



# Plymouth Planning Commission

## Regular Meeting Minutes

### Wednesday, November 10, 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 7:00 p.m.

Present: Chair Sisolak, Commissioners Shannon Adams, Joe Hawthorne, Tim Joy, Scott Silvers  
(arrived at 7:30) Hollie Saraswat and Eric Stalter

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

#### 2. CITIZENS COMMENTS

There were no citizen comments.

#### 3. APPROVAL OF MEETING MINUTES

##### a. October 13, 2021 Meeting

Joy offered a motion, seconded by Hawthorne, to approve the minutes for the October 13, 2021 meeting.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Saraswat, Sisolak, Stalter

MOTION PASSED 6-0

##### a. October 27, 2021 Meeting

Joy offered a motion, seconded by Stalter, to approve the minutes for the October 27, 2021 meeting.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Saraswat, Sisolak, Stalter

MOTION PASSED 6-0

#### 4. APPROVAL OF THE AGENDA

Joy offered a motion, seconded by Adams, to approve the agenda for November 10, 2021.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Saraswat, Sisolak, Stalter

MOTION PASSED 6-0

#### 5. ELECTION OF VICE CHAIR

Joy offered a motion, seconded by Saraswat, to table agenda item 5.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Saraswat, Sisolak, Stalter

MOTION PASSED 6-0

**6. COMMISSION COMMENTS**

Saraswat said she was happy to see former Planning Commissioner Jennifer Kehoe sworn in as a City Commissioner.

Sisolak said she appreciated the accuracy of the meeting minutes.

**7. OLD BUSINESS**

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

Elmiger said she reviewed the revised application materials and found most revisions she requested at the last meeting had been addressed.

***Citizen Comments***

There were no citizen comments.

***Commission Discussion***

There was a discussion about lighting and the need to ensure that the lighting plan meet the City’s ordinance. Elmiger also noted that the applicant would need written permission from the owner of the neighboring property to build a wall on their property.

Joy offered a motion, seconded by Adams, to approve SB21-07 with the following contingencies:

***Contingencies***

1. The photometric plan be presented to the City administration for their approval
2. Written permission be received from Westborn Market to build a wall on their property
3. The City approves any changes to the parking lot per the applicant’s plan
4. Striping also must be approved by the City.

Silvers arrived at 7:30.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Saraswat, Sisolak, Stalter

Abstain: Silvers

MOTION PASSED 6-0

**8. ELECTION OF VICE CHAIR**

Silvers offered a motion, seconded by Adams, to un-table item 5.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Saraswat, Sisolak, Stalter

MOTION PASSED 6-0

Hawthorne nominated Silvers for the position of vice chair. Adams seconded the nomination. Sisolak asked three times if there were any other nominations. There were no other nominations.

There was a roll call vote.

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

MOTION PASSED 7-0

**9. REPORTS AND CORRESPONDENCE**

Buzuvis said the December meeting would still be remote, but after that, meetings would most likely be in person.

Sisolak said she planned to attend the City Commission's strategic planning meeting on November 13, and she invited other Planning Commissioners to attend as well.

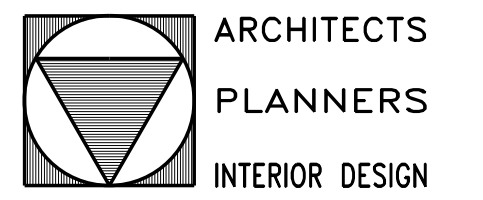
**10. ADJOURNMENT**

Joy offered a motion, seconded by Hawthorne, to adjourn the meeting at 7:38 p.m.

There was a roll call vote.

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

MOTION PASSED 7-0



**SCOTT MONCHNIK & ASSOCIATES, INC.**  
1700 STUTZ DRIVE  
SUITE 104-B  
TROY, MICHIGAN 48084  
TEL: 248-654-1010  
FAX: 248-654-3002  
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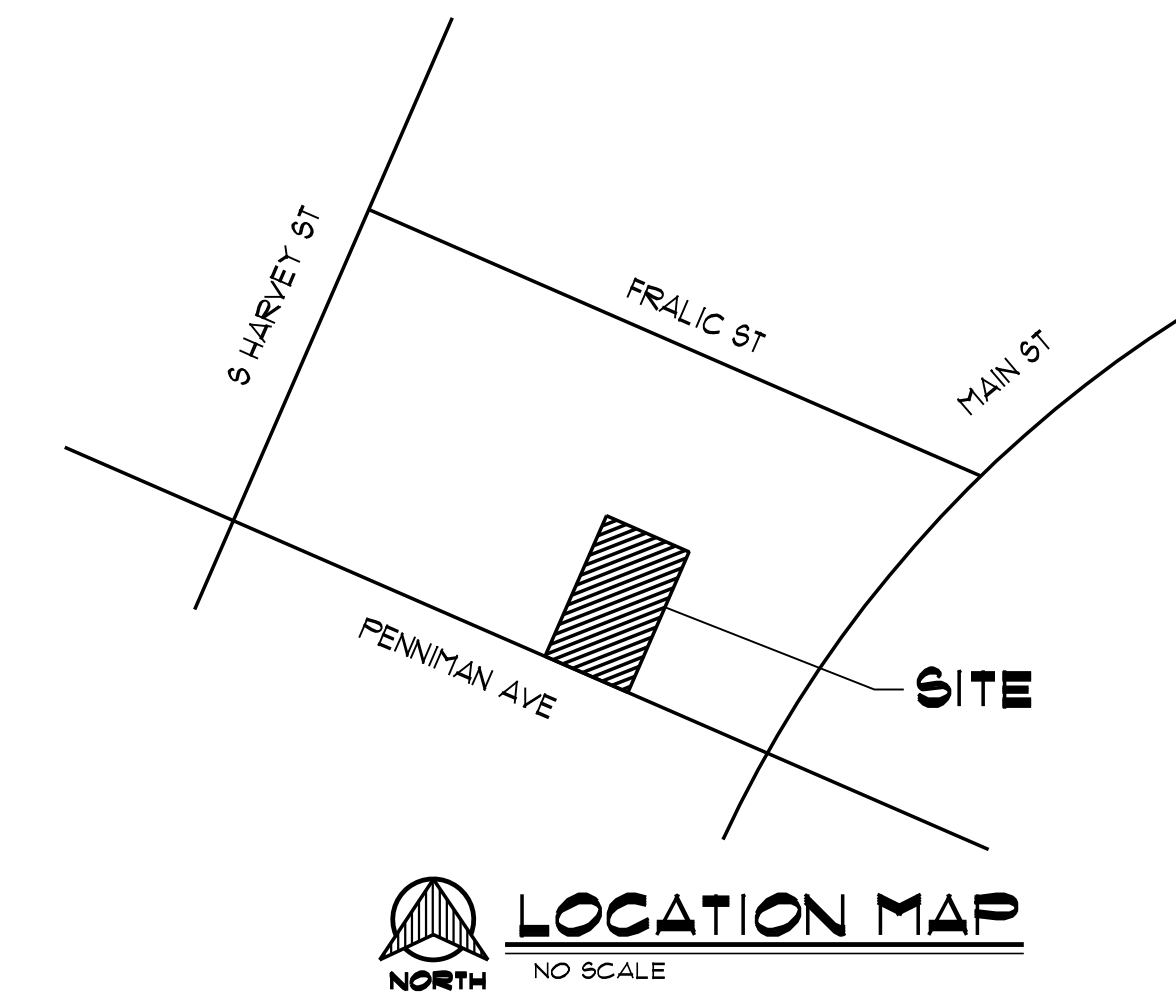
## PROJECT DESCRIPTION

CURRENT TENT / PATIO AREA, TO BE REWORKED TO BE A SCREENED OFF OPEN PATIO AREA.

