



City of Plymouth
City Commission Regular Meeting Minutes
Tuesday, July 6, 2021 - 7:00 p.m.
In-Person at 525 Farmer and Online Webinar

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

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1. CALL TO ORDER

- a. Mayor Wolcott called the meeting to order at 7:01 p.m., followed by the Pledge of Allegiance.
- b. Roll Call

Present: Mayor Oliver Wolcott, Mayor Pro Tem Nick Moroz, Commissioners Suzi Deal, Ed Krol, Kelly O'Donnell

Excused: Commissioners Tony Sebastian and Marques Thomey

Also present: City Manager Paul Sincock, Attorney Robert Marzano, and various members of the City administration

2. CITIZENS COMMENTS

Ellen Elliott, 414 Irvin, thanked the staff for successful downtown events.

3. APPROVAL OF THE AGENDA

Krol offered a motion, seconded by Moroz, to approve the agenda for Tuesday, July 6, 2021.

There was a roll call vote.

Yes: Deal, Krol, Moroz, O'Donnell, Wolcott

MOTION PASSED 5-0

4. ENACTMENT OF THE CONSENT AGENDA

- a. Approval of June 21, 2021 City Commission Regular Meeting Minutes
- b. Special Event: Bumpers, Bikes & Bands, Sunday, July 18, 2021
- c. Special Event: Inside-Out Sale (sidewalk sales), Friday-Saturday, July 30-31, 2021
- d. Special Event: Plymouth Community Fall Festival, Friday-Sunday, September 10-12, 2021

Moroz offered a motion, seconded by Deal, to approve the consent agenda.

In a friendly amendment, Krol asked that item 4.a. be moved to the regular agenda. Moroz accepted the amendment.

There was a roll call vote.

Yes: Deal, Krol, Moroz, O'Donnell, Wolcott

MOTION PASSED 5-0

5. COMMISSION COMMENTS

O'Donnell announced that Keep Plymouth Leafy and the Department of Municipal Services would be hosting a cleanup event at Riverside Cemetery on Monday, July 12 from 6-7 p.m.

Deal asked about the Independence Day home decorating contest and the activity in the City on the holiday. Director of Public Safety Al Cox said the City was mostly quiet, and Sincock announced the winners of the contest: First place, the Seifert family on W. Ann Arbor Tr., second place Dersey family on Dewey and third place the Schneider family on Ross St.

Moroz thanked the staff for working to keep drains clear during the recent heavy rainfall.

Krol asked where meeting videos were on the website and Sincock answered that they had not been posted yet but would be forthcoming. Krol also thanked citizens for following the state laws that pertain to fireworks.

Wolcott recognized former Fire Chief Steve Ott for retiring and welcomed the newly appointed Chief Matt Samhat. He also recognized the following employees for their work anniversaries: Detective Lt. Jamie Grabowski – 24 years, Deputy Clerk Nancy Anderson – 14 years, and Officer Jon Hiemstra – 8 years. He thanked the volunteers and reminded the group to support the vendors at Art in the Park this weekend.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

a. Wayne County Stormwater Standards Ordinance Amendment – Final Reading
The following resolution was offered by Moroz and seconded by Krol.

RESOLUTION 2021-57

WHEREAS The City of Plymouth has what is commonly known as a Storm Water Permit from the State of Michigan, and as a part of that permit the City is required to maintain a certain set of standards for storm water discharged into the waterways of the State of Michigan.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby adopt at the second and Final Reading an Amendment to the City of Plymouth Code of Ordinances, Chapter 74 Utilities, Article III – Sewers, Division 5 – Storm Sewers to add:

Section 74-173 – Adoption of county storm water management ordinance

A certain document, one copy of which is on file in the office of the Department of Municipal Services of the City and one copy of which is on file in the office of the City Clerk, being marked and designated as the Wayne County Storm Water Management Ordinance (Wayne County enrolled Ordinance no. 20016-1114A) and the County Storm Water Management Administrative Rules (Wayne County Resolution no. 2006-1114B) be, and each is hereby adopted as the ordinances of the City and made a part hereof by reference and as if fully set out in this article.

There was a roll call vote.

Yes: Deal, Krol, Moroz, O'Donnell, Wolcott

MOTION PASSED 5-0

b. City Commission Meetings in Parks

The following resolution was offered by Moroz and seconded by Krol.

RESOLUTION 2021-58

WHEREAS The City Commission has indicated a desire to move the summer City Commission meetings from City Hall to the neighborhood parks; and

WHEREAS This moving of the summer meetings has been called the “Summer Concert Tour” of the City Commission; and

WHEREAS The Commission found this program to be successful during the summers each year since 2001.

NOW THEREFORE BE IT RESOLVED THAT The City Commission of the City of Plymouth does hereby schedule the following meetings at 7:00 p.m. at various neighborhood parks as a "Limited Engagement" of the City Commission "Summer Concert Tour."

Monday, July 19, 2021	Hough Park – Maple and Evergreen
Monday, August 2, 2021	Lions Park – Burroughs and Harding > Knights of Columbus Park (Holbrook & Spring)
Monday, August 16, 2021	Kiwanis Park - Auburn & Junction

The significant rain location for this meeting will be Plymouth City Hall, 201 S. Main, Plymouth.

BE IT FURTHER RESOLVED THAT the City Commission of the City of Plymouth hereby directs the City Clerk to post a notice of the changed meeting locations as appropriate and as quickly as possible.

O'Donnell offered a friendly amendment to change the August 2 meeting to the Knights of Columbus (Firehouse) Park on Holbrook and Spring. Moroz accepted the amendment.

