



Plymouth Planning Commission

Regular Meeting Minutes

Wednesday, September 9, 2020 - 7:00 p.m.

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

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Online Zoom Meeting

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:00 p.m.

Present: Commissioners Sisolak, Shannon Adams (arrived at 7:20) Tim Joy, Jennifer Kehoe, Charles Myslinski, Adam Offerman, Hollie Saraswat, and Scott Silvers

Also present: Community Development Director John Buzuvis and Planning Consultant Sally Elminger

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Silvers offered a motion, seconded by Joy, to approve the minutes of the August 12 meeting. There was a roll call vote.

Yes: Sisolak, Joy, Kehoe, Myslinski, Offerman, Saraswat, Silvers

MOTION PASSED 7-0

4. APPROVAL OF THE AGENDA

Joy offered a motion, seconded by Adams, to approve the agenda for Wednesday, September 9, 2020.

There was a roll call vote.

Yes: Sisolak, Joy, Kehoe, Myslinski, Offerman, Saraswat, Silvers

MOTION PASSED 7-0

5. COMMISSION COMMENTS

Several Commission members asked to receive paper agenda packets in the future. Joy said there have been a number of demonstrations focusing on the planning commission in a nearby community. Offerman said several residents have complained to him that events in the City have been canceled due to COVID-19 while block parties are still being allowed.

6. PUBLIC HEARINGS

- a. PUD 15-01: 550 N. Holbrook, Starkweather School (PUD Amendment)

Saraswat asked to be recused from this agenda item because she her employer is located in the

building adjacent to the project, and the PUD amendment involves the owner. Myslinski made a motion, seconded by Kehoe, to accept Saraswat's request.

There was a roll call vote.

Yes: Sisolak, Adams, Joy, Kehoe, Myslinski, Offerman, Saraswat, Silvers

MOTION PASSED 8-0

Applicant Mark Menuck described changes he's requesting to the PUD agreement. The amendment reduces size of the park entrance, adds parking, increases green space to the rear of the property, provides a second access point to the park and the allows for the possibility of linking it to Hines Park.

The public hearing opened at 7:34.

Ellen Elliot, 404 Irvin, asked about the Hines Park connection, whether fences would be required and who would be responsible for maintaining the landscaping.

Fred Brunk, 523 McKinley, said he thinks the amendment adding access to the park is a benefit to the City.

The public hearing closed at 7:44 p.m.

A discussion among commission members ensued. Points of discussion included public access to Hines Park through private property; and it was noted that this is written into the PUD agreement. There was debate about the importance of decreasing the width of the park entrance for the parking area and the type of barrier between the parking, the housing units and the parks. There was further discussion about the park area's terrain.

Joy offered a motion, seconded by Silvers, to recommend that the City Commission accept the amendment to PUD 15-01 as written.

Kehoe asked for a friendly amendment to require a fence on the east lot line of lots 17, 18 and 19 and on the southern portion of lot 19, limited only by zoning ordinance. Joy and Silvers accepted the amendment.

There was a roll call vote.

Yes: Sisolak, Adams, Hawthorne, Joy, Myslinski, Offerman, Silvers

No: Kehoe

MOTION PASSED 7-1

Sisolak made a motion seconded by Joy, to have Saraswat return to the meeting. There was a roll call vote.

Yes: Sisolak, Adams, Hawthorne, Joy, Kehoe, Myslinski, Offerman, Silvers

MOTION PASSED 8-0

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

a. 2020 Goals Discussion

Sisolak shared documents that she developed, in consultation with Assistant Community Development Director Greta Bolhuis and Kehoe to illustrate City-wide zoning changes she believes need to be considered. Elming described the effort as creating new zoning districts to align with the new future land use designations. It was suggested that the process could also include overlay districts for form based codes and that zoning ordinances can be addressed in future master plans.

Myslinski asked that the minutes reflect his appreciation for the work of Kehoe and Sisolak in this effort.

9. REPORTS AND CORRESPONDENCE

Buzuvis said the next meeting will more than likely be held online. Adams asked about the reappointment process.

10. ADJOURNMENT

Joy offered a motion, seconded by Silvers to adjourn the meeting at 9:11 p.m..

There was a roll call vote.

Yes: Sisolak, Adams, Hawthorne, Joy, Kehoe, Myslinski, Offerman, Saraswat, Silvers

MOTION PASSED 9-0