## SITE PLAN -GENERAL NOTES:

ZONED: B-2 CENTRAL BUSINESS DISTRICT

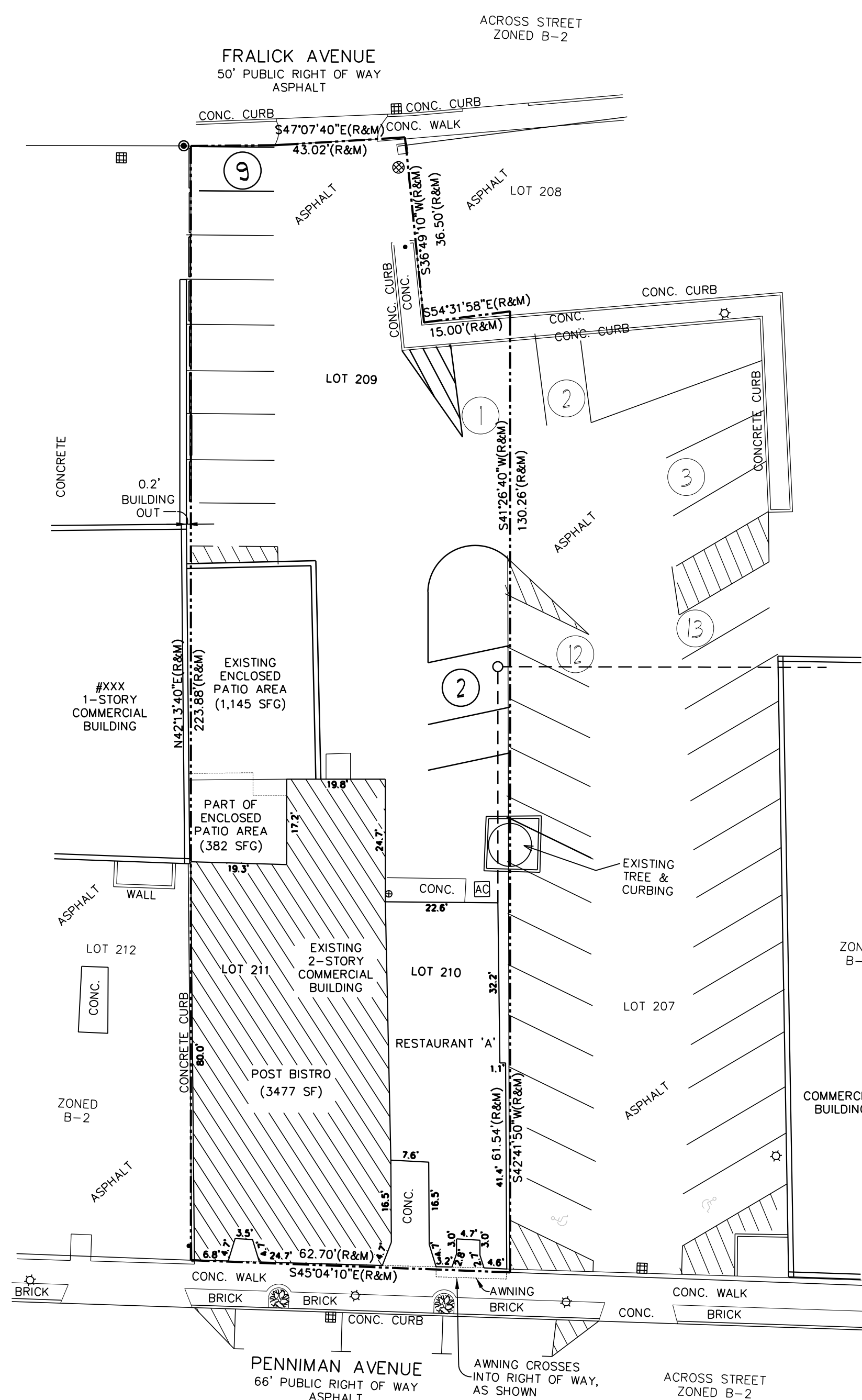
- BUILDING SETBACKS: FRONT -0' REQUIRED  
REAR -0' REQUIRED  
EACH SIDE -0' REQUIRED
- BUILDING HEIGHT: 40 FEET MAX. / 3 STORIES MAX.  
+/-23'-0" BUILDING HEIGHT PROVIDED
- (1) LOADING SPACE REQUIRED PER ESTABLISHMENT.  
(1) LOADING SPACE PROVIDED



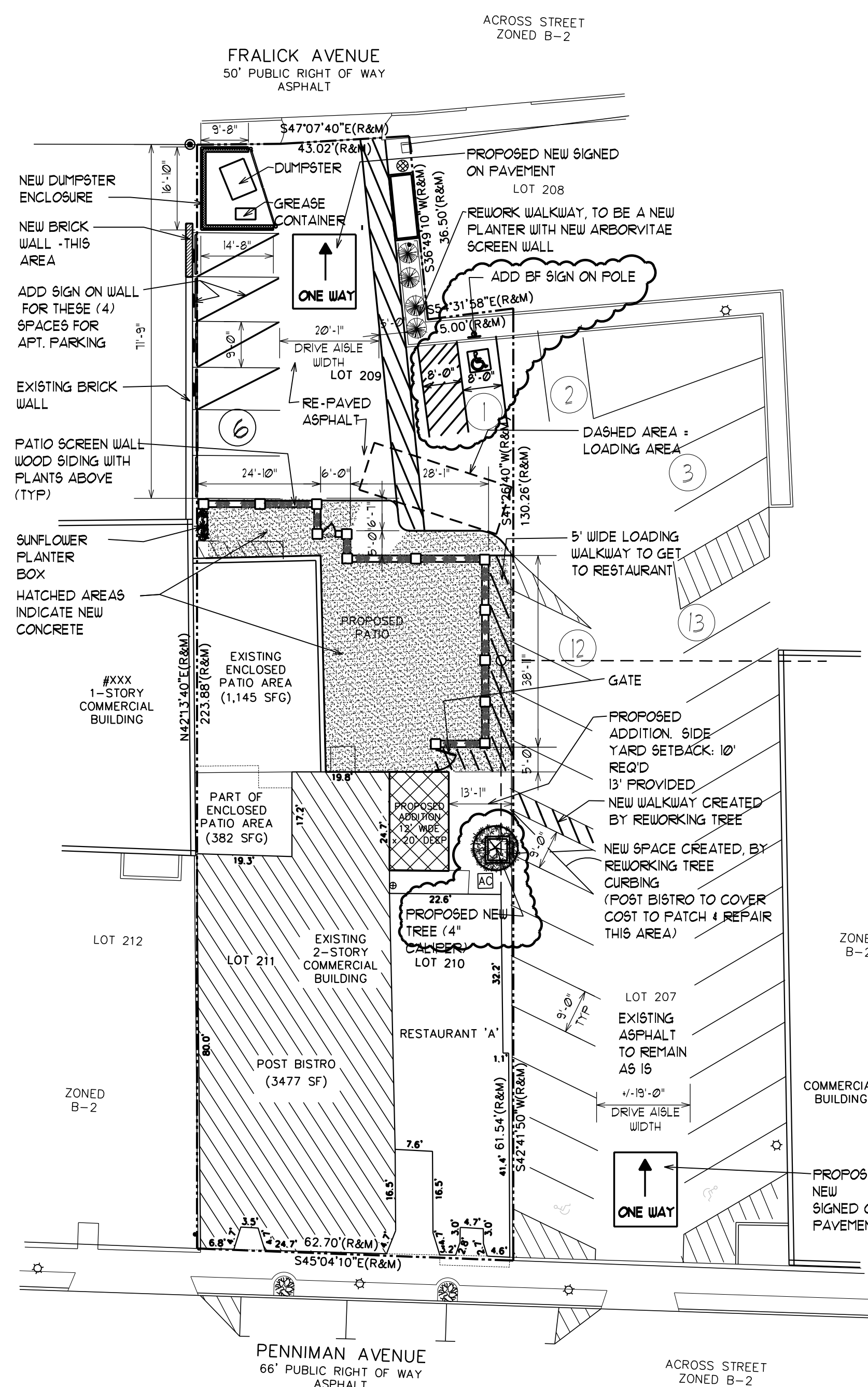
## LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

LOTS 209 THROUGH 211 INCLUSIVE, ASSESSOR'S PLAT No. 8, AS RECORDED IN LIBER 64, PAGE 78 OF PLATS, WAYNE COUNTY RECORDS.



