



City of Plymouth
City Commission Regular Meeting Minutes
Monday, October 18, 2021 - 7:00 p.m.
Plymouth City Hall & Online

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

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1. CALL TO ORDER

- a. Mayor Wolcott called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.
- b. Roll Call

Present: Mayor Oliver Wolcott, Mayor Pro Tem Nick Moroz, Commissioners Suzi Deal, Kelly O'Donnell, Marques Thomey and Tony Sebastian

Also present: City Manager Paul Sincock, Attorney Robert Marzano, Public Safety Director Al Cox, and various members of the City administration

2. CITIZEN COMMENTS

Ellen Elliott, 404 Irvin, said she enjoyed the fountain dedication and appreciated all the citizen participation in the design process.

Elaine Puneau, 770 Deer, asked about a crosswalk at Main St. and Wing.

Hollie Smith, 230 Parkview, asked for follow-up to the issues she brought up at the last meeting regarding overgrowth, speeding and the removal of dead animals in her neighborhood. Wolcott said he would contact Wayne County, since they are responsible for the road.

Lisa Emil, 275 Garling, said she is also concerned about the poor condition of Park St.

Joan Zeiler, 800 Parkview, concurred with her neighbors and said the condition of Park St. is getting worse.

Derek Dyer, 95 Church St., said he was concerned about the number of accidents involving parked cars on Church St.

3. APPROVAL OF THE AGENDA

Sebastian offered a motion, seconded by Thomey, to approve the agenda for Monday, October 16, 2021. Moroz asked that agenda item 7b be moved to the end of new business to allow time for State Representative Matt Koleszar to arrive.

There was a roll call vote.

Yes: Deal, Moroz, O'Donnell, Sebastian, Thomey, Wolcott

MOTION PASSED 6-0

4. ENACTMENT OF THE CONSENT AGENDA

- a. Approval of October 4, 2021 City Commission Regular Meeting Minutes
- b. Approval of September 2021 Bills
- c. Special Event: Thriller in the Park Workout Class, Friday 10/29/2021
- d. Special Event: Plymouth Goodfellows Annual Paper Sale, Saturday 12/4/2021
- e. Special Event: Compassionate Friends Worldwide Candle Lighting, Sunday 12/12/2021
- f. Special Event: 40th Annual Plymouth Ice Festival, Friday to Sunday 2/11/2022 – 2/13/2022

g. Annual Wayne County Permits

Moroz offered a motion, seconded by Sebastian, to approve the consent agenda.

There was a roll call vote.

Yes: Deal, Moroz, O'Donnell, Sebastian, Thomey, Wolcott

MOTION PASSED 6-0

5. COMMISSION COMMENTS

Thomey thanked everyone involved in the Wilcox Fountain project and remarked on the advanced technology incorporated in its operation.

Deal thanked everyone who took part in planning the dedication program for the fountain.

Moroz congratulated Thomey for completing his master's degree and thanked Wolcott for building the relationships required to complete the fountain project.

O'Donnell said the fountain dedication program was well done. She said the Keep Plymouth Leafy group recently planted seven trees in Lions Park and that they had planted about 100 trees on City property this year.

Wolcott thanked the Wilcox Foundation, staff, residents, contractors, the DDA, and everyone else involved in completing the fountain project. He presented recognition plaques to Community Development Director John Buzuvis, DDA Coordinator Sam Plymale and DMS Director Chris Porman. He also congratulated Thomey on his master's degree and Sebastian for being named a GM supplier of the year.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

a. Downtown Patios

The following resolution was offered by Thomey and seconded by Moroz.

