



Plymouth Planning Commission

Regular Meeting Minutes

Wednesday, May 12, 2021 - 7:00 p.m.

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

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

Online Zoom Meeting

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:00 p.m.

Present: Chair Sisolak, Commissioners Shannon Adams, Joe Hawthorne, Tim Joy (arrived at 7:01), Adam Offerman, Hollie Saraswat and Scott Silvers

Excused: Vice Chair Jennifer Kehoe

Also present: Assistant Community Development Director Greta Bolhuis, Planning Consultant Sally Elmiger, and City Commission Liaison Kelly O'Donnell.

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Silvers offered a motion, seconded by Hawthorne, to approve the minutes of the April 14, 2021 regular meeting minutes.

There was a roll call vote.

Yes: Adams, Hawthorne, Offerman, Silvers, Sisolak

Abstain: Saraswat

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Offerman offered a motion, seconded by Saraswat, to approve the agenda for Wednesday, May 12, 2021.

There was a roll call vote.

Yes: Adams, Hawthorne, Offerman, Saraswat, Silvers, Sisolak

MOTION PASSED 6-0

5. COMMISSION COMMENTS

Sisolak announced that the City Commission plans to appoint a replacement for Charles Myslinski soon and that Bolhuis will provide updates and discussion points of the Mixed-Use High-Density discussions because the City's policy does not allow for specific comments to be entered into the minutes. She reminded the group of the board and commission training on Monday, May 17 at 4:00 p.m., and let them know they were invited to a ribbon cutting at Bubble Tea.

6. PUBLIC HEARING

a. PUD 21-01: 550 N. Holbrook, PUD Amendment

Elmiger provided the group with a list of questions she would like the developer to answer. Applicants Craig and Mark Menuck answered questions about grading, FAR, basement heights, and building height

calculations. Chuck Myslinski answered some questions as well.

The public hearing opened at 7:56 p.m.

Citizen Comments

Patrick O’Neill, 696 N. Mill, spoke in favor of the applicants’ request.

Ellen Elliott, 404 Irvin, also spoke in favor of the applicants’ request.

The public hearing closed at 8:00 p.m.

Commission Comments

Commission members had an extensive discussion about the land’s topography and how it relates to the building heights the applicants are requesting.

Silvers offered a motion, seconded by Adams, to recommend that the City Commission grant the amended building heights as designated on the matrix on the plans submitted by the applicant only for lots 1-3, 7-17, 21-23.

Conditions

Approval is limited to the provision of grading that allows the lowest level to qualify as a basement, 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 structures adhere to the FAR ordinance, and elevations remain intact.

There was a roll call vote.

Yes: Adams, Hawthorne, Offerman, Saraswat, Silvers, Sisolak

No: Joy

MOTION PASSED 6-1

b. SP21-01: 296 S. Main, Special Use and Site Plan Review for additional outdoor dining area. Applicant Vice Spica provided information about his request to continue to the hours of operation, use of speakers and the arrangements for trash pickup in the alley next to the Penn Grill.

The public hearing opened at 8:40 p.m.

Citizen Comments

Ellen Elliott, 404 Irvin, said she thinks the special use is positive, but that parking should be considered.

John Townsend, 1312 Penniman, said he supports the project and that it’s beneficial to the downtown.

Patrick O’Neill, owner of several buildings in the City, said the DDA is working on improving alleys in the downtown and that this project would support that effort.

The public hearing closed at 8:46 p.m.

Commissioner Comments

The Commission discussed concerns and possible conditions on the seasonality, hours of operation and parking, however, it was noted that this is private property and that is regulated differently than public property sidewalk cafes.

Silvers offered a motion, seconded by Joy, to recommend approval of the special land use request and site plan for SP21-01 with operation limited to what is represented in the submitted plan.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Offerman, Saraswat, Silvers, Sisolak
MOTION PASSED 7-0

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

a. SP 21-02: 1250 S. Main, Site Plan Review for revised landscaping

Applicant Silvia Canzano said parking at the building is limited, and the original landscaping plan would exacerbate the problem.

After a discussion, it was decided that this request should be decided by the Zoning Board of Appeals.

Joy offered a motion, seconded by Offerman, to recommend the request to the ZBA for its consideration.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Offerman, Saraswat, Silvers, Sisolak
MOTION PASSED 7-0

9. REPORTS AND CORRESPONDENCE

Bolhuis said she would let the group know whether it could continue to meet virtually.

10. ADJOURNMENT

Joy offered a motion, seconded by Adams, to adjourn the meeting at 9:48 p.m.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Offerman, Saraswat, Silvers, Sisolak
MOTION PASSED 7-0