



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, January 7, 2021 - 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 7:02 p.m.

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

Also present: City Commissioner Tony Sebastian, Community Development Director John Buzuvis, 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 Burrows, to approve the minutes for the December 3, 2020 ZBA meeting. There was a roll 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 for January 7, 2021. There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

5. ELECTION OF OFFICERS

Devine nominated Elliott for the office of chair. There were no other nominations, and a roll call vote ensued.

Yes: Burrows, Devine, Elliott, Gowen, Krol

VOTE PASSED 5-0

Devine nominated Burrows for the office of vice chair. There were no other nominations, and a roll call vote ensued.

Yes: Burrows, Devine, Elliott, Gowen, Krol

VOTE PASSED 5-0

6. OLD BUSINESS

a. Z 20-10: 606 Maple, use variance for habitable space in detached garage.

Citizen Comments

There were no citizen comments.

Board Comments

Board members discussed their perception that the FAR ordinance and the definition of habitable space were unclear on this matter.

Devine offered a motion, seconded by Gowen, to approve the use variance for habitable space in a detached garage.

Findings of Fact

Surrounding properties are zoned such that this would be in keeping with the neighborhood zoning, making it a unique property.

The property cannot be used as a permitted use in that zone due to privacy concerns.

The problem is not self-created.

There was a roll call vote.

Yes: Devine, Gowen

No: Burrows, Elliott, Krol

MOTION FAILED 3-2

b. Zoning Ordinance Interpretation: Sec. 78-21 – floor area ratio calculation and habitable space in a detached garage

Krol offered a motion, seconded by Burrows, that the interpretation of habitable space in an accessory structure and the resulting FAR questions be interpreted by the Planning Commission at their earliest convenience.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

c. Z20-11: 933 Church, non-use variance for lot coverage, FAR, front yard setback and side yard setback – application withdrawn.

7. NEW BUSINESS

a. Z21-01: 1071 N. Holbrook, non-use variance for rear lot coverage

Citizen Comments

Kevin Postel, 1095 York, said he appreciated that the owner planned to restore the building. He asked whether the existing concrete pad would be used for the project, and the applicant said it would.

Board Comments

Members of the board also expressed appreciation for the owner restoring the building.

Burrows offered a motion, seconded by Krol, to approve a variance of 8% for rear yard lot coverage.

Findings of Fact

The site is unique in the area and backs up to a gas station.

The current garage is unusable.

The problem is not self-generated.

The project preserves a historical structure.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

b. Z21-02: 365 Joy, non-use variance for front yard setback

Citizen Comments

The board received two emails commenting on the variance request.

Vicky Nicol, 337 Joy, wrote in favor of the variance.

Guy Cava, 958 Ross, wrote opposing the variance.

Commissioner Comments

Board members discussed the request and noted that the home on the site is non-conforming to the current front yard setback ordinance, and that the project is essentially an extension of the front porch.

Devine offered a motion, seconded by Krol, to approve a variance of 9.17 feet to the front yard setback for a front porch addition.

Findings of Fact

The existing home location prevents any additional porch addition.

Conditions

The variance only applies to a pergola or one story uncovered porch structure that does not contribute to lot coverage.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

8. COMMISSIONER COMMENTS

Krol asked that items in future packets be labeled with the agenda number in the upper right corner.

Devine congratulated Elliott and Burrows for their election to office.

Burrows said other areas in the state are preparing to distribute the COVID-19 vaccine to level 1-B, and he is hopeful Wayne County will soon follow.

Elliott restated his desire to have the Planning Commission take up the topic of habitable space in accessory buildings as a 2021 goal.

9. REPORTS AND CORRESPONDENCE

Bolhuis congratulated Gowen for being appointed to a full member of the ZBA and thanked him for his time as an alternate member.

10. ADJOURNMENT

A motion to adjourn was offered at 9:07 p.m. by Krol and seconded by Devine.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Gowen

MOTION PASSED 5-0