RESOLUTION 2021-85

WHEREAS The City of Plymouth has several outdoor patios for local restaurants. These spaces are immensely popular in the spring and summer months; and

WHEREAS The State of Michigan has previously issued numerous emergency orders related to Covid-19 and those orders have been expiring; and

WHEREAS The City Commission is aware that some restaurants would like to continue outdoor patio service; and

WHEREAS The City Commission has previously authorized regular temporary outdoor patio service as a matter of policy; and

WHEREAS When the State of Michigan was issuing a number of emergency orders which closed or severely limited indoor dining options the City Commission authorized an emergency extended patio season; and

WHEREAS There is a desire to continue to allow the temporary restaurant patios to continue to operate beyond the normal season end date of October 31, 2021.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize the City Administration to allow the use of outdoor patios, with no temporary structures or coverings on public property through December 31, 2021. Under this temporary extension of the seasonal patios the regulations shall clearly state and require that the restaurants be responsible for snow/ice removal in and outside of the patio areas, including the public walkways. Further, that the City and its contractors shall be indemnified, and held harmless for incidents on public property and shall be named as an additional insured on the establishment's insurance policy.

BE IT STILL FURTHER RESOLVED THAT the City Commission has previously authorized temporary approval for outdoor patio use for restaurants on private property through November 1, 2021. Any establishment that has applied and is in process of a permanent approval for outdoor patio use on private property, will be allowed to continue under the temporary approval pending the final outcome of the city's process. All others must vacate their private property outdoor space on or by November 1, 2021.

Planning Commission Chair Karen Sisolak said parking needed to be considered in any decision made about outdoor patios. Later in the discussion, she mentioned the new rooftop dining ordinance that requires ½ of the normal parking requirement and that this could be a component of a patio dining ordinance.

DDA Board Member Ellen Elliott said she was concerned about snow removal and although she voted in favor of extending the deadline to March 31 at the DDA meeting, she now supports closing the patios on December 31.

Plymouth Chamber of Commerce Director Wes Graff said construction had been difficult on some businesses and urged the City Commission to extend the patio deadline to help offset that difficulty.

DDA Chair Kerri Pollard said the City needs to address a permanent patio policy.

Jill Marecki, 610 Blunk, said patios could be spread farther apart for ADA compliance.

Jennifer Kehoe, 418 Blunk, said outdoor seating helps keep the downtown vibrant, but the sidewalks are tight.

Commission members discussed their hesitancy to disregard another board's recommendation, since the DDA board recommended a March 31 patio end date, and this resolution extends the patio approval only until December 31. However, they cited the excellence of the background report prepared by Sincock in helping them to make a decision. They also commented there could be some flexibility if they revisited it in the future.

There was a roll call vote.

Yes: Deal, Moroz, O'Donnell, Sebastian, Thomey, Wolcott

MOTION PASSED 6-0

b. Pedestrian Improvements -RRFB Crossing Lights

The following resolution was offered by Thomey and seconded by Sebastian.

RESOLUTION 2021-86

WHEREAS The City of Plymouth has adopted a Strategic Plan and a City Master Plan that calls for improvements to the quality of life for the residents and improvements in the walkability of the City; and

WHEREAS The City Engineer has reviewed the possibility of installing Rectangular Rapid Flashing Beacon (RRFB) pedestrian activated lights at several major intersections in the City; and

WHEREAS The City Commission has reviewed the proposal from the City Engineer to perform design phase services.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize up to \$39,000 for Design Services for RRFB at five major intersections in the City. Funding for this design phase of the project is authorized from the City's Major Streets construction funds.

Jill Marecki, 610 Blunk, asked about a crossing at Farmer and Evergreen. She was told that intersection wasn't in this year's plan.

Ellen Elliott, 401 Irvin, asked where the lights would be placed on Main St. between Penniman and Ann Arbor Trail She was told that they would be on both sides of the island.

There was a discussion about the brightness of the lights and the relatively low cost of installing them.

There was a roll call vote.

Yes: Deal, Moroz, O'Donnell, Sebastian, Thomey, Wolcott

MOTION PASSED 6-0

c. Emergency Authorization for PCC Repairs

The following resolution was offered by Moroz and seconded by Sebastian.

