



City of Plymouth  
Historic District Commission  
Regular Meeting Minutes  
Wednesday, May 5, 2021 - 7:00 p.m.

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

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**Online Zoom Meeting**

**1. CALL TO ORDER**

- a. Chair Colleen Polin called the meeting to order at 7:01 p.m.

Present: Chair Polin, Members Jeremy Borys, Stanley Cole, Linda Filipczak, Gania Kandalajt, Joshua Mrozowski (arrived at 7:30), John Townsend

Also present: Community Development Director John Buzuvis, City Commission Liaison Suzi Deal

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

After removing Suzi Deal from the attendee list, Townsend offered a motion, seconded by Filipczak, to approve the minutes of the of the March 3, 2021 meeting.

There was a roll call vote.

Yes: Borys, Cole, Filipczak, Kandalajt, Polin, Townsend

MOTION PASSED 6-0

**4. APPROVAL OF THE AGENDA**

After an agreement to change New Business to item 6 and Old Business to item 7, Townsend offered a motion, seconded by Filipczak, to approve the agenda for Wednesday, May 5, 2021.

There was a roll call vote.

Yes: Borys, Cole, Filipczak, Kandalajt, Polin, Townsend

MOTION PASSED 6-0

**5. COMMISSION COMMENTS**

There were no commission comments.

**6. NEW BUSINESS**

- a. H21-04: Outdoor patio area in private alleyway at 290 S. Main  
Vince Spica, representing the Penn Grill, described his request for patio seating in the alley next to the business.

***Citizen Comments***

Ellen Elliott, 404 Irvin, asked about what the rest of the approval process would be.

Karen Sisolak of the Planning Commission clarified that the tables and chairs are considered a temporary use, and if the Planning Commission granted a special land use, it would be permanent.

Jennifer Kehoe of the Planning Commission asked about parking and whether any other businesses had been granted a similar permanent request.

***Commission Comments***

The group discussed the application and clarification of the request. They agreed that the HDC purview was aesthetics and the Planning Commission's was land use.

***Resolution***

Cole offered a resolution, seconded by Filipczak, to issue a certificate of appropriateness for application H21-04.

***Finding of Facts***

The proposed work meets the Secretary of Interior's Standards for Rehabilitation standard numbers 1, 2, 3, 4, 5, 6 and 9 and would give consideration and/or significance to the City of Plymouth Ordinance review criteria numbers 3 and 4.

There was a roll call vote.

Yes: Borys, Cole, Filipczak, Kandalajt, Mrozowski, Polin, Townsend

MOTION PASSED 7-0

**7. OLD BUSINESS**

a. H21-01: Revised exterior modifications at 248 S. Union

Owner Cam Miller described the changes made to his original request, including the paint color because they found and matched the building's original color and a door that must be ADA compliant. The original front door is being repaired and sample windows have been provided.

***Citizen Comments***

Ellen Elliott, 404 Irvin, said she appreciated that the owner is saving the front door.

***Commission Comments***

There was an extensive discussion that included the exposure of the siding, the skirt at the bottom of the building and a pediment. Early photographs were consulted for comparison.

Cole offered a resolution, seconded by Townsend, to issue a certificate of appropriateness for application H21-04, provided the following conditions are met.

1. That the siding exposure matches the existing siding presumed to be 4 inches, unless photographic or physical evidence is shown to allow for the 6-inch exposure.
2. That the window surrounds match existing surrounds unless physical or photographic evidence is shown to allow for an 8-inch pediment
3. That the skirt matches the existing skirt unless photographic or physical evidence is presented to allow for a 10-inch skirt.

***Findings of Fact***

The proposed work meets the Secretary of Interior's Standards for Rehabilitation standard numbers 1, 2, 3, 4, 5 and 6 and would give consideration and/or significance to the City of Plymouth Ordinance review criteria numbers 1, 2, 3 and 4.

Yes: Borys, Cole, Filipczak, Kandalajt, Mrozowski, Polin, Townsend

MOTION PASSED 7-0

#### **8. REPORTS AND CORRESPONDENCE**

Buzuvis said the fountain project is underway and that the demolition was complete, and some utilities are in place. The granite is in fabrication and electrical work will be done soon.

He said he would keep the group informed about the status of virtual meetings, and reminded them about the board and commission training session on May 17 at 4:00 p.m.

#### **9. ADJOURNMENT**

A motion to adjourn was offered at 8:42 p.m. by Borys and seconded by Filipczak.  
There was a roll call vote.

Yes: Borys, Cole, Filipczak, Kandalajt, Mrozowski, Polin, Townsend

MOTION PASSED 7-0