



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, April 1, 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 7:01 p.m.

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

Also present: Assistant Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Krol, to approve the minutes of the February 24, 2021 joint educational working session.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

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

There was a roll call vote.

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 April 1, 2021.

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. Z21-07: 271 S. Main – non-use variance for windows facing interior lot line within the side yard setback

Devine offered a motion to abstain from this agenda item because he is employed by the architect. Krol seconded the motion.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

Applicant Joe Phillips described the proposed project.

Citizen Comments

There were no citizen comments

Board Comments

Board members discussed the previously approved variance for the same project's windows.

Elliott offered a motion, seconded by Burrows, to approve request Z21-07 at 271 S. Main, to allow up to ten new windows – five on the first floor and five on the second floor- on the new construction, for a total of 17 windows to the south façade on the interior lot line in the side yard setback.

Findings of Fact

There are already windows on this building's façade, so this request does not increase the nonconformity.

The existing building site creates a nonconformance that constitutes a hardship for the parking lot that is considered an interior lot.

Additional windows on the building increase fire egress for the property.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

b. Z21-08: 921 Sutherland – non-use variance for garage height

Owner Brian Rambo and architect Bryan Shishakly described the proposed project.

Citizen Comments

There were no citizen comments, however the board received an email in support of the project from Carie and Adam Gillies, 879 Forest.

Board Comments

After a discussion, the applicant offered to adjust the roof to a 3/12 pitch that would decrease the variance request to one foot. Devine offered a motion, seconded by Burrows, to allow a variance for Z 21-08 at 921 Sutherland to allow a one-foot height variance on the garage addition.

Findings of Fact

No practical difficulty is apparent.

There was a roll call vote.

Yes: Gowen

No: Burrows, Devine, Elliott, Krol

MOTION DENIED 4-1

7. COMMISSIONER COMMENTS

Elliott plans to attend the next Planning Commission meeting to ask for clarification on building height calculations.

8. REPORTS AND CORRESPONDENCE

Elliott asked about future Planning Commission educational working sessions. Bolhuis said the next one would be in September.

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 7:57 p.m. by Burrows and seconded by Gowen.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0