RESOLUTION 2021-87

WHEREAS The City of Plymouth maintains a variety of buildings and from time to time the buildings are in need of repairs or upgrades; and

WHEREAS The Plymouth Cultural Center had two critical pumps fail on the building's refrigeration systems; and

WHEREAS This failure of pumps required the use of a temporary booster chiller unit from Sunbelt Rentals, which had to be incorporated into the systems at the Cultural Center; and

WHEREAS The failed pump had to be replaced; and

WHEREAS The City Administration authorized the emergency repairs and actions and notified the City Commission of the emergency situation and the actions that were taken.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby confirm the emergency rental of a "booster" chiller and replacement of the primary pump to restore the building's Geo-Thermo Systems. The authorization is in the amount of \$28,339 for rental and work performed by Sunbelt Rentals and for the repair and replacement of the pump by Goyette Mechanical. Funding for this authorization is from the Recreation Fund.

There was a roll call vote.

Yes: Deal, Moroz, O'Donnell, Sebastian, Thomey, Wolcott

MOTION PASSED 6-0

d. Text Amendments for Multi-Family Housing – First Reading

The following resolution was offered by Moroz and seconded by Thomey.

RESOLUTION 2021-88

WHEREAS The Planning Commission reviewed, and City Commission adopted the Master Plan as required by Public Act 33 of 2008 in September 2018; and

WHEREAS The proposed ordinance language amendments align with the City's Master Plan; and

WHEREAS The City Commission is engaged in the Redevelopment Ready Communities program through the Michigan Economic Development Corporation; and

WHEREAS The proposed amendments to the RM-1, RM-2, and Multi-Family Residential District ordinance language aligns with Redevelopment Ready Communities Best Practice Number Two; and

WHEREAS The Planning Commission held a public hearing to hear comments on the RM-1 and RM-2 Multi-Family Residential District amendments; and

WHEREAS The Planning Commission approved the final draft of the RM-1 and RM-2 Multi-Family Residential District amendments on October 13, 2021; and

WHEREAS The Planning Commission recommends that the City Commission approve a first reading of the RM-1 and RM-2 Multi-Family Residential District amendments.

NOW THEREFORE BE IT RESOLVED THAT the City Commission does hereby approve the first reading of the amendments to the RM-1 and RM-2 Multi-Family Residential District and schedule a second reading for the next regular City Commission meeting.

ARTICLE II. - DEFINITIONS

78-21. – Definitions.

Duplex means a building divided into two self-contained dwelling units.

Townhome/Rowhouse means a building containing three or more dwelling units arranged side by side, separated from each other by a firewall and having separate direct means of egress and ingress to each unit from the outside.

Sixplex means a building divided into six self-contained dwelling units.

Stacked flat means a building containing two or more dwelling units with at least one unit entirely or partially above another.

Triplex means a building divided into three self-contained dwelling units.

Quadplex means a building divided into four self-contained dwelling units.

ARTICLE VI. RM-1, RM-2 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

Sec. 78-61. Principal uses permitted.

In a multiple-family district no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specified purposes and shall be permitted subject to the review and approval of the site plan by the planning commission. Such review of the site plan is required to find proper relationships between development features as they relate to traffic safety and appropriate design of service roads, driveways, parking areas; accessory buildings, and open space.

- (1) ~~Multiple-family dwellings and attached condominium units.~~
- (2) ~~Duplex Two-family dwellings and two-family attached condominium units.~~
- (3) Single-family detached dwellings.
- (4) Publicly owned and operated libraries, parks, parkways and recreational facilities.
- (5) Planned unit development pursuant to article 24.
- (6) Cemeteries.
- (7) Family day care homes.
- (8) Group day care home subject to section 78-297.
- (9) Adult foster care family homes.
- (10) Adult foster care small group home subject to section 78-298.
- (11) Accessory uses, subject to provisions of article 21.
- (12) Home occupations subject to provisions of section 78-212.
- (13) Essential public services.
- (14) Townhomes/Rowhouses and attached single-family units.

APPROVED BY PC 10/13/24

PROPOSED AMENDED MULTI FAMILY TEXT AMENDMENTS

APPROVED BY PC 10/13/21

PROPOSED AMENDED MULTI FAMILY TEXT AMENDMENTS

- (15) Triplexes.
- (16) Quadplexes.
- (17) Sixplexes.
- (18) Stacked flats.

Sec. 78-62. Special land uses permitted after review and approval.

The following uses may be permitted by the planning commission subject to article 23, the review and approval of the site plan by the planning commission, and the imposition of special conditions which, in the opinion of the commission, are necessary to ensure that the land use or activity authorized is compatible with adjacent uses of land, the natural environment and the capacities of public services and facilities affected by the land use, and subject further to a public hearing held in accord with section 78-281:

- (1) General hospitals, ~~except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious disease,~~ not to exceed four stories when the following conditions are met:
 - a. All such hospitals shall be developed only on sites consisting of at least five acres in area, and shall not be permitted on a lot or lots of record.
 - b. The proposed site shall have at least one property line abutting a major thoroughfare.
 - c. The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least 100 feet for front, rear and side yards for all two-story structures. For every story above two, the minimum yard distance shall be increased by at least 20 feet.
 - d. Ambulance ~~.....~~ and delivery areas shall be provided with an obscuring screen in accordance with the provisions of section 78-206. Ingress and egress to the site shall be directly from a major thoroughfare.
 - e. All ingress and egress to the off-street parking area, for guests, employees, staff, as well as any other uses of the facilities, shall be directly from a major thoroughfare.

O'Donnell asked the Planning Commission to re-order the list so that duplexes, triplexes, quadplexes and sixplexes were sequenced together.

There was a roll call vote.

Yes: Deal, Moroz, O'Donnell, Sebastian, Thomey, Wolcott

MOTION PASSED 6-0

e. Architectural Services Contract – PCC Bathrooms

The following resolution was offered Moroz by and seconded by Thomey.

RESOLUTION 2021-89

WHEREAS The City of Plymouth owns and operates a facility named the Plymouth Cultural Center for the health and welfare benefit of the community; and

WHEREAS There is a need to make the restroom facilities in the building compliant with the federal Americans with Disabilities Act, especially in the case of restroom use; and

WHEREAS All voting in elections takes place at the Plymouth Cultural Center and there is a need to ensure that there are accessible bathrooms for voters and those working in the voting polls; and

WHEREAS The State of Michigan has authorized a Michigan Enhancement Grant in the amount of \$250,000 as part of P.A. 87 of 2021, section 1096 for the City of Plymouth for improvements to infrastructure.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize design phase services in the amount of \$24,000 for improvements to the bathrooms at the Plymouth Cultural Center. In addition, an amount not to exceed \$8,000 for construction phase services for this project. This authorizes a professional services contract with NSA Architecture of Farmington Hills, Michigan for this project.

State Representative Matt Koleszar explained the background leading to the City's receipt of the grant and Wolcott expressed appreciation.

There was a roll call vote.

Yes: Deal, Moroz, O'Donnell, Sebastian, Thomey, Wolcott

MOTION PASSED 6-0

8. REPORTS AND CORRESPONDENCE

a. Liaison Reports

Thomey said the Northville Plymouth Fire Advisory Board meeting had been rescheduled to November 1.

Wolcott reminded the group that Pumpkin Palooza would be taking place on October 24.

O'Donnell said the Planning Commission approved a first run at the Post expansion and tabled a proposed development at Ann Arbor Rd. and Sheldon. Since the meeting was so long, they scheduled a special meeting for October 27 to complete the agenda.

9. ADJOURNMENT

Hearing no further discussion, Wolcott asked for a motion to adjourn at 9:03 p.m. A motion to adjourn was offered by Sebastian and seconded by O'Donnell.

There was a roll call vote.

Yes: Deal, Moroz, O'Donnell, Sebastian, Thomey, Wolcott

MOTION PASSED 6-0

OLIVER WOLCOTT
MAYOR

MAUREEN A. BRODIE, CMC, MiPMC
CITY CLERK