



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, June 3, 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 7:00 p.m.

Present: Chair Elliott, Members Jim Burrows, Mike Devine, Ed Krol, Scott Silvers (arrived at 8:14)

Also present: Assistant Community Development Director Greta Bolhuis

Elliott noted that Mike Gowen has moved from the City of Plymouth and has resigned from the Zoning Board of Appeals.

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Krol offered a motion, seconded by Burrows, to approve the amended minutes (correcting a misspelled name) of the May 6, 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 June 3, 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. Z21-10: 1012 William – non-use variance for front yard fence height

Applicant Katie Cerne described the proposed project, which would replace a non-conforming fence with one of the same size, length, and approximate style.

Citizen Comments

There were no citizen comments.

Board Comments

A discussion about fence heights and the impact of a fence on this particular property ensued.

Devine offered a motion, seconded by Krol, to grant a variance for request Z21-10 to allow a 6-inch variance to the existing requirement for a maximum 30-inch fence to allow a 36-inch-high fence.

Findings of Fact

The home is located on a busy intersection.

There is negligible rear yard associated with the property.

The existing non-conforming fence could be repaired incrementally over time without the need for a variance.

Conditions

Variance is limited to the type of fence indicated in the application.

Homeowner must provide administration with documentation and dimensions for the existing fence.

The fence shall be at least 50% open and with pickets spaced no wider than 4 inches.

There was a roll call vote.

Yes: Burrows, Elliott, Krol, Silvers

MOTION PASSED 4-0

b. Z21-11: 290 E. Pearl – non-use variance for front yard setback for an attached front-facing garage.

Applicants Gloria and Steven Korpus presented the proposal and request.

Citizen Comments

There were no citizen comments.

Board Comments

Board members questioned the applicant about the decision to build an attached vs. unattached garage and the challenges the property presents.

Burrows offered a motion, seconded by Krol, to approve a five-foot setback variance to place the attached garage closer to the front property line.

Finding of Facts

The existing house is located close to the front property line and the resulting attached garage is as far back as possible while still attaching to the existing house.

The property is unique in that it is so close to the railroad tracks and commercial businesses.

The proposed garage will improve safety and walkability.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol

MOTION PASSED 4-0

c. Z21-12: 690 Junction, non-use variance for front yard setback for new building and front yard fence height

Consumer's Energy spokesperson Jacob Kuehnlein explained the request.

Citizen Comments

There were no citizen comments.

Board Comments

Board members asked Kuehnlein about federal regulations as they pertain to the project. They also discussed the location and the need for security at the facility.

Krol offered a motion to accept variance Z21-12 as submitted to allow a 7-foot fence and a new building with a 14-foot front yard setback as submitted in the application. Burrows seconded the motion.

Findings of Fact

There is a need for added security due to the unique mechanical restrictions associated with the property and its

relationship to surrounding parcels.

The building and fence are in compliance with the MPSC and federal regulations.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol

MOTION PASSED 4-0

d. Z21-13: 1250 S. Main, non-use variance for landscaping

Applicant Silvia Canzano reiterated her request for a landscaping variance in the parking lot of her building.

Citizen Comments

There were no citizen comments.

Board Comments

There was considerable discussion between the applicant and the board about the approved site plan and the size of the parking lot. It was mentioned that the applicant has an agreement with neighboring businesses to share parking.

Elliott offered a motion, seconded by Krol, to approve Z21-13 at 1250 Main to allow a 4-foot variance to the required landscape buffer between the parking lot and right of way, thereby allowing a six-foot buffer between the parking lot and right of way.

Condition

Applicant must provide the required number of trees and shrubs that are dictated in the ordinance, but that they may be placed elsewhere on the property if necessary.

The landscaping buffer must begin 24.3 feet south of the north property line and end 7.7 feet north of the south property line.

A minimum of four shrubs and one tree must be placed in the front buffer.

Finding of Fact

The existing building location limits the ability to have a 10-foot buffer.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0

7. COMMISSIONER COMMENTS

Krol asked that an extension number for the City Clerk be added to the agenda cover sheet section on persons needing accommodations.

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

8. REPORTS AND CORRESPONDENCE

Elliott said the Appointments Committee is working on appointing a new member and alternate for the ZBA.

10. ADJOURNMENT

A motion to adjourn was offered at 8:41 p.m. by Krol and seconded by Burrows.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0