



# Plymouth Planning Commission

## Regular Meeting Minutes

### Wednesday, June 9, 2021 - 7:00 p.m.

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City of Plymouth  
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#### Online Zoom Webinar

#### 1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:01 p.m.

Present: Chair Sisolak, Vice Chair Jennifer Kehoe, Commissioners Shannon Adams, Tim Joy (arrived at 7:18), Adam Offerman, Hollie Saraswat and Scott Silvers

Excused: Commissioner Joe Hawthorne

Also present: City Commission Liaisons Kelly O'Donnell and Nick Moroz, Community Development Director John Buzuvis and Planning Consultant Sally Elmiger.

#### 2. CITIZENS COMMENTS

There were no citizen comments.

#### 3. APPROVAL OF THE MEETING MINUTES

Silvers offered a motion, seconded by Adams, to approve the May 12, 2021 regular meeting minutes.

There was a roll call vote.

Yes: Adams, Offerman, Saraswat, Silvers, Sisolak

Abstain: Kehoe

MOTION PASSED 5-0

#### 4. APPROVAL OF THE AGENDA

Kehoe offered a motion, seconded by Adams, to amend the agenda for Wednesday, May 12, 2021, to place "new business" before "old business".

There was a roll call vote.

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

MOTION PASSED 6-0

#### 5. COMMISSION COMMENTS

Sisolak advised Commission members to watch the Michigan Association of Planners videos on Roles and Responsibilities, How to Make a Good Motion and Planned Unit Developments before the City's subscription expires on August 1. The first two will be discussed at the October 27 training, and the third will be discussed at the November 17 training. She also recommended attending the virtual academy on Redevelopment Ready Communities.

Kehoe thanked Buzuvis for providing a project status report.

Buzuvis said it is anticipated that future meetings would be hybrid virtual and in-person.

## 6. PUBLIC HEARING

There was no public hearing.

## 7. NEW BUSINESS

### a. SP 21-03: 690 Junction, site plan review for new building

Elmiger provided an overview of the project. Commission members asked Consumer's Energy representative Doug Scott questions and discussed concerns, including lighting, noise and the placement of the building and heater on the lot. Public utility requirements were discussed and questions were asked on possible other site configurations to relocate the required heater for the gas line. Due to the location of existing infrastructure (underground gas mains) reconfiguration of the site was not an option.

Kehoe asked how any noise ordinance violations would be handled and it was confirmed that any violations would be handled by the city.

Silvers offered a motion, seconded by Adams, to approve the site review with all existing information in the planner's report.

### ***Finding of Fact***

The unique nature of the site warrants the allowances from the ordinance.

### ***Friendly Amendment***

Sisolak requested the following friendly amendments, which Silvers and Adams accepted.

### ***Findings of Fact***

The Zoning Board of Appeals has approved the variances.

The proposed fence is accepted as proposed, because, for safety reasons, a person must be able to look through the fence from the street.

The lot is paved and has existed that way. Gas lines may prevent any vegetation from being planted.

Lighting will be handled administratively.

There was a roll call vote.

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

No: Joy

MOTION PASSED 6-1

## 8. OLD BUSINESS

### a. Mixed-Use High-Density Ordinance Discussion

Silvers provided information about overlay districts as they relate to mixed-use high-density zoning. Commission members discussed the need to define a specific area that would be appropriate for this type of zoning before moving forward. Silvers said he had been in contact with an urban planning consultant who would be interested in conducting an analysis of the City's current zoning. He plans to send information about the consultant and their correspondence to the City Commission. The Commission briefly discussed availability of funding from the Michigan Economic Development Corporation through the Redevelopment Ready Communities program that may be available to assist communities financially with a zoning review/consultation to provide a roadmap of next steps.

## 9. REPORTS AND CORRESPONDENCE

Silvers reported on the June Zoning Board of Appeals meeting.

**10. ADJOURNMENT**

Kehoe offered a motion, seconded by Joy, to adjourn the meeting at 9:11 p.m.

There was a roll call vote.

Yes: Adams, Kehoe, Joy, Offerman, Saraswat, Silvers, Sisolak

MOTION PASSED 7-0