



Plymouth Planning Commission

Regular Meeting Minutes

Wednesday, April 14, 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 Karen Sisolak called the meeting to order at 7:00 p.m.

Present: Chair Sisolak, Vice Chair Jennifer Kehoe, Commissioners Shannon Adams, Joe Hawthorne, Tim Joy, Charles Myslinski, Adam Offerman, and Scott Silvers

Excused: Hollie Saraswat

Also present: Community Development Director John Buzuvis, Assistant Community Development Director Greta Bolhuis and Planning Consultant Sally Elmiger and City Commission Liaison Nick Moroz.

2. CITIZENS COMMENTS

Joe Elliott, 404 Irvin, and chair of the Zoning Board of Appeals asked that the Planning Commission revisit the requirements for garage height, since dormers change the calculation.

3. APPROVAL OF THE MEETING MINUTES

Joy offered a motion, seconded by Adams, to approve the minutes of the March 10, 2021 regular meeting minutes.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Myslinski, Offerman, Sisolak, Silvers

MOTION PASSED 8-0

Kehoe offered a motion, seconded by Myslinski, to approve the minutes of the March 24, 2021 educational working session meeting minutes.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Myslinski, Sisolak, Silvers

Abstain: Offerman

MOTION PASSED 7-0

4. APPROVAL OF THE AGENDA

Kehoe offered a motion, seconded by Joy, to approve the agenda for Wednesday, April 14, 2021.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Myslinski, Offerman, Sisolak, Silvers

MOTION PASSED 8-0

5. COMMISSION COMMENTS

Myslinski announced that he was moving out of the City, so this would be his last Planning Commission meeting. Members thanked him for his service.

6. PUBLIC HEARING

There was no public hearing.

7. OLD BUSINESS

a. Mixed Use-High Density District Language Review

There was a discussion about changes made in the Mixed-Use High Density District draft at the March meeting, including the number of stories allowed and how step-backs could be used. The group also discussed other points in the draft, including residential units, the definition of motorcycles, vehicle battery charging stations, and special land use requests. There was consensus that the lot size in the current draft should remain. It was agreed that before the May meeting, the group would look at specific properties to help the discussion. Community Development staff is keeping a running document of the specific proposed changes.

8. NEW BUSINESS

a. PUD 15-01: 550 N. Holbrook, Starkweather Subdivision (PUD Amendment)

Owners Craig Menuck and Mark Menuck and project engineer Brad Brickel presented their rationale for the requested amendment regarding height deviation due to grading. It was noted that any change to a PUD requires a public hearing before the Planning Commission can make a recommendation to the City Commission. After a discussion, Silvers offered the following motion, seconded by Myslinski.

The Planning Commission recommends scheduling a public hearing for PUD 15-01 to amend the PUD agreement for building height, providing grading that allows the lowest level to qualify as a basement and that the first floor is no more than 9 feet in height, the second floor is no more than 8 feet in height, and that the FAR ordinance and elevations remain intact.

Sisolak offered a friendly amendment requiring the applicant to provide an engineering analysis of all deviations listed accurately, and then schedule a public hearing.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Myslinski, Offerman, Sisolak, Silvers

MOTION PASSED 8-0

9. REPORTS AND CORRESPONDENCE

Moroz thanked Sisolak for putting together a comprehensive document of all major decisions, over the past few years, of the Planning Commission and for sharing that document with the City Commission.

Buzuvis said meetings would continue to be remote at least through May.

10. ADJOURNMENT

Myslinski offered a motion, seconded by Joy to adjourn the meeting at 9:50 p.m.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Myslinski, Offerman, Sisolak, Silvers

MOTION PASSED 8-0