



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, March 4, 2021 - 7:00 p.m.

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

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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

Excused: Members Ed Krol and Scott Silvers

Also present: Assistant Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

Jeffrey Longe, 690 Forest, said he thinks the FAR is sometimes miscalculated by applicants and that the ZBA application should be revised to clarify whether the FAR is part of the variance request.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Devine, to approve the minutes of the February 4, 2021 meeting.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen

MOTION PASSED 4-0

Burrows offered a motion, seconded by Devine, to approve the minutes of the February 11, 2021 meeting.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen

MOTION PASSED 4-0

Burrows offered a motion, seconded by Devine, to approve the minutes of the February 16, 2021 meeting.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen

MOTION PASSED 4-0

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Devine, to approve the agenda for March 4, 2021.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen

MOTION PASSED 4-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z21-05: 1294 Maple – non-use variance for side yard setback

Applicant Nate Johns described the proposed project.

Citizen Comments

Jeff Wassel, 1302 Maple, spoke in support of the variance.

Board Comments

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

Devine offered a motion, seconded by Burrows, to approve request Z21-05 at 1294 Maple, for a variance of 3.55 feet along the west side yard setback for a distance of approximately 3 feet, as shown on the submitted drawing and substantiated by administration and a survey.

Findings of Fact

The west property line is a unique shape.

The variance only allows an extension of an existing nonconforming wall, and there is no change in distance to the neighboring structure to the west.

The current layout of the house contributes to the practical difficulty requiring a variance.

Conditions

The variance only applies to a single-story garage.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen

MOTION PASSED 4-0

b. Z21-06: 629 Herald – non-use variance for front yard setback

Applicant Brandon Morris described the proposed project.

Citizen Comments

Elliott read a letter from Chip Humitz, 623 Herald, in support of the variance request.

Board Comments

After a discussion, Devine offered a motion, seconded by Burrows, to approve variance Z21-06 for 629 Herald for a variance of 2.7 feet to the front yard setback for a front porch.

Findings of Fact

A porch has been identified as an integral part of Plymouth's walkability.
A porch would be allowed without a variance if a garage is constructed.

Condition

The porch must meet all the criteria of the incentive porch ordinance.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen

MOTION PASSED 4-0

7. COMMISSIONER COMMENTS

There were no commissioner comments.

8. REPORTS AND CORRESPONDENCE

Elliott said he attended a mayor and chairs meeting. He will forward a summary to board members.

Bolhuis said she would let board members know whether Zoom and/or hybrid meetings will continue.

10. ADJOURNMENT

A motion to adjourn was offered at 8:26 p.m. by Burrows and seconded by Gowen.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen

MOTION PASSED 4-0