cognitively impaired. He does not have a sense of danger, is non verbal, and is prone to defeating boundaries. A 30" fence is too easily defeated which creates an unsafe environment in his own back yard. The currenty 52" height provides an adequate barrier and security.

2. What effect will the variance have on neighboring properties? No.

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.) My request has nothing to do with aesthetics, only the safety concerns regarding an Autistic boy who is a danger to himself outside of a controlled environment.

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The 30" maximum allowable height for my side yard fence does not provide an adequate barrier to prevent my Autistic son from easily leaving the yard.

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

[Signature]
Signature of Property Owner

[Signature]
Signature of Applicant

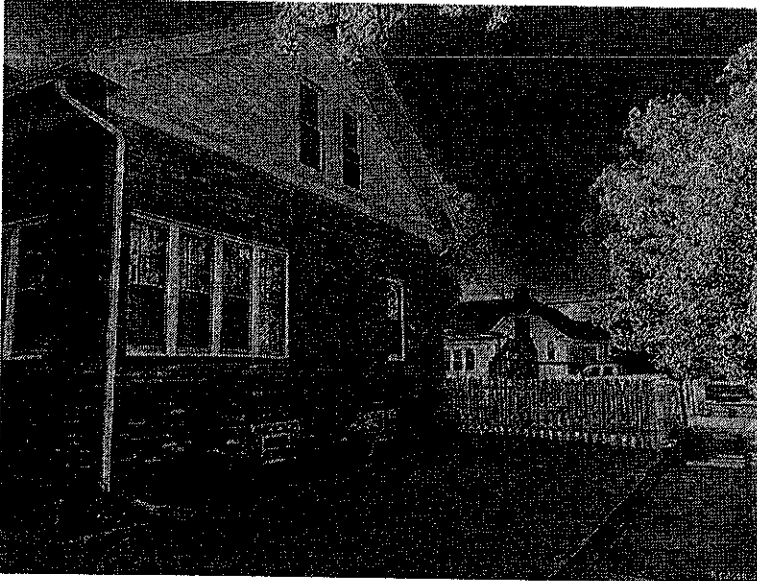
Subscribed and sworn before me this 5th day of October, 2020

CARRIE ANN LAWRENCE
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Sep 29, 2024
ACTING IN COUNTY OF Wayne

[Signature]
Notary Public
My Commission expires 9/29/2024

304 W. Liberty St., Plymouth, MI

The following photographs and accompanying descriptions will provide the board with the background and information needed to make an informed decision regarding a variance to the side yard fence height at the Bowen residence at 304 W. Liberty Street.

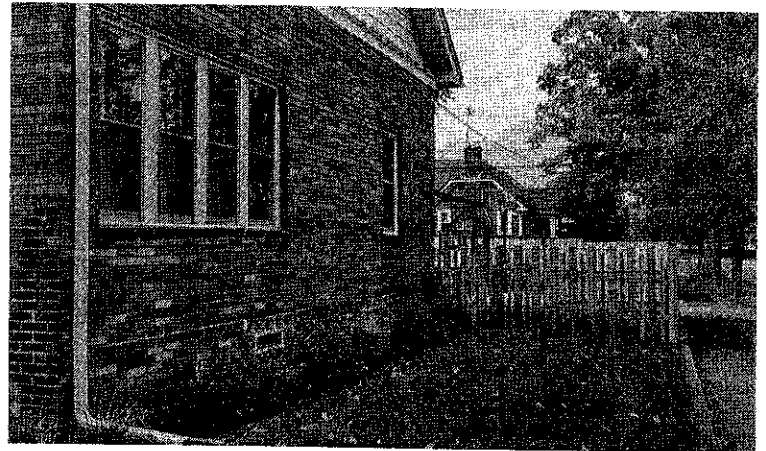


Existing Fence

This is a photograph of the old fence which was replaced in April, 2020. It was constructed of 48" cedar pickets on treated pine cross members. This original construction date of this fence is not known. The portion of the fence in question is along the Davis St. side of the home in my backyard. It was in place when I purchased the home in January, 2013.

Repaired Fence

In April, 2020 the fence pickets were beginning to rot and lose strength. My Autistic son discovered that he could easily break through the pickets and walk out of the yard. This necessitated an immediate repair. The pickets and cross members were replaced. The posts, steel and treated 4x4 lumber, were all found to be in excellent shape and did not require replacement. The new fence pickets measure 60" at the tallest points. Not a single shovel of dirt was moved and the footprint of the fence did not change.



Autism Awareness

Harrison is a 4 year old Autistic boy. Like many with Autism, he is nonverbal and has limited communication skills. He does not have a sense of danger and is prone to defeating barriers of all types. He has an attraction to water and playgrounds. Additionally, he has numerous severe allergies, asthma, eczema, and poor eyesight. It is imperative that Harrison is kept under a watchful eye, and our home's fence is essential in keeping him safe. My family would greatly appreciate the board granting us a variance for our fence, as a 30" height would not provide sufficient safety and security.

