



City of Plymouth
Historic District Commission
Regular Meeting Minutes
Wednesday, November 3, 2021 - 7:00 p.m.

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

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

Online Zoom Meeting

1. CALL TO ORDER

- a. Chair Colleen Polin called the meeting to order at 7:00 p.m.

Present: Chair Polin, Members Jeremy Borys, Stanley Cole, Linda Filipczak, Joshua Mrozowski,
John Townsend

Excused: Gania Kandalajt

Also present: Community Development Director John Buzuvis, City Commission Liaison Suzi Deal

2. CITIZENS COMMENTS

Dave Rucinski thanked the HDC and the Wilcox Foundation for their support of the fountain project.

3. APPROVAL OF THE MEETING MINUTES

Borys offered a motion, seconded by Townsend, to approve the minutes of the of the October 6, 2021 meeting.

There was a roll call vote.

Yes: Borys, Mrozowski, Polin, Townsend

Abstain: Cole, Filipczak

MOTION PASSED 4-0

4. APPROVAL OF THE AGENDA

Filipczak offered a motion, seconded by Borys, to approve the agenda for Wednesday, November 3, 2021.

There was a roll call vote.

Yes: Borys, Cole, Filipczak, Mrozowski, Polin, Townsend

MOTION PASSED 6-0

5. COMMISSION COMMENTS

There were no commission comments.

6. OLD BUSINESS

- a. H21-07, 306 S. Main: Exterior alterations, windows and doors, signage, and exterior lighting
Representatives of the architecture firm Constantine George Pappas introduced Gene Hopkins as their historic consultant. Hopkins described a limestone product (dolomite) that is more durable than classic limestone and that he believed would be preferable to covering the limestone with granite. He also gave his opinion on the windows, stating that documenting the changes so they could be restored in the future was an option.

Citizen Comments

Ellen Elliott, 404 Irvin, said she thought windows that open would be appropriate as long as the windows were not repositioned or enlarged.

Commissioner Comments

Commission members discussed the application and expressed concern about not having an answer about the condition of the limestone under the sparging. It was also noted that extending the windows to the base of the building would disrupt the water table element. They agreed they still didn't have enough information to vote on the request.

Townsend offered a motion, seconded by Filipczak, to postpone review of H21-07 to allow the applicant time to provide additional information. At the applicant's request, another meeting will be scheduled.

There was a roll call vote.

Yes: Borys, Cole, Filipczak, Mrozowski, Polin, Townsend

MOTION PASSED 6-0

7. NEW BUSINESS

a. H21-08, 844 Penniman: Patio expansion including concrete, lighting, fencing, and landscaping; rear addition, and wall and dumpster enclosure

Post Local Bistro representatives explained that they had received conditional approval from the Planning Commission for their project, pending HDC approval.

Citizen Comments

There were no citizen comments.

Commissioner Comments

Commission members noted that specific materials that exist on the current enclosed patio area were not in the application and therefore they would not be able to judge their appropriateness. They also expressed concern about the applicant's prior issue of keeping up a temporary structure for more than 100 days without seeking further approval from the HDC.

Townsend offered a motion, seconded by Filipczak, to postpone the review of H21-08 to allow the applicant to provide additional information about the enclosed patio area, and that at the applicant's request, another meeting will be scheduled.

There was a roll call vote.

Yes: Borys, Cole, Filipczak, Mrozowski, Polin, Townsend

MOTION PASSED 6-0

b. H21-09, 318 S. Main: Signage, trellis, and painting front façade

Applicant Christina Jackson described the plan to rebrand Cupcake Station to Bakehouse 46 and change some elements of the building. She shared photographs of other locations in nearby communities.

Citizen Comments

There were no citizen comments.

Commission Comments

Commissioners asked the applicant about some of the materials and deemed them appropriate.

Cole offered a motion, seconded by Townsend, to issue a certificate of appropriateness for H21-09, based on the following findings of fact.

Findings of Fact

The work proposed meets the Secretary of Interior's rehabilitation standards 1,2,3,4 and 5 and gives consideration and/or significance to City of Plymouth criteria 3 and 4.

There was a roll call vote.

Yes: Borys, Cole, Filipczak, Mrozowski, Polin, Townsend

MOTION PASSED 6-0

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

Borys offered a motion to adjourn at 9:59 p.m. Filipczak seconded the motion.

There was a roll call vote.

Yes: Borys, Cole, Filipczak, Mrozowski, Polin, Townsend

MOTION PASSED 6-0