



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, March 9, 2022 - 7:00 p.m.
Plymouth City Hall 201 S. Main

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

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

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:00 p.m.

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Shannon Adams, Joe Hawthorne, Tim Joy, Jennifer Mariucci, Kyle Medaugh, Hollie Saraswat and Eric Stalter

Also present: City Commissioner Kelly O'Donnell, Community Development Director John Buzuvis and Planning Consultant Sally Elmiger.

2. CITIZENS COMMENTS

There were no citizen comments

3. APPROVAL OF MEETING MINUTES

Joy offered a motion, seconded by Medaugh, to approve the minutes for the February 9, 2022 meeting as amended to correct a typographical error.

There was a roll call vote.

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

MOTION PASSED 9-0

4. APPROVAL OF THE AGENDA

Silvers offered a motion, seconded by Hawthorne, to approve the agenda for March 9, 2022.

There was a roll call vote.

YES: Yes: Adams, Hawthorne, Joy, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 9-0

5. COMMISSION COMMENTS

There were no commission comments

6. PUBLIC HEARINGS

a. SP22-01: 306 S. Main, Special Land Use and Site Plan Review

Architect Constantine Pappas and applicant Stefan Stefanakis reviewed their request for special land use and site plan approval. The proposal would add square footage with a mezzanine level.

Elmiger reviewed a Carlisle Wortman report, noting several items for commissioners to discuss, including the requested "up" lighting and the parking requirements. She suggested that confirming how trash would be handled and ensuring signage meets the size requirements could be handled administratively.

Sisolak opened the public hearing at 7:11 p.m.

Ellen Elliott, 404 Irvin, asked if “Plymouth State Savings Bank” would be the only sign on the building. Pappas explained that the new business model was not yet named, so he was unsure about signage.

An email from Kerri Collins was read, stating the applicant’s request for less parking than the ordinance requires due to a smaller capacity was a not a valid argument.

Delores Davis, 855 Penniman, sent an email stating another liquor license in the downtown would be inappropriate.

The public hearing was closed at 7:18 p.m.

Commission members asked for clarifications about fire codes and the existing liquor license. It was agreed that the fire marshal would be responsible for enforcing fire codes and that this project would not require an additional liquor license.

It was also agreed that up lighting does not meet the ordinance and that it would require a variance.

There was considerable discussion about how capacity, including standing room, and square footage should be considered when determining parking requirements. Stefanakis said the mezzanine would be used only for private parties. It was pointed out that in 2019, the same applicant was able to decrease parking requirements because his two businesses in the building did not have overlapping hours at the time. This has since changed.

Some said that the ordinance tying parking spaces to square footage should be followed strictly, and others felt there was room for interpretation.

Silvers offered a motion to approve SP22-01: 306 S. Main, Special Land Use and Site Plan Review, with the condition that all exterior lighting would operate only during business hours, that no additional parking spaces would be required and that all remaining items in the Carlisle Wortman report be handled administratively. Adams seconded the motion. Silvers amended his motion to state that the up lighting on all columns on each of the window areas is not permitted

There was a roll call vote.

Yes: Saraswat, Silvers

No: Stalter, Adams, Joy, Hathorne, Mariucci, Medaugh, Sisolak

MOTION FAILED 2-7

Silvers offered a motion, seconded by Adams, to resubmit his previous motion, with the following change regarding parking: To require in lieu of parking, payment for two spaces.

There was a roll call vote.

Yes: Adams, Joy, Silvers

No: Stalter, Saraswat, Hawthorne, Mariucci, Medaugh, Sisolak

MOTION FAILED 3-6

Silvers offered a motion, seconded by Adams, to resubmit his first motion, but it to require in lieu of parking, payment for four spaces.

There was a roll call vote.

Yes: Stalter, Adams, Joy, Hawthorne, Mariucci, Medaugh, Sisolak

No: Saraswat, Silvers

MOTION PASSED 7-2

7. OLD BUSINESS

a. PUD22-01: 100 S. Mill, Preliminary Plan for a PUD/PUD Amendment

Pulte Homes representative Joe Skore, Project Engineer Matt Bush and PM Environmental Consultant Adam Patton were present to answer questions.

Commission members referred to the report they received that included summaries from a 2018 environmental report that was done prior to developing the adjacent parcel south of the one in question (phase two of the project). They said that information about the nature of contamination on this parcel was not provided as requested. In addition, no remediation plan was provided. Patton explained that his company used information from the phase two site when designing phase one, and that the same management plan would be used for the second phase.

There was also discussion about how the lack of public benefit required of a PUD, since there would be no usable green space.

The developer was asked about applying for a Brownfield to fund a cleanup. Patton said a thorough cleanup might not be possible. When asked whether the Michigan Department of Environment, Great Lakes and Energy would be overseeing the project, he said no, and that Pulte is not required to do a cleanup – they are required to provide due care by not exacerbating existing contamination, making sure occupants are not unacceptably exposed to contamination that is present and to provide appropriate notices to third parties that may do work on the site. He said that when a system is designed, an operation manual is developed and that when the project is complete, the operation is turned over to the HOA.

Citizen Comment

Ellen Elliott, 404 Irvin, said she recalled Pulte saying they would not develop this portion of the property when they built phase one because it was too contaminated. She also suggested the Planning Commission get a Phase Two ESA report from the builder.

Silvers offered a motion, seconded by Adams, to table the discussion until the Planning Commission receives a documented remediation plan and a summary of phase two data.

There was a roll call vote.

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

MOTION PASSED 9-0

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

City Commissioner Kelly O'Donnell said the Commission appreciated the input of Planning Commission members at the parklet meeting. She said the issue would be on the City Commission's March 21 agenda.

Buzuvis apologized for being late with his monthly report.

Sisolak said there would be a report on the Redevelopment Ready Communities essentials certification at the April 4 City Commission meeting.

10. ADJOURNMENT

Joy offered a motion, seconded by Adams, to adjourn the meeting at 9:25 p.m.

There was a roll call vote.

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

MOTION PASSED 9-0