



Plymouth Planning Commission

Regular Meeting Minutes

Wednesday, October 13, 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 Karen Sisolak called the meeting to order at 7:00 p.m.

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

Also present: Assistant Community Development Director Greta Bolhuis and Planning Consultant Sally Elmiger.

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Adams said he was mentioned in the minutes of the September 8 meeting but he wasn't in attendance. It was agreed that Joy seconded the motion in 6.b, not Adams

Joy offered a motion, seconded by Hawthorne, to approve the minutes of the September 8, 2021 meeting as amended.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Silvers, Sisolak

Abstain: Saraswat

MOTION PASSED 6-0 with one abstention

4. APPROVAL OF THE AGENDA

Silvers offered a motion, seconded by Adams, to move item 7 (old business) before item 6 (public hearings) on the agenda for October 13, 2021.

There was a roll call vote.

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

MOTION PASSED 7-0

5. COMMISSION COMMENTS

Sisolak recommended that the planned October 27 training be moved to November due to the present administrative workload. There was consensus to do so.

6. OLD BUSINESS

a. Planning Commission Bylaws

Sisolak explained that the group needed to vote again on the bylaw changes accepted at the September meeting because only five members were in attendance and six votes were required.

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

There was a roll call vote.

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

MOTION PASSED 7-0

7. PUBLIC HEARINGS

- a. RM-1/RM-2, Multiple-Family Residential Districts, Zoning Ordinance Text Amendments
Sisolak opened the public hearing at 7:11 p.m.

Citizen Comments

There were no citizen comments.

Sisolak closed the public hearing at 7:12 p.m.

Commission Comments

It was noted that section 78.62.a contained language regarding hospitals that commission members would like to be removed.

Kehoe offered a motion, seconded by Saraswat, to approve the text amendments in RM-1/RM-2 as presented, but deleting the following words:

“...except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious disease.”

There was a roll call vote.

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

MOTION PASSED 7-0

- b. SP21-05: 1490 W. Ann Arbor Rd., Special Land Use and Site Plan Review
Elmiger provided a report recommending commissioners and the applicant discuss items in the application including the building design, a masonry screen wall between the site and residential neighbors and pedestrian service via a walk-up window.

Applicants Bryan Bender described his request to build a Scooters Coffee at the site. Scooters representative Kim Wolford was also available to answer questions.

Sisolak opened the public hearing at 7:42 p.m.

Citizen Comments

Bolhuis read an email from Kerri Collins from Beacon Planning and Engineering stating her opinion that the traffic impact was underrepresented in the application.

Ellen Elliott, 404 Irvin, said she believed a drive-through-only business would be in conflict with the City's master plan.

Sisolak closed the public hearing at 7:46 p.m.

Commission Comments

Commission members discussed their thoughts about traffic implications and the possibility of adding a walk-up component to the building to help promote walkability in the community. Silvers offered a motion, seconded by Kehoe, for the land use and site plan review of SP21-05 to

table the review until the applicant is ready or until the next available meeting opportunity with the stipulation that a traffic study be initiated to address the traffic situation at Sheldon and Ann Arbor Rd. with relation to the site proposed and to revise the site plan to include or accommodate a pedestrian walk-up window.

There was a roll call vote.

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

MOTION PASSED 7-0

c. SP21-07: 844 Penniman, Special Land Use and Site Plan Review

Elmiger reviewed her report and recommended that Planning Commission members ask a series of questions of the applicant.

Sisolak said the following members of the public wrote letters of support for the project:

Anne Martinelli, 1409 Elm

Joseph and Judy Aristeo, 1250 Sheridan

Michael and Xiaoling Almond, local business owners

Jhameel and Patrick Montes, 1284 William

Steve Alexandrowski, 261 S. Main

Bolhuis read an email regarding parking concerns from Kerri Collins.

Sisolak opened the public hearing at 8:45 p.m.

Citizen Comments

There were no citizen comments.

Sisolak closed the public hearing at 8:47 p.m.

Scott MacDonald, legal counsel to the applicant, answered each of the questions Elmiger addressed in her report.

Commission Comments

Commission members discussed parking, the location of the grease container, landscaping, hours of operation and noise.

The applicant questioned the number of parking spaces required for a B-2 dwelling unit, citing ordinance 78-271 (1) (b), which requires one space per dwelling unit, plus one for each bedroom in excess of one. It was noted that ordinance 78-270 (a) (10) requires two for each dwelling unit. Elmiger said the most restrictive ordinance applies when two are in conflict.

Silvers offered a motion, seconded by Adams to approve request SP21-07 for the special land use and site plan review of the Post Local Bistro outdoor dining and building addition.

Findings of Fact

The approval incorporates the items recommended in the review provided by Carlisle Wortman, with the following stipulations added:

The site plan remains as presented but resubmitted with the following commissioner- generated comments as conditions.

- Relocate the existing tree or replace with a new tree with a minimum 4-inch caliper

- Place a curb or a raised planter at the proposed arborvitae location and provide some accommodation for irrigation
- Show on the drawings that the dumpster wall will be matching the appearance of Westborn, constructed of CMU with a brick veneer, and that the dumpster area will contain the grease receptacle
- Designate one ADA parking spot with correct lane striping and provide designated residential spaces
- Applicant is to contribute the equivalent of 12 parking spaces to the parking bank.

Sisolak requested a friendly amendment that the applicant relocate the tree and repair the City parking lot. Silvers agreed.

Sisolak requested another friendly amendment stating the outdoor dining area and the patio will remain as presented and no other modifications will be made without coming back to the Planning Commission. Silvers agreed and added that the rendering is to be included as a guide to interpret the site plan.

There was a roll call vote.

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

MOTION PASSED 7-0

There was a discussion about the length of the meeting with two agenda items left to cover. Applicants for SP21-06 and SP21-04 were invited on the call and asked whether they could attend a special meeting on October 27 to address their site plan reviews. It was agreed that both applicants would present their project information at this meeting and Planning Commission would review their site plans on October 27 at 7 p.m.

Saraswat left the meeting at 10:00 p.m.

d. SP21-06: 500 Forest, Special Land Use and Site Plan Review

Sisolak opened the public hearing at 10:00 p.m.

Citizen Comments

Denny Pennington, owner of Westchester Square, said he would like to comment, however, he hadn't seen the site plan. He agreed to return to the meeting on October 27 to hear the information and comment.

Sisolak closed the public hearing at 10:03 p.m.

EG Nicks representative Tim Zawoty gave information about the project and answered concerns mentioned in a Carlisle Wortman report he received. It was agreed that he would provide drawings of the corrections he listed at the next meeting.

Commission Comments

Joy offered a motion, seconded by Silvers, to table the site review of SB 21-06 until a special meeting on October 27 at 7:00 p.m.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Silvers, Sisolak

MOTION PASSED 6-0

8. NEW BUSINESS

a. SP21-04: 1115 S. Main, Site Plan Review

Applicant Eunice Low described the project at Colonial Veterinarian Clinic. Architect Richard Bohl addressed issues outlined in the Carlisle Wortman document he received. He agreed to provide corrected drawings before the next meeting.

Silvers offered a motion, seconded by Joy, to table the site plan review for the Colonial Veterinarian Clinic until October 27 at 7:00 p.m.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Silvers, Sisolak

MOTION PASSED 6-0

9. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

10. ADJOURNMENT

Joy offered a motion, seconded by Sisolak, to adjourn the meeting at 10:31 p.m.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Kehoe, Silvers, Sisolak

MOTION PASSED 6-0