There was a roll call vote.

Yes: Deal, Krol, Moroz, O'Donnell, Wolcott

MOTION PASSED 5-0

c. Resolution of Support – Senior Alliance Annual Implementation Plan

The following resolution was offered by Krol and seconded by Moroz.

RESOLUTION 2021-59

WHEREAS The City of Plymouth, Wayne County, Michigan, recognizes the role of The Senior Alliance as the designated Area Agency of Aging for Southern and Western Wayne County to be responsible for planning, developing, coordinating, monitoring, and managing a comprehensive organized service delivery system of services for older adults and caregivers; and

WHEREAS The 34 communities of Southern and Western Wayne County, including the city of Plymouth comprises the Planning and Service Area to the agency's governing body; and

WHEREAS The Aging and Adult services Agency require local Area Agencies on Aging to request approvals of their Annual Implementation Plan from their local governments; and

WHEREAS The Senior Alliance has submitted the plan to this honorable body in accordance with federal and state laws; and

WHEREAS The Senior Alliance has held a public hearing for client, caregiver, and service provider population feedback which contributed to the development of the Annual Implementation Plan for Fiscal Year (FY) 2022.

NOW, THEREFORE BE IT RESOLVED THAT this honorable body of the City of Plymouth approves the Annual Implementation Plan for Fiscal Year 2022 as presented to the City.

There was a roll call vote.

Yes: Deal, Krol, Moroz, O'Donnell, Wolcott

MOTION PASSED 5-0

d. Starkweather School Development – Amendment and Rezone to PUD – 1st reading
The following motion was offered by Moroz and seconded by O’Donnell.

RESOLUTION 2021-60

- WHEREAS The City Commission of the City of Plymouth has held a first reading of the proposed PUD Amendment located at 550 N. Holbrook; and
- WHEREAS The City Commission is aware that the City of Plymouth Planning Commission has granted approval of the PUD amendments to Curtis Building-Plymouth, LLC for the Starkweather School PUD which would require a portion of the property located at 409 Plymouth Rd. to be rezoned from O-2 (office) to PUD; and
- WHEREAS The PUD Plan as approved meets the requirements for rezoning including the provision of a public benefit as satisfied by the preservation and refurbishment of the nearly 90-year-old Starkweather School into up to 24 apartments.

NOW, THEREFORE BE IT RESOLVED that the City Commission of the City of Plymouth does hereby accept the proposed amendment, to PUD, to the Zoning Ordinance via the amended Zoning Maps of the City of Plymouth for the parcel located at 550 N. Holbrook by rezoning a small portion of the property located at 409 Plymouth Rd. from O-2 to PUD on the zoning maps of the City of Plymouth.

Public Comment

Chuck Myslinski, 14353 Northville Rd., asked that the City Commission reconsider the recommendation of the Planning Commission to exclude six sites from the height restriction ordinance nonconformity request.

Developer Craig Menuck also asked the City Commission to reconsider Planning Commission’s recommendation.

Ellen Elliott, 414 Irvin, said she supports the Planning Commission’s recommendation.

Karen Sisolak, 929 Penniman and the Chair of the Planning Commission, said the Planning Commission spent a great deal of time reviewing the documents provided to them by the developer and listening to his explanation before making a recommendation to exclude certain lots from the height restriction ordinance adjustment as allowed in a PUD.

Jennifer Kehoe, 418 Blunk and a member of the Planning Commission, said she supports the Planning Commission’s recommendation.

Scott Silvers, 883 Sutherland and a member of the Planning Commission, said the group made its recommendation based on the information provided to it by the developer.

Commissioner Discussion

The group discussed PUD amendments in general, as well as this specific request, and what constitutes a change that requires Commission approval. Commission members asked questions about the property’s grading that led to the developer request for roof height variances and expressed support for the administrative process as well as trust in the decisions made by other boards and commissions. It was noted that if the City Commission approved the first reading, the developer would still have the option of going back to the Planning Commission to ask for revisions before the City Commission’s second reading.

There was a roll call vote.

Yes: Deal, Moroz, O’Donnell, Wolcott

No: Krol

MOTION PASSED 4-1

e. Approval of June 21, 2021 City Commission Regular Meeting Minutes.

Krol requested that the minutes be amended to reflect that Cox explained the vacation check service after Thomey encouraged residents to utilize it. Moroz offered a motion, seconded by Krol, to amend the minutes as requested.

There was a roll call vote.

Yes: Deal, Krol, Moroz, O'Donnell, Wolcott

MOTION PASSED 5-0

8. REPORTS AND CORRESPONDENCE

a. Liaison Reports

Krol said the ZBA heard two variance requests from homeowners on Hartsough, and both passed 4-1.

He also asked whether trash pickup would be delayed the holiday week and Sincock said no.

O'Donnell said the Planning Commission would meet next week.

Deal said the DDA was scheduled to meet next week and that she plans to have some board or commission appointments at the next City Commission meeting.

Wolcott reminded the group that Art in the Park was taking place July 9-11.

9. ADJOURNMENT

Hearing no further discussion, Wolcott asked for a motion to adjourn at 8:45 p.m. A motion to adjourn was offered by Moroz and seconded by Deal.

There was a roll call vote.

Yes: Deal, Krol, Moroz, O'Donnell, Wolcott

MOTION PASSED 5-0

OLIVER WOLCOTT
MAYOR

MAUREEN A. BRODIE, CMC, MiPMC
CITY CLERK