



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, February 11, 2021 - 7:00 p.m.

ITEM 3. b

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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Phone 734-453-1234
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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 (arrived at 7:09), Ed Krol

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

2. CITIZENS COMMENTS

Karen Sisolak, chair of the Planning Commission, invited ZBA members to attend a training session with the City's building official on February 24.

3. APPROVAL OF THE MEETING MINUTES

It was noted that the wrong name was recorded for seconding a motion to adjourn on January 7. Krol offered a motion, seconded by Devine, to approve the minutes of the January 7 meeting as revised.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Krol offered a motion, seconded by Burrows to approve the agenda for February 11, 2021. Elliott reported that the applicant for item 6.b was not available due to the meeting being rescheduled from February 4. He said the ZBA would hear this request on February 16. Krol offered a motion, seconded by Burrows, to approve the amended agenda.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

5. OLD BUSINESS

There was no old business

6. NEW BUSINESS

a. Z21-03: 696 Forest, non-use variance for front yard setback along Linden

Citizen Comments

Elliott read letters he received in opposition to the variance from the following residents:

- Tim Krause, 792 S. Harvey
- Chuck Pettit, 792 Forest
- Luke Contos, 1464 Palmer
- Paulette Longe, 690 Forest
- Jeffrey Longe, 690 Forest
- Al Metzger, 990 Linden

The following residents spoke about their opposition to the variance.

- Jeffrey Longe, 690 Forest
- Paulette Longe, 690 Forest
- Chuck Pettit, 792 Forest

Board Comments

Board members discussed the nature of the application and noted that it didn't include any request related to the Floor Area Ratio (FAR) measurement, which had been questioned by a resident. The group agreed to break the request into two parts.

Devine offered a motion, seconded by Burrows, to approve the variance request in Z21-03 for the 1.6 foot variance for the front yard setback for the primary structure along the Linden St. side.

Findings of Fact

No practical difficulty is evident.

The plan could be adjusted to accommodate the required setback.

There was a roll call vote.

No: Burrows, Devine, Elliott, Gowen, Krol

MOTION DENIED 5-0

Devine offered a motion, seconded by Gowen, to approve the front porch setback variance request in Z21-03 of 0.4 feet on the Linden St. side of the property.

Conditions

1. The porch may only extend 18.5 feet along the Linden St. side of the property, starting from the SE corner of the covered porch on Forest
2. The variance only applies to a single story unenclosed covered porch.

Findings of Fact

This is an element deemed essential to walkability in Plymouth.

The proposed variance is less than the existing nonconformity.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen

No: Krol

MOTION PASSED 4-1

7. COMMISSIONER COMMENTS

There were no commissioner comments.

8. REPORTS AND CORRESPONDENCE

Elliott received an invitation from the Planning Commission for ZBA members to attend a training session on February 24. The training is to help those in attendance to get a better understanding of how our building official evaluates drawings and projects. An example of this is how he calculates residential and accessory building height, looking at different roof lines and how they are measured in the plan, then after the structure is built to ensure it conforms to the drawing.

10. ADJOURNMENT

A motion to adjourn was offered at 8:03 p.m. by Krol and seconded by Burrows.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0