



# Plymouth Planning Commission

## Regular Meeting Minutes

### Wednesday, September 8, 2021 - 7:00 p.m.

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

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

#### Online Zoom Meeting

#### 1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:08 p.m.

Present: Chair Sisolak, Vice Chair Jennifer Kehoe, Commissioners Joe Hawthorne, Tim Joy and Scott Silvers

Excused: Commissioners Shannon Adams and Hollie Saraswat

Also present: Community Development Director John Buzuvis and Planning Consultant Sally Elmiger.

#### 2. CITIZENS COMMENTS

There were no citizen comments.

#### 3. APPROVAL OF THE MEETING MINUTES

Sisolak noted that the meeting minutes from August 11 indicated there had been an amendment and that the amendment was not specified in the minutes.

[A later review confirmed that the August 11 minutes were not amended – the word “amend” was used in error instead of the word “accept”]

Sisolak also questioned whether the group had agreed to forgo the November 17 training date. There was consensus that the group had agreed.

Joy offered a motion, seconded by Hawthorne, to approve the minutes of the August 11, 2021 meeting.

There was a roll call vote.

Yes: Hawthorne, Joy, Kehoe, Silvers, Sisolak  
MOTION PASSED 5-0

#### 4. APPROVAL OF THE AGENDA

Joy offered a motion, seconded by Kehoe, to approve the agenda for September 8, 2021.

There was a roll call vote.

Yes: Hawthorne, Joy, Kehoe, Silvers, Sisolak  
MOTION PASSED 5-0

#### 5. COMMISSION COMMENTS

Hawthorne asked whether the City’s FAR ordinance addressed the amount of impervious surface allowed on a City lot. Buzuvis said it did not and Elmiger suggested group members read the Michigan Manual of Low Impact Development on the SEMCOG website for insight and possible future discussion on this issue.

## 6. OLD BUSINESS

### a. Planning Commission Bylaws

The group reviewed the bylaw document generated from the August meeting. Several changes were requested, including adding “urban planning” under 2. A.2.iv, “MEDC and/or other applicable” under 2.c, to strike “all its attachments” and add “any attachments brought to the meeting” under 6.A.2 and to define “when applicable” under 7.c.

Silvers offered a motion, seconded by Joy, to approve the Planning Commission bylaws with the recommended changes.

There was a roll call vote.

Yes: Hawthorne, Joy, Kehoe, Silvers, Sisolak

MOTION PASSED 5-0

### b. Text Amendment to RM-1 and RM-2

#### ***Citizen Comments***

Jim Mulhern, 396 Arthur, asked for a summary of the amendments.

Sisolak explained that the amendments were term definitions.

#### ***Commission Comments***

Sisolak suggested the word “duplex” be used instead of “two-family dwellings.”

Silvers offered a motion, seconded by Joy, to approve the text amendments with the recommended changes.

There was a roll call vote.

Yes: Hawthorne, Joy, Kehoe, Silvers, Sisolak

MOTION PASSED 5-0

## 7. NEW BUSINESS

### a. Discussion only and feedback of 844 Penniman, Post Bistro, for additional service space.

Planner Sally Elmiger explained that a discussion prior to a site plan submission is a good way for an applicant to hear feedback from the Planning Commission about their proposed project.

John Thompson, Jen Dales and Jim Dales described their proposal to add an outdoor seating area that would be separate from their pergola area. They stressed that they wanted to approach the project in a cooperative spirit, in contrast to their pergola project. Architect Scott Monchnik was also available to answer questions.

#### ***Citizen Comments***

Jim Mulhern, 396 Arthur, asked about parking, pedestrian safety, increasing greenery and moving the dumpster.

#### ***Commission Comments***

Commission members agreed that parking would have to be addressed, noting that the pergola area functions as a year-round space. The owners were not required to provide additional parking because they said it was for outdoor seating when it was built, but later added walls, a roof, windows and doors. A question was raised about whether the City could require the pergola area to be made a permanent structure prior to adding additional outdoor seating.

Further, it was suggested that the applicants include lighting and increased green space in a site plan

and a concern about how a future business might use the space was also raised.

**8. REPORTS AND CORRESPONDENCE**

Sisolak reported Eric Stalter has been appointed to the Planning Commission.

**9. ADJOURNMENT**

Joy offered a motion, seconded by Silvers, to adjourn the meeting at 8:54 p.m.

There was a roll call vote.

Yes: Hawthorne, Joy, Kehoe, Silvers, Sisolak

MOTION PASSED 5-0