



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, March 3, 2022 - 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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1. CALL TO ORDER

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

Present: Chair Elliott, Vice Chair Jim Burrows, Members Mike Devine, Dave Latawiec, 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 Pappas, to approve the minutes of the December 2, 2021 meeting.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Pappas, to approve the agenda for March 3, 2022.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

5. ELECTION OF OFFICERS

Devine nominated Elliott for the position of Zoning Board of Appeals Chair for calendar year 2022. There were no other nominations.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

Devine nominated Burrows for the position of Zoning Board of Appeals Vice Chair for calendar year 2022. There were no other nominations.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

a. Z22-01 – 190 Hamilton, non-use variance for front yard setback for covered porch and bedroom addition

Lisa Vendittelli presented her case and builder Jacob Rizer was in attendance to answer any questions. The applicant explained that she wanted to keep the character of the home while expanding the front room to accommodate a larger, usable bedroom.

Citizen Comments

There were no citizen comments.

Board Comments

Board members discussed the proposed project and commented that, while the covered porch addition might be acceptable, the bedroom addition could be placed elsewhere on the home without a variance. They explained their decision couldn't be about the circumstances and situations of the property owner but must be about the property itself.

Motion

Devine offered a motion, seconded by Burrows, to approve a variance of 6.3' of the south corner of the porch and 6.9' of the north corner of the proposed addition.

Findings of Fact

There is no practical difficulty.

The project does not warrant a variance.

There was a roll call vote.

No: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION FAILED 5-0

b. ZBA Bylaws

The group reviewed the bylaws, which are a requirement of the Redevelopment Ready Communities.

Devine offered a motion, seconded by Burrows, to adopt the proposed ZBA bylaws as amended. The amendments are as follows:

- Add "of 6" to page number footer
- Add "at a public hearing" to 2.E
- Correct section number in 4.E.8
- Add 5.G to say, "Variances expire if not acted upon in one year."
- Add "will be drafted and" to 6.A after "regularly scheduled meetings"
- Change "if" to "whether" in 6.D
- Add language to give the applicant an option to postpone