**EXISTING SITE PLAN -FOR REFERENCE**



**PROPOSED SITE PLAN**

## LAND - BUILDING - PARKING DATA

LAND AREA +/-13,425 SQ. FT. GROSS = +/-.31 ACRES

### BUILDING AREA

FOR POST BISTRO:  
EXISTING RESTAURANT = 3,477 SFG  
EXISTING ENCLOSED PATIO = 1,527 SFG  
PROPOSED ADDITION = 240 SFG  
PROPOSED PATIO = 1,711 SFG  
POST BUILDING & PATIOS = 6,961 SFG

FOR RESIDENTIAL UNITS ABOVE POST BAR:  
RESIDENCE A (1-BEDROOM) +/- 974 SFG  
RESIDENCE B (2-BEDROOM) +/- 1,251 SFG

TOTAL BUILDING AREA = 9,186 SFG

### PARKING DATA

PARKING REQUIRED  
-PER SECTION 18-210 (1 SPACE / 250 SFG)  
EXISTING RESTAURANT 3,477 SF / 250 SF = 15 SPACES  
EXISTING ENCLOSED PATIO 1,527 SF / 250 SF = 6 SPACES  
PROPOSED PATIO 1,711 SF / 250 SF = 7 SPACES  
PROPOSED ADDITION 240 SF / 250 SF = 1 SPACE

EXISTING RESIDENTIAL UNITS ABOVE RESTAURANT  
UNIT 'A' (1-BEDROOM) = 2 SPACES  
UNIT 'B' (2-BEDROOM) = 2 SPACES

TOTAL SPACES REQUIRED = 26 SPACES

EXISTING PARKING PROVIDED = 7 SPACES  
ADDED PARKING SPACE (ADJACENT TO NEW TREE) = 1 SPACE  
EXISTING PARKING CREDITS = 6.1 SPACES

TOTAL SPACES PROVIDED = 14.1 SPACES

## LIST OF DRAWINGS

HDC-1 SITE PLAN  
HDC-2 FLOOR PLAN  
HDC-3 EXTERIOR ELEVATIONS  
HDC-4 3-D RENDERINGS  
HDC-5 3-D RENDERINGS

**POST LOCAL BISTRO**  
844 PENNIMAN AVENUE  
PLYMOUTH, MICHIGAN

ISSUED FOR:

