



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Tuesday, February 16, 2021 - 7:00 p.m.

ITEM 3. c

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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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, Ed Krol, Scott Silvers

Excused: Member Mike Gowen

Also present: Community Development Director John Buzuvis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

There were no minutes to approve.

4. APPROVAL OF THE AGENDA

Krol offered a motion, seconded by Burrows, to approve the agenda for February 16, 2021.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z21-04: 925 Fairground, non-use variance for front yard setback

Citizen Comments

There were no citizen comments

Board Comments

Board members discussed current setbacks in the neighborhood and the size of the variance.

Silvers offered a motion, seconded by Krol, to approve the variance request in Z21-04 for a front yard setback variance of 4.76 feet for a front porch.

Findings of Fact

The home is placed at or beyond the current setback, which limits the opportunity for a front porch.

Conditions

The porch must remain unenclosed.

The variance is limited to the dimensions on the submitted plan.

The roof height is limited to the first level only.

The City has identified front porches as a priority for walkability and design.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0

7. COMMISSIONER COMMENTS

Commissioners discussed the Planning Commission training session that will be held on February 24 at 7:00 p.m. via Zoom. Silvers said the Planning Commission has included a review of the habitable space in accessory structures ordinance(s) as requested by the ZBA. Burrows asked that everyone exchange phone numbers. Elliott said he would collect and send out contact information. Devine asked whether a second alternate to the ZBA had been appointed (not yet).

8. REPORTS AND CORRESPONDENCE

Buzuvis said he would send out the Zoom link for the February 24 meeting.

9. ADJOURNMENT

A motion to adjourn was offered at 8:00 p.m. by Burrows and seconded by Krol.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0