



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, December 2, 2021 - 7:00 p.m.

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

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Phone 734-453-1234
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Online Zoom Meeting

1. CALL TO ORDER

Chair Joe Elliott called the meeting to order at 7:00 p.m.

Present: Chair Elliott, Members Jim Burrows, Mike Devine, Mike Pappas

Also present: Assistant Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Devine, to approve the minutes of the October 7, 2021 meeting.

There was a roll call vote.

Yes: Burrows, Devine, Elliott

Abstain: Pappas

MOTION PASSED 3-0

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Devine, to approve the agenda for December 2, 2021.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Pappas

MOTION PASSED 4-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

- a. Z21-19: 1115 S. Main, non-use variances to not provide a landscape buffer and to not provide screening for the air conditioning condenser

Devine disclosed that the applicant was a former client of his employer and asked whether he should be recused from this agenda item.

Burrows offered a motion, seconded by Pappas, to allow Devine to participate in the discussion and vote.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Pappas

MOTION PASSED 4-0

Applicant Eunice Low and Architect Richard Bohl described the reasons they are requesting the variances.

Citizen Comments

There were no citizen comments.

Board Comments

There was a discussion about whether the condenser unit could be moved into a parking space and have the applicant request a variance for parking. It was suggested that there was room to provide screening for the condenser unit.

Motion

Devine offered a motion, seconded by Burrows, to approve Z21-19 for a variance to reduce the required landscape buffer under the following conditions.

Conditions

The variance only applies to two portions of the property: a strip starting at the northeast corner extending 20 feet to the west for a dimension of 2'10" for a variance of 7'2", and the northeast corner beginning at 45'2 3/8" extending 20' to the west for a variance of 10'.

Finding of Fact

There is an existing nonconformity that is being improved.

The parking lot faces a secondary street.

The property across the street is commercial and faces a similar parking lot.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Pappas

MOTION PASSED 4-0

Motion

Devine offered a motion, seconded by Burrows, to approve a variance for Z21-19 to eliminate the need for a screen.

Finding of Fact

The request doesn't warrant a variance.

There was a roll call vote.

Yes: Pappas

No: Burrows, Devine, Elliott

MOTION FAILED 1-3

7. BOARD MEMBER COMMENTS

Elliott announced that Devine, Burrows, and alternate Scott Silvers had been reappointed for three-year terms and he welcomed new member Mike Pappas to the ZBA. Pappas introduced himself to the group.

8. REPORTS AND CORRESPONDENCE

Bolhuis said that unless the Wayne County State of Emergency is extended, meetings will be in person next month.

10. ADJOURNMENT

A motion to adjourn was offered at 7:41 p.m. by Burrows and seconded by Pappas.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Pappas

MOTION PASSED 4-0