



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, May 6, 2021 - 7:00 p.m.

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 7:03 p.m.

Present: Chair Elliott, Members Jim Burrows, Mike Devine, Ed Krol, Scott Silvers (arrived at 7:13)

Excused: Member Mike Gowen

Also present: Assistant Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Krol offered a motion, seconded by Burrows, to approve the minutes of the April 1, 2021 meeting.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol

MOTION PASSED 4-0

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Krol, to approve the agenda for May 6, 2021.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol

MOTION PASSED 4-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z21-09: 933 Church – non-use variance for front 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, Krol

MOTION PASSED 4-0

Applicant Joe Philips described the proposed project.

Citizen Comments

Clark Chapin, 974 Church St., said he is in full support of the variance.

Board Comments

Board members discussed the project and asked Phillips questions, including current setbacks and the current structure's placement on the lot.

Burrows offered a motion, seconded by Krol, to approve request Z21-09 at 933 Church, to approve a variance of four feet in the front yard setback for a porch.

Findings of Fact

The lot has an irregular shape and size

There is an unusual front property line location

The proposed plan reduces the number of existing non-conformances with the zoning ordinance

The proposed structure allows more space between the neighboring structure to the east

The proposed structure follows the City's objectives for porches to provide more walkability

Conditions

The variance shall be limited to the triangular area designated on the plan that protrudes into the setback area

There was a roll call vote.

Yes: Burrows, Elliott, Krol, Silvers

MOTION PASSED 4-0

7. COMMISSIONER COMMENTS

Silvers said the Planning Commission is working on clarifying building height calculations.

8. REPORTS AND CORRESPONDENCE

Elliott reminded the group that there would be a board and commission training session with the City attorney on May 17.

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 7:39 p.m. by Krol and seconded by Burrows.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0