



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, September 2, 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 7:27 p.m.)

Also present: Community Development Director John Buzuvis and City Commissioner Tony Sebastian

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Devine, to approve the minutes of the August 5, 2021 meeting. Krol asked to abstain from voting on this item because he was not present at the meeting.

There was a roll call vote.

Yes: Burrows, Devine, Elliott

MOTION PASSED 3-0

4. APPROVAL OF THE AGENDA

Krol offered a motion, seconded by Burrows, to approve the agenda for September 2, 2021.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol

MOTION PASSED 4-0

5. OLD BUSINESS

a. Z-21-15: 148 E. Spring, non-use variance for side and front yard setback for porch.

Applicant Bill Broucek explained his request.

Citizen Comments

There were no citizen comments.

Board Comments

Board members discussed the request and noted that a smaller variance than the one requested would be sufficient for the applicant's needs.

Devine offered a motion, seconded by Krol, to approve the request in Z 21-15 for a 3.02-foot variance to the required 15-foot front yard setback

Findings of Fact

The variance is for a porch, which is a desirable element for walkability and the request seems to meet the intent of the incentive porch ordinance.

Condition

This variance is only for an unenclosed porch one story high.

Discussion

There was a question about what would happen if the area was rezoned residential in the future. Buzuvis replied that there were no plans to do so, but the property wouldn't be affected if it were. Silvers said he arrived in time to hear the motion online and it was agreed that he would vote on it.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0

Devine offered a motion, seconded by Burrows, to approve the second request in Z 21-15 to allow a side yard setback variance of four feet in the east side yard.

Findings of Fact

The adjacent properties are currently not residential and will not be in the foreseeable future. With the variance, there would be a six-foot setback, which is typical for a residential property.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0

6. NEW BUSINESS

a. Z21-16: 123 N. Union, non-use variance for side yard setback

Applicant Michael Zydek explained his request.

Citizen Comments

There were no citizen comments.

Board Comments

The board noted that the request would not expand the structure outside its current footprint.

Devine offered a motion, seconded by Burrows, to approve Z-21-16 for a side yard setback of 2.5 feet.

Finding of Fact

The lot contains unique characteristics in that it is narrower than an average lot and has a skewed orientation.

Adjacent properties are zoned mixed use, which affords some consideration for a side yard variance.

Condition

The variance only applies to a second-floor addition, as shown in the application.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0

7. COMMISSIONER COMMENTS

Burrows asked whether there were any ZBA candidates. Buzuvis said he would check with City Commissioner Suzi Deal.

8. REPORTS AND CORRESPONDENCE

Buzuvis said it is expected that the next meeting would still take place via Zoom.

Krol asked if notices of ZBA meetings were still being published in the Plymouth Observer and Buzuvis said they were.

10. ADJOURNMENT

A motion to adjourn was offered at 7:56 p.m. by Krol and seconded by Burrows.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0