



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, December 3, 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 Joe Elliott called the meeting to order at 7:00 p.m.

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

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

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Krol offered a motion, seconded by Devine, to approve the minutes for the November ZBA meeting. There was a role call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

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

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

5. COMMISSION COMMENTS

There were no commission comments.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

- a. **Z 20-10- 606 Maple – non-use variance request for fence exceeding 6.5 feet, garage height exceeding 15 feet, habitable space in an accessory structure, garage height**

Citizen Comments

Scott Silvers, 883 Sutherland, said the property is affected by the Jewell Maple PUD, which allows variances. He supports the request.

Karen Sisolak, 939 Penniman, said she is in support of the variance due to the PUD, however, she is uncertain about whether the space on the upper level of the garage would be considered habitable.

Commissioner Comments

Board members discussed the request, in particular the question of whether the second floor of the garage would be habitable. They also discussed how the PUD, which is directly adjacent to the property, affects the applicant's ability to use his property. It was agreed that the variance request would be considered in three separate requests.

Devine offered a motion, seconded by Krol, to approve the 1.5 foot fence height variance to allow an 8 foot tall fence in the rear yard.

Findings of Fact

Current conditions don't allow the property to be fully utilized as intended.
There is unique zoning in surrounding properties

Conditions

The variance only applies to the north and west property lines

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

Devine offered a motion, seconded by Burrows, to approve a 3.9 foot variance for the accessory building height to allow a two story garage.

Findings of Fact

There are unique zoning conditions in adjacent properties
The width of the proposed garage makes it difficult to have storage space

Conditions

The variance is limited to the footprint submitted in the application
Window openings of the east side of the second floor must be limited to a 25% window-to-wall ratio

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen No: Krol

MOTION PASSED 4-1

Krol offered a motion, seconded by Devine, to table the request for habitable space in the accessory structure and to revisit it as a use variance at the next ZBA meeting. The board would like to receive clarification on what part of the building would be considered habitable and subject to the FAR ordinance.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

b. Z 20-11– 933 Church – non-use variance request for lot coverage floor area ratio, front yard setback, side yard setback

Elliott offered a motion, seconded by Krol, to allow Devine to recuse himself from the discussion and vote due to a personal interest, and to have alternate Scott Silvers fill the open position.

There was a roll call vote.

Yes: Burrows, Devine, Gowen, Elliott, Krol

MOTION PASSED 5-0

Citizen Comments

Clark Chapin, 974 Church St., spoke in support of the request.

Kaen Sisolak, 939 Penniman, said the FAR ordinance was designed to limit the bulk and mass, not the height of a building.

Norma McKenna, 985 Church St., objected to the request.

Commissioner Comments

Members of the board commented that the request amounted to a 25% increase over coverage allowed under the FAR ordinance, and that the project's scope was somewhat unclear in the application.

Burrows offered a motion, supported by Krol, to table request Z20-21 until the January ZBA meeting to allow the applicant to revise and clarify the plan.

There was a roll call vote.

Yes: Burrows, Elliott, Krol, Gowen, Silvers

MOTION PASSED 5-0

8. REPORTS AND CORRESPONDENCE

Bolhuis said there are plans to offer hybrid online and in-person meetings in 2021.

9. ADJOURNMENT

A motion to adjourn was offered at 9:03 p.m. by Burrows and seconded by Krol.

There was a roll call vote.

Yes: Burrows, Elliott, Krol, Gowen, Silvers

MOTION PASSED 5-0