



Plymouth Planning Commission

Regular Meeting Minutes

Wednesday, January 13, 2021 - 7:00 p.m.

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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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: Chair Sisolak, Vice Chair Kehoe, Shannon Adams, Tim Joy, Charles Myslinski, Adam Offerman, Hollie Saraswat

Excused: Commissioners Joe Hawthorne and Scott Silvers

Also present: City Commission Liaison Kelly O'Donnell, Community Development Director John Buzuvis, Assistant Community Development Director Greta Bolhuis and Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Kehoe offered a motion, seconded by Joy, to approve the minutes of the December 9, 2020 meeting.

There was a roll call vote.

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

MOTION PASSED 7-0

4. APPROVAL OF THE AGENDA

Joy offered a motion, seconded by Adams, to approve the agenda for Wednesday, January 13, 2021.

There was a roll call vote.

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

MOTION PASSED 7-0

5. ELECTION OF OFFICERS

Adams nominated Sisolak for the position of chair. Myslinski nominated Kehoe for the chair position as well. Kehoe declined the nomination.

There was a roll call vote to elect Sisolak.

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

MOTION PASSED 7-0

Saraswat nominated Kehoe for the position of vice chair.

There was a roll call vote.

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

MOTION PASSED 7-0

6. COMMISSION COMMENTS

Myslinski asked to revisit the goal matrix to allow for five rankings instead of three. Joy suggested a holistic approach to development with all departments, boards and commissions be developed. Kehoe added that she would like to see the Planning Commission more connected to the Redevelopment Ready Communities process. Offerman asked that the Planning Commission be added to an email distribution list for ribbon cuttings in the City. Sisolak said she attended the ZBA meeting last week and noted that they asked the Planning Commission to review habitable space in accessory buildings and the impact that would have on building standards and FAR.

7. PUBLIC HEARING

There was no public hearing.

8. OLD BUSINESS

a. 2021 Planning Commission Goals

Offerman offered the following motion, which was seconded by Joy.

The Planning Commission sets the following goals for the 2021 calendar year:

1. Focus on education, scheduling four educational working sessions on the following dates: February 24, March 24, October 27, and November 17.
2. Draft a Forms Based Code test case
3. Approve a mixed use, high density zoning ordinance
4. Review existing ordinances for amendments related to residential building heights and habitable space within accessory buildings

There was a roll call vote.

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

MOTION PASSED 7-0

9. NEW BUSINESS

a. 2020 Annual Report

Bolhuis reviewed information in the report, which Commission members received prior to the meeting. Administration will add a review of the multi modal transportation policy and the approval of the parks and open space ordinance to the list of actions and then forward the report to the City Commission.

10. REPORTS AND CORRESPONDENCE

Sisolak reminded members to send any changes to the contact list to Buzuvis. Buzuvis said work is progressing on the interior of the Jewell Blaihc building and that the townhouse portion of the project is scheduled to begin in the spring. The fifth and sixth buildings in the Pulte project are in progress, and

several townhomes have been purchased. Elmiger said current regulations allow open meetings to be held remotely until March 31, then members of boards and commissions must meet in person. Hybrid meetings will still be acceptable after that date.

11. ADJOURNMENT

Joy offered a motion, seconded by Offerman to adjourn the meeting at 8:51 p.m.

There was a roll call vote.

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

MOTION PASSED 7-0