15 OCT 2021  
FINAL SPA  
APPROVAL PACKAGE

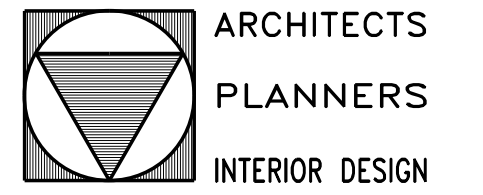
5 NOV 2021  
REVISED FINAL SPA  
APPROVAL PACKAGE



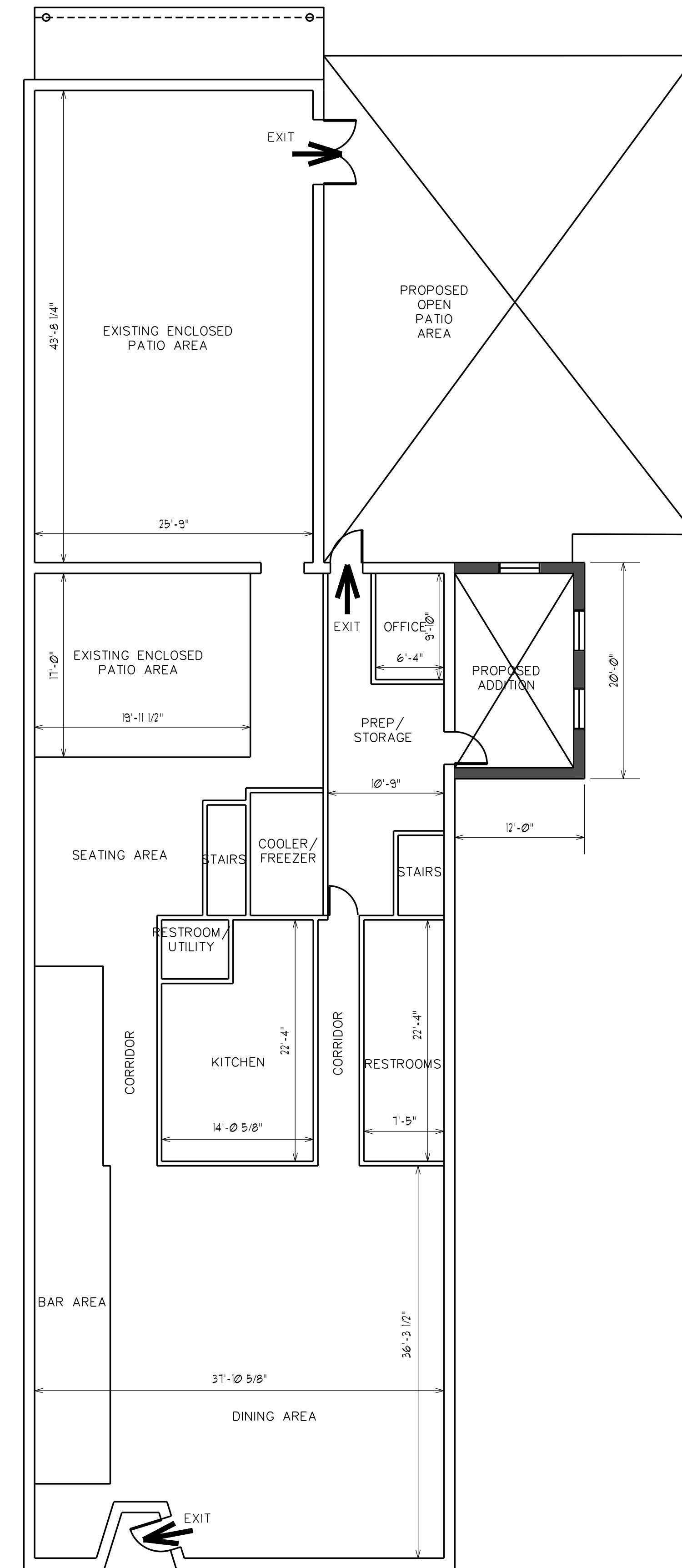
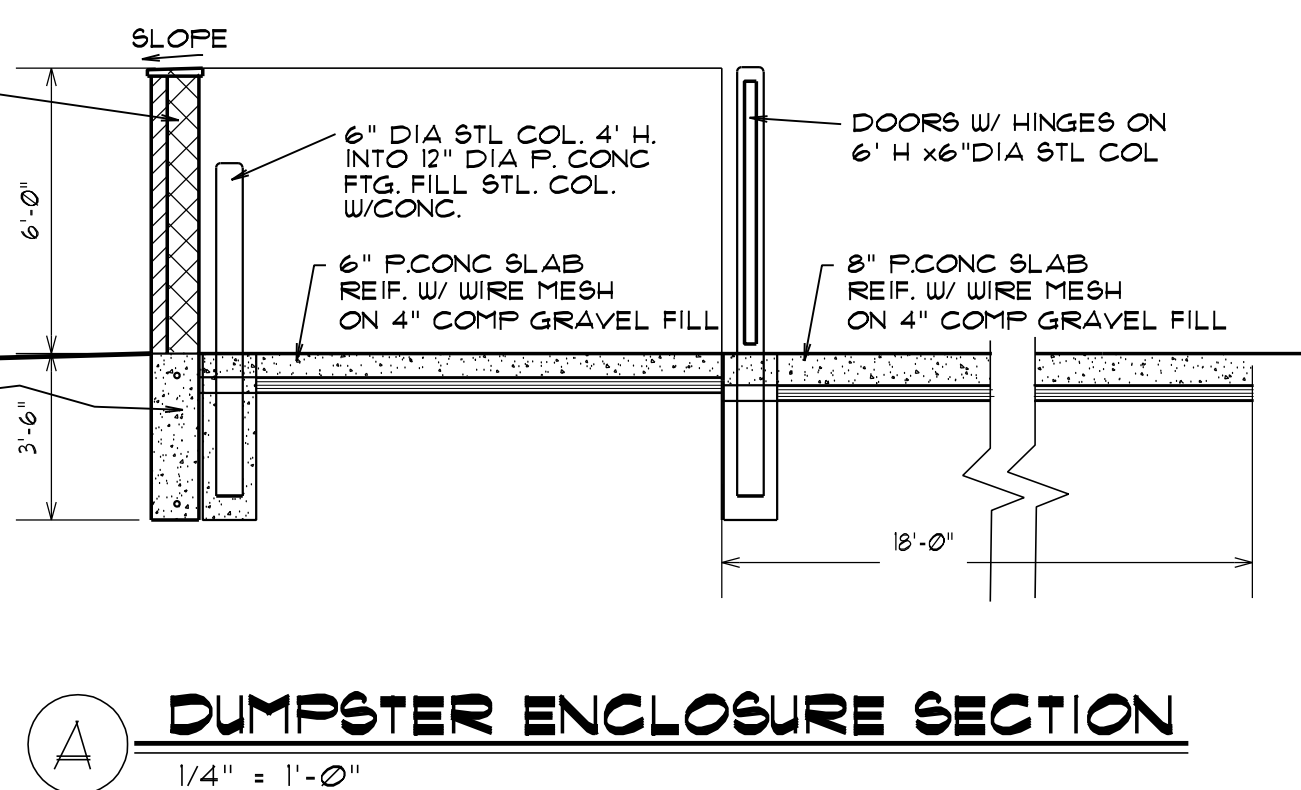
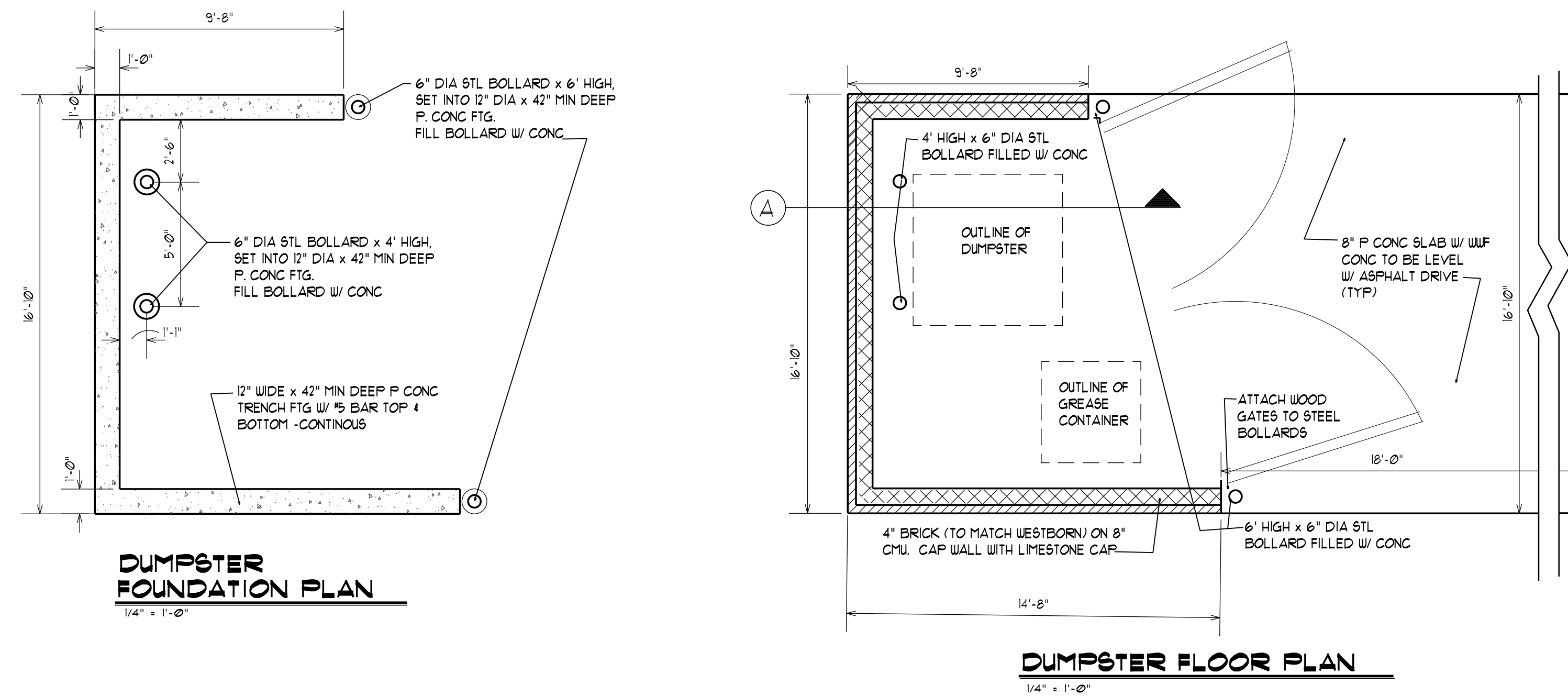
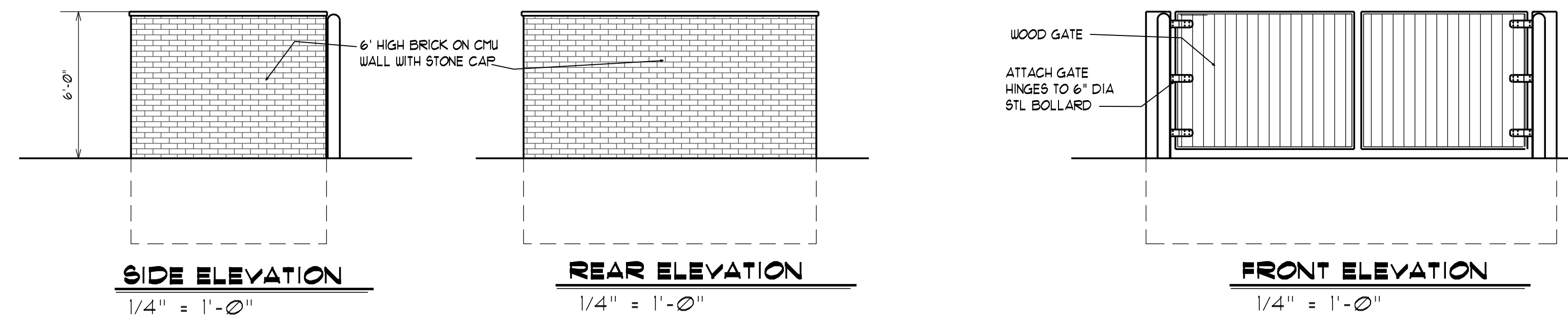
SHEET# HDC-1

DATE: 15 OCT 21

JOB# 21041



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 SUITE 104-B  
 TROY, MICHIGAN 48064  
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 FAX: 248-654-3002  
 SCOTT@SMAARCH.COM



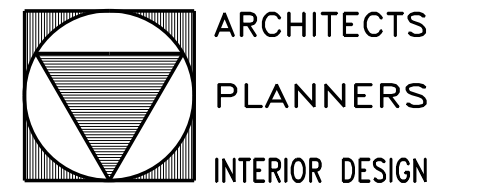
**FLOOR PLAN**  
 1/8" = 1'-0"

**POST LOCAL BISTRO**  
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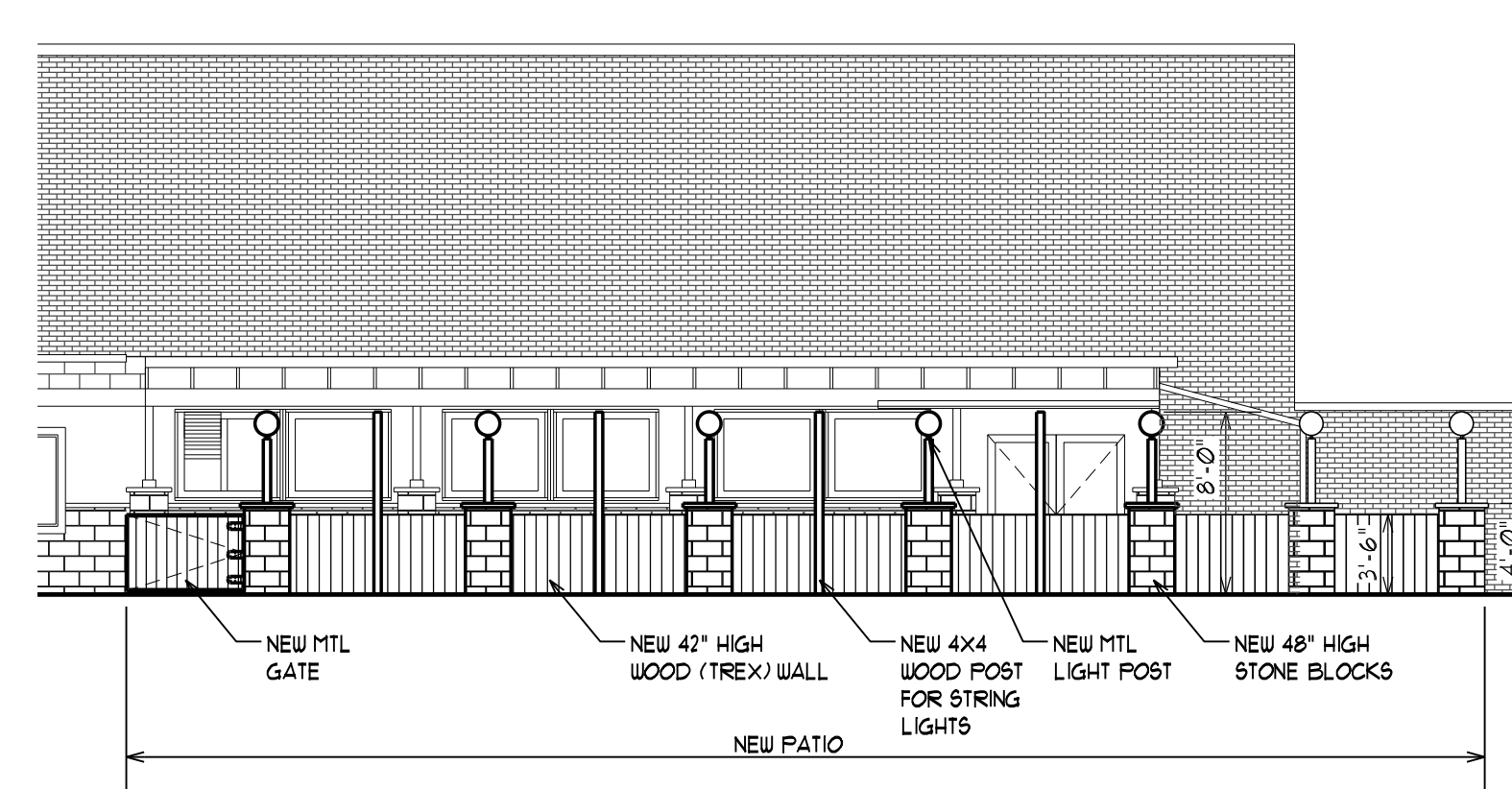


SHEET# HDC-2  
 DATE: 15 OCT 21  
 JOB# 21041

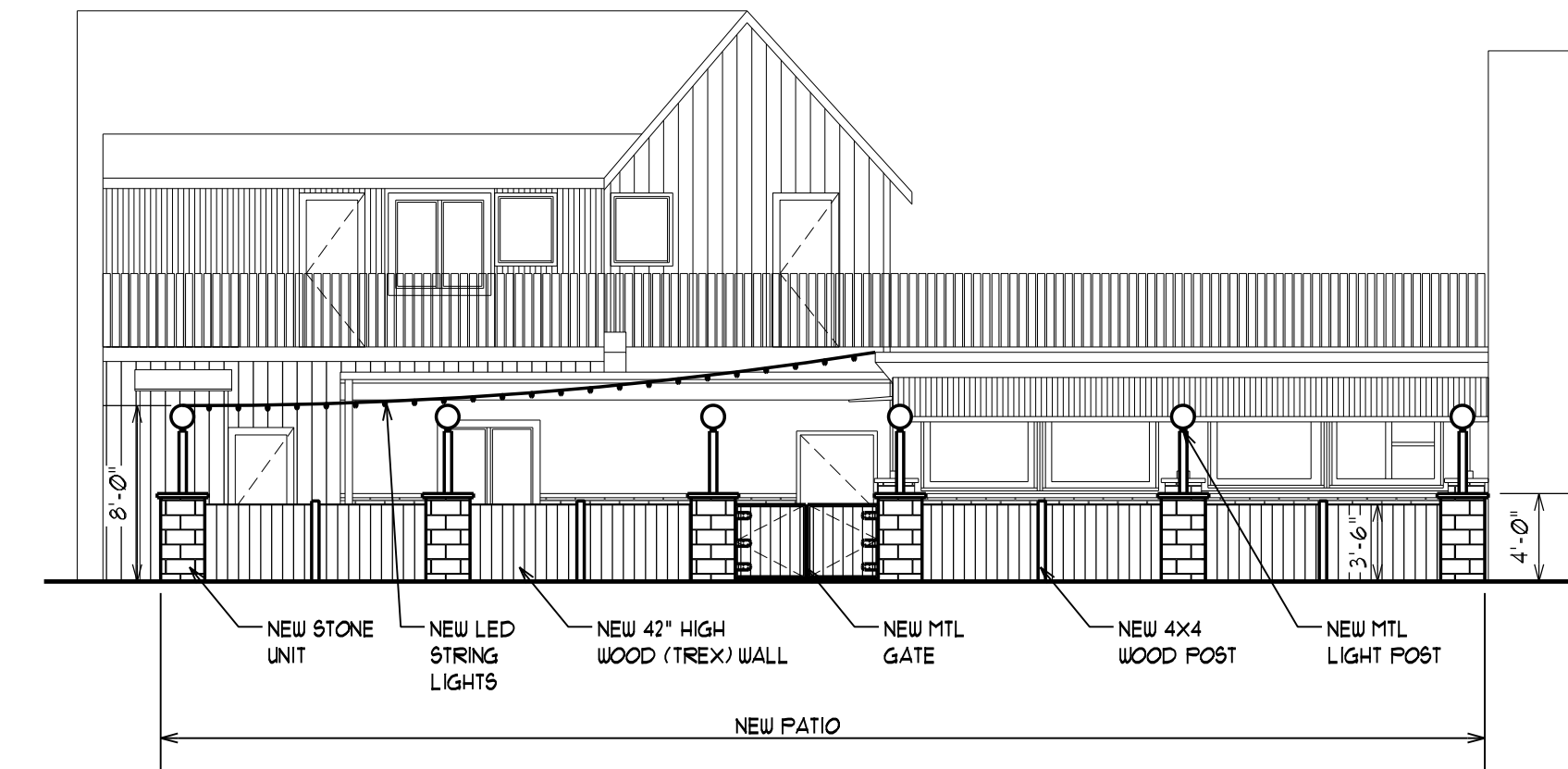


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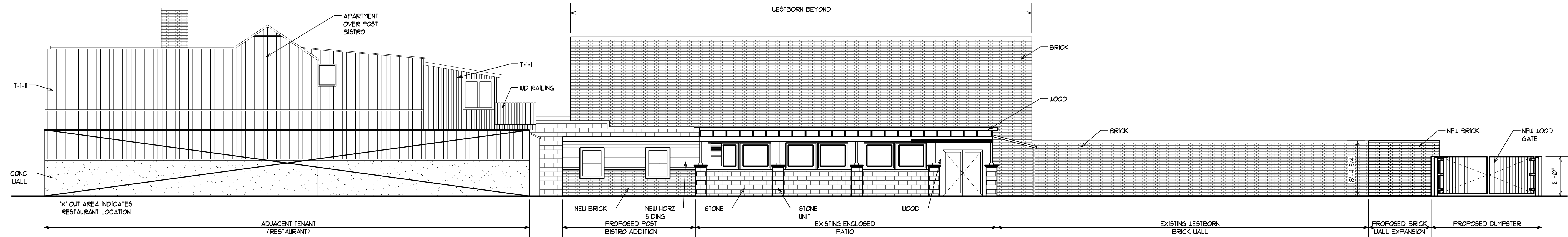
| MATERIAL LIST FOR OPEN PATIO   | MATERIAL LIST FOR BUILDING ADDITION  |
|--|--|
| LOCATION: OPEN PATIO - COLUMNS<br>MFR: FENDT<br>MATERIAL: OLD WORLD STONEGATE<br>COLOR: OIL WALNUT BLEND           | LOCATION: BUILDING ADDITION - BRICK<br>MFR: FENDT<br>MATERIAL: OLD WORLD HOLLAND<br>COLOR: OIL WALNUT BLEND  |
| LOCATION: OPEN PATIO - SIDING<br>MFR: TREX<br>MATERIAL: TREX ENHANCE - SQUARE EDGE<br>COLOR: ROCKY HARBOR          | LOCATION: BUILDING ADDITION - SIDING<br>MFR: JAMES HARDIE<br>MATERIAL: HARDIE PLANK LAP SIDING<br>COLOR: PAINT FINISH                              |
| LOCATION: OPEN PATIO - STRING LIGHTS<br>MFR: FEIT ELECTRIC<br>MATERIAL: LED STRING LIGHTS<br>COLOR:                | LOCATION: BUILDING ADDITION - WINDOWS<br>MFR: ANDERSON<br>MATERIAL: SINGLE HUNG WINDOWS<br>COLOR: WHITE VINYL CLAD OUTSIDE / WOOD INSIDE - PAINTED |
| LOCATION: OPEN PATIO - COLUMN POST LIGHTS<br>MFR: FEIT ELECTRIC<br>MATERIAL: 1 1/4" DIA. ORB LIGHT<br>COLOR: WHITE |  |
| LOCATION: OPEN PATIO - CONCRETE FLOOR<br>MFR: COLORTOP<br>MATERIAL: CONCRETE FLOOR<br>COLOR: TBD                   |  |



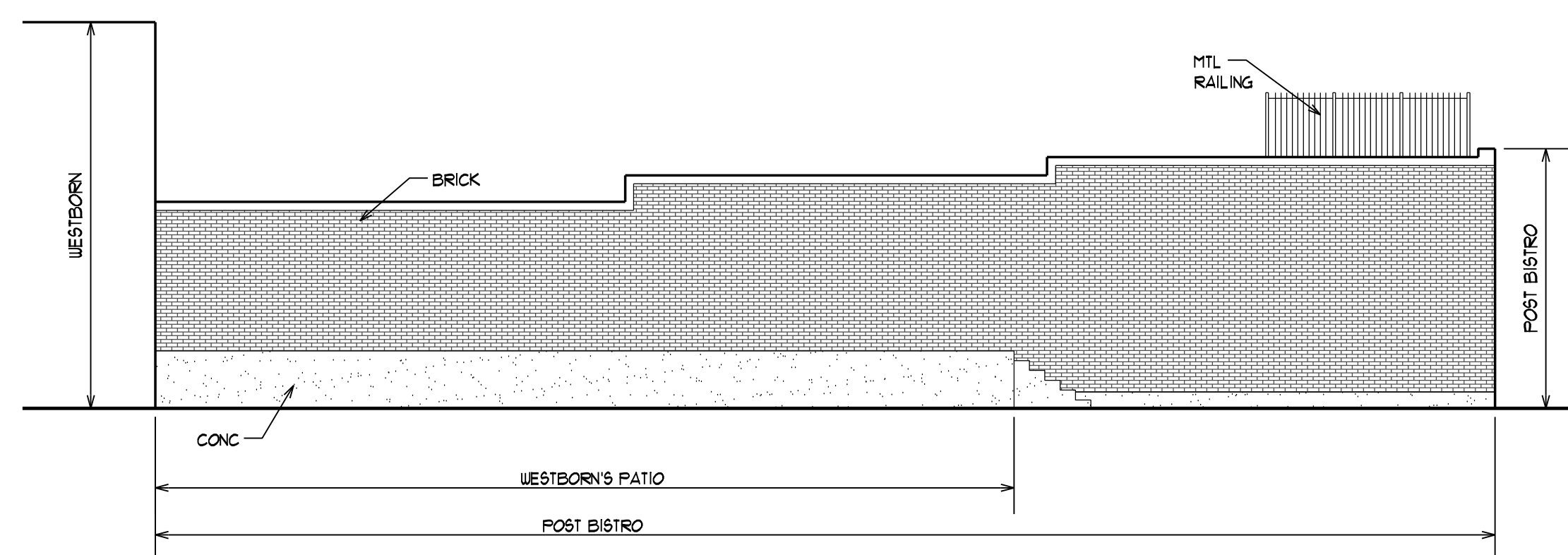
**EAST PATIO ELEVATION**  
 1/8" = 1'-0"



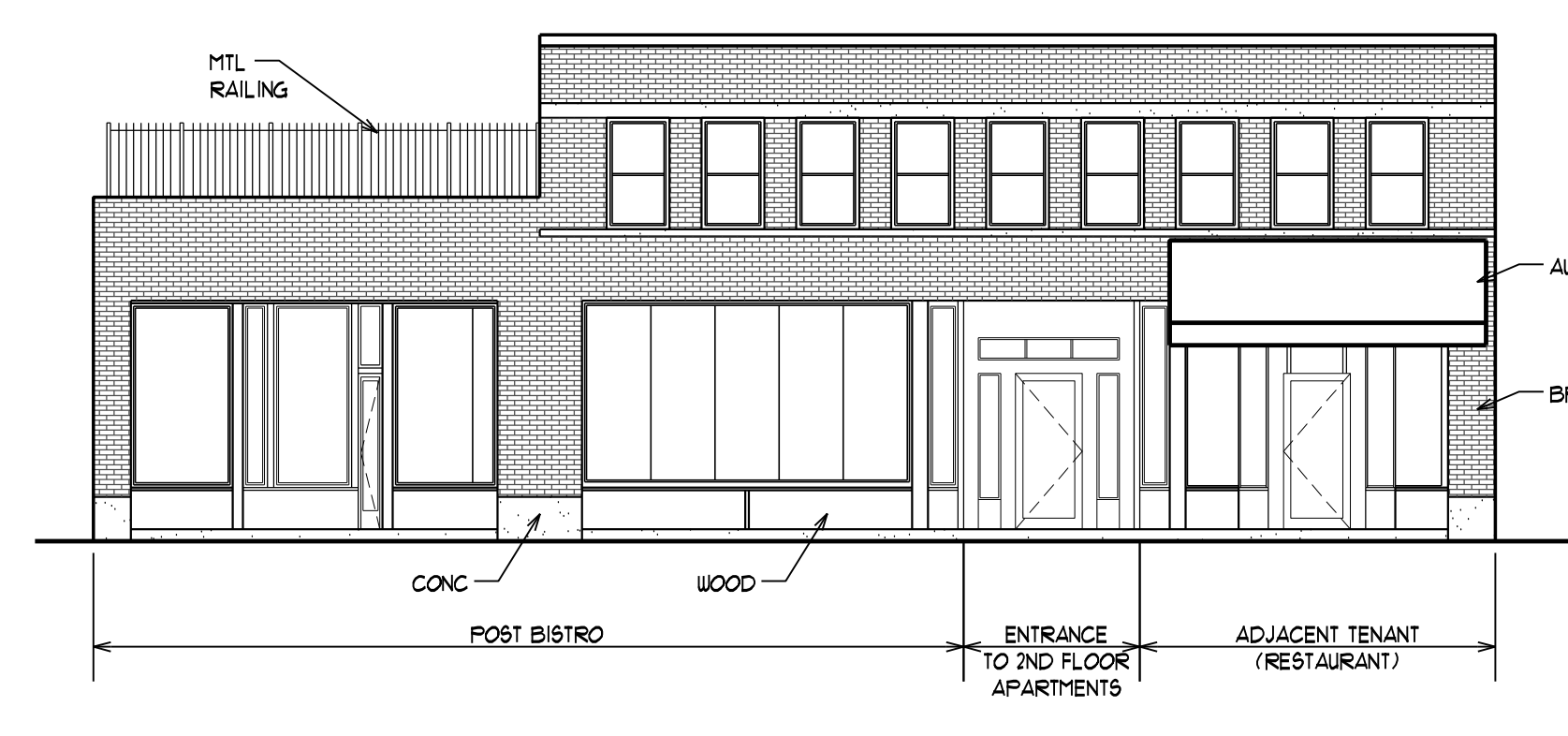
**NORTH PATIO ELEVATION**  
 1/8" = 1'-0"



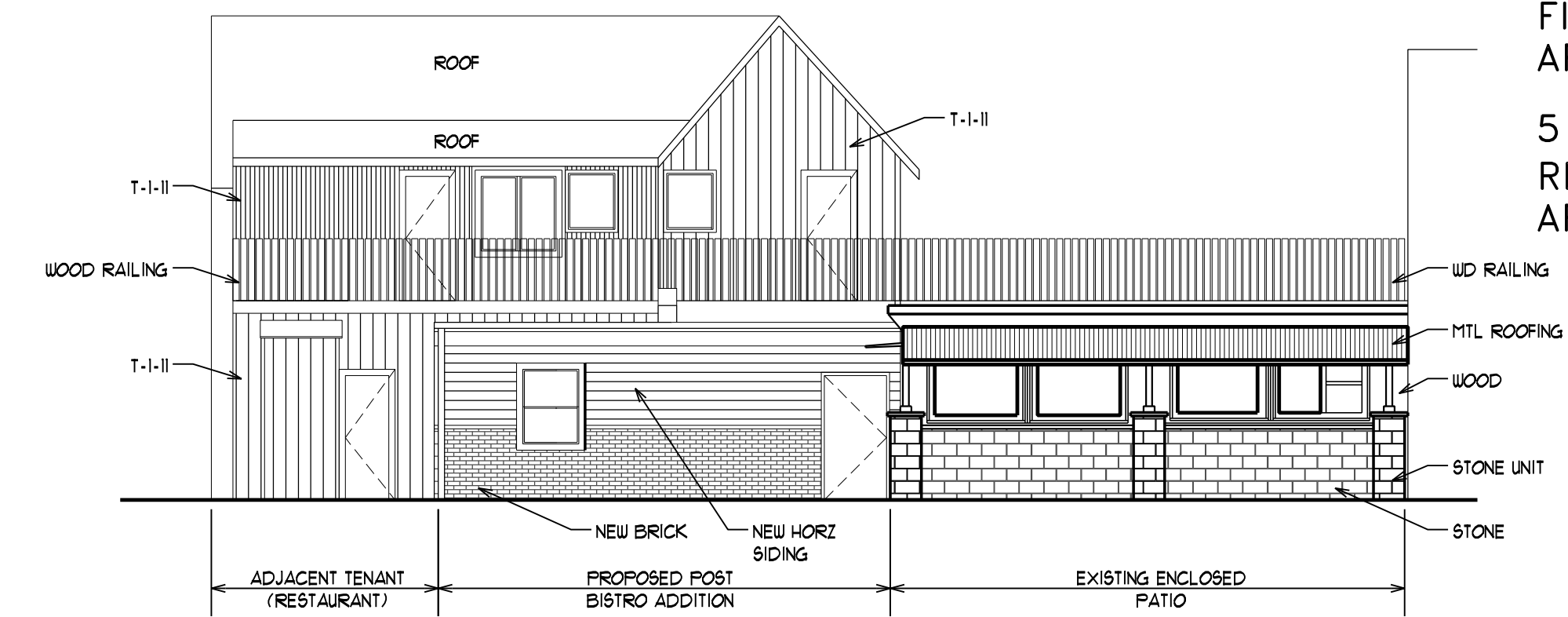
**EAST ELEVATION**  
 1/8" = 1'-0" (WITHOUT PATIO)



**WEST ELEVATION**  
 1/8" = 1'-0"



**SOUTH ELEVATION**  
 1/8" = 1'-0"



**NORTH ELEVATION**  
 1/8" = 1'-0" (WITHOUT PATIO)

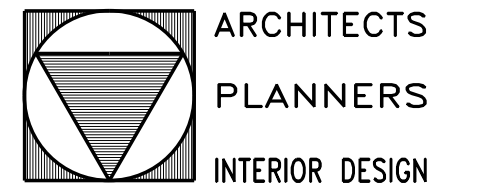
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SHEET# HDC-3  
 DATE: 15 OCT 21  
 JOB# 21041

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**PERSPECTIVE #2**  
NO SCALE



**PERSPECTIVE #1**  
NO SCALE

**POST LOCAL BISTRO**  
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PLYMOUTH, MICHIGAN

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SHEET# HDC-4  
DATE: 15 OCT 21  
JOB# 21041

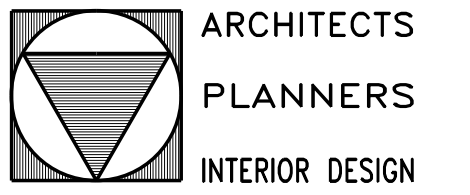


**PERSPECTIVE #4**  
NO SCALE



**PERSPECTIVE #3**  
NO SCALE

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**POST LOCAL BISTRO**  
844 PENNIMAN AVENUE  
PLYMOUTH, MICHIGAN

ISSUED FOR:  
15 OCT 2021  
FINAL SPA  
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5 NOV 2021  
REVISED FINAL SPA  
APPROVAL PACKAGE



SHEET# HDC-5  
DATE: 15 OCT 21  
JOB# 21041

November 8, 2021

City Of Plymouth  
Mr. John Buzuvis  
Community Development Director  
211 S Main St  
Plymouth MI 48170

John,

In response to the Carlisle /Wortman report of November 4, we wish to address the remaining open items for the Planning Commission.

*Obtain approval from Historic District Commission. Submit cut sheets for materials used on existing Enclosed Patio Area at next month's HDC meeting.*

*Planning Commission to consider deferring evaluation of the lighting to the Building Official; otherwise, applicant will need to return with a photometric plan and manufacturer cut sheets of proposed lighting. Lighting- String Lights are 72 bulbs at 1W, 13 lumens. Total 936. Pole Lights- 13 globe lights at 100W, 1300lumens. The cut manufacturer's cut sheets are attached.*

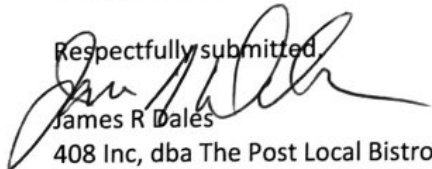
*Revise plans to show an 8-foot-wide barrier-free parking space aisle -Shown on revised plan from architect Scott Monchnik.*

*Plans to show replacement tree is at least 4" caliper in size. 2" caliper tree will be a 4" caliper tree-shown on revised plan from architect Scott Monchnik.*

*Plans to show installation of irrigation and at least 1-foot of appropriate planting medium in Arborvitae planter. The Post responsible for Arborvitae landscape area. Post will create a least 1 foot of new dirt for plantings and will hire a watering service. Post must keep them alive or replace.*

*Applicant to obtain permission from Westborn Market to extend the brick wall, as shown on the Site Plan. Wall to match Westborn wall. Dumpster enclosure to match Westborn wall and be big enough to house dumpster and grease trap. Attached letter shows Westborn's endorsement of project and submitted plans.*

Respectfully submitted,



James R Dales  
408 Inc, dba The Post Local Bistro  
408 Plymouth Real Estate Properties, LLC

# SPECIFICATIONS



- 48 Feet Long
- UL Wet Location
- Outdoor - Weatherproof
- Includes 25 Bulbs
- UL/CUL Listed
- Bulbs Spaced 2ft Apart
- Connect up to 45 String Lights
- Heavy-Duty 18/2 Cord
- Lasts 13 Years
- Shatter resistant LED Bulbs Included

1w Bulb 13.75 lumens

| Item Number             | Total Length | Type of Cord Used | Input Line Voltage |
|-------------------------|--------------|-------------------|--------------------|
| SL48/182/FIL            | 48 feet      | 18/2 Cord         | 120                |
| Types of Bulbs Included | Bulb Spacing | Socket Number     | Socket Size        |
| LED                     | 2 Feet       | 24                | E26                |



# CONNECTING STRING LIGHT

When using electrical products, basic precautions should always be followed including the following:

## IMPORTANT SAFETY INSTRUCTIONS

### READ AND FOLLOW ALL SAFETY INSTRUCTIONS

- a. Connect this product to a Ground Fault Circuit Interrupting (GFCI) outlet. If one is not provided, contact a qualified electrician for proper installation.
- b. Do not mount or place near gas or electric heaters, fireplace, candles, or other similar sources of heat.
- c. Do not secure the wiring of the product with staples or nails, or place on sharp hooks or nails.
- d. Install only using the mounting means provided.
- e. Do not let lamps rest on the supply cord or on any wire.
- f. Do not use this product for other than its intended use.
- g. Do not hang ornaments or other objects from the cord, wire, or lamps.
- h. Do not close doors or windows on the product or extension cords as this may damage the wire insulation.
- i. Do not cover the product with cloth, paper or any material not part of the product when in use.
- j. This product has a polarized plug (one blade is wider than the other) as a feature to reduce the risk of electric shock. This plug will fit in a polarized outlet only one way. If the plug does not fit fully in the outlet, reverse the plug. If it still does not fit, consult a qualified electrician. Do not use with an extension cord unless the plug can be fully inserted. Do not alter or replace the plug.
- k. Keep lamps away from any combustible surface.
- l. Read and follow all instructions that are on the product or provided with the product.

## SAVE THESE INSTRUCTIONS

### CAUTION:

- 1. To reduce the risk of fire use only type S, 1 Watt Max medium (E26) base lamp.
- 2. To avoid risk of shock, always make sure the product is unplugged from the electrical outlet before assembling, disassembling, installing, relocating, servicing or cleaning it.
- 3. Do not overload. This string light is rated for 24 Watts. Connect other string lights end-to-end for a maximum of 432 Watts total.
- 4. Do not use with extension cord near water or where water may accumulate. Keep at least 4.9 m / 16 ft from pools and spas. Keep plugs and receptacles dry. Do not submerge.

**Model Number: SL48/182/FIL**

### Connecting Sets End-to-End.

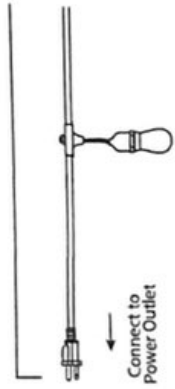
When multiple products are connected together do not exceed the lowest of the indicated maximum wattage on the cord tag near the connected product's receptacle.

## REPLACING LIGHT BULBS

**WARNING – RISK OF ELECTRIC SHOCK!!** Disconnect power at source prior to replacing light bulbs. For outdoor String Lights, do NOT replace light bulbs during rain or when wet.

- 1. Replace light bulbs only during dry and calm weather conditions.
- 2. Unscrew existing bulbs by lightly holding the socket in one hand and twisting the bulb counterclockwise. Bulbs may be tight in the sockets. This is normal to prevent moisture from getting into socket.
- 3. Replace with medium base light bulbs. Screw

**INCLUDES 2 EXTRA BULBS, BULBS LAST UP TO 15,000 HOURS. WET LOCATION APPROVED.**



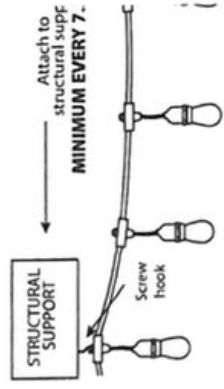
**SCREW BULBS IN TIGHTLY. PLUG IF BULB DOES NOT LIGHT, TIGHTEN**

## INSTALLATION METHODS

- 1. Using a guide wire with screw hook



- 2. Attached to a structure



## CONNECTING MULTIPLE

### USING LED BULBS IN

| MAXIMUM WATTAGE | NUMBER |
|-----------------|--------|
| 1 WATT          |        |

**CAUTION: DO NOT EXCEED WHEN USING INCLUDED LIGHT BULBS**

This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation. Note: This equipment has been tested and found to comply with the limits for a Class B digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference in a residential installation. This equipment generates, uses and can radiate radio frequency energy and, if not installed and used in accordance with the instructions, may cause harmful interference to radio communications. However, there is no guarantee that interference will not occur in a particular installation. If this equipment does cause harmful interference to radio or television reception, which can be determined by turning the equipment off and on, the user is encouraged to try to correct the interference by one or more of the following measures: Reorient or relocate the receiving antenna. Increase the separation between the equipment and receiver. Connect the equipment into an outlet on a circuit different from that to which the receiver is connected. Consult the dealer or an experienced radio/TV technician for help. Any changes or modifications not expressly approved by the manufacturer could void the user's authority to operate the equipment. CAN ICES-005 (B)

Supplier's Declaration of Conformity:

## 8254-68 - One Light Outdoor in Traditional Style - 14 inches wide by 15 inches high by Sea Gull Lighting



| Specs                     |  |
|---------------------------|--|
| Width/Diameter (in):      | 14"                                      |
| Height:                   | 15"                                      |
| All:                      | D:14" H:15"                              |
| Wire Length:              | 6.5'                                     |
| # of Bulbs:               | 1  |
| Standard Wattage:         | <del>40 watts</del> 100 w 1300 lumens    |
| Bulb Type:                | 1 medium 150w                            |
| Design Style:             | Traditional                              |
| <b>Style and Option 1</b> |  |
| Style:                    | White Plastic                            |
| Item #:                   | 8254-68                                  |
| Price:                    | Reg: \$92.95 Save 15%<br>\$79.02 On Sale |



## 8101 - Outdoor Post in Traditional Style - 3 inches wide by 84 inches high by Sea Gull Lighting



**Specs**

Width/Diameter (in):

3.00"

Height:

84.00"

**Style and Option 1**

Style:

Black Finish

Item #:

8101-12

Price:

**Reg. ~~\$139.96~~ Save 15%**  
**\$118.97 On Sale**

**Style and Option 2**

Style:

Antique Bronze Finish

Item #:

8101-71

Price:

**Reg. ~~\$139.96~~ Save 15%**  
**\$118.97 On Sale**



LIFETIME  
WARRANTY



SHIP'S TO  
CANADA

**From:** Bryan Bandyk <[BBandyk@westbornmarket.com](mailto:BBandyk@westbornmarket.com)>  
**Date:** October 12, 2021 at 5:23:55 PM EDT  
**To:** [jen@postbistro.com](mailto:jen@postbistro.com)  
**Subject:** What I sent to Paul- Good Luck!

Paul-

Hope life is treating you well! Its been quite some time since our paths have crossed.

I'm just reaching out to you with a huge, "IN FAVOR OF" The Post Bar and their plan for expanding their outdoor patio. I think Jennifer runs a quality operation, has always been a friendly and supportive neighbor to our team and her business brings a lot of value to the entire business and residential community. She knows the value and bringing positive change to a community and I trust her to make good decisions for her business and our community. We wish her only the best.

Thank you for letting me express my support for their proposal. Jennifer shared with me the renderings of the proposed patio area and I feel it would enhance our entire downtown community. Success breeds success!

Kind Regards,



**Bryan Bandyk**

**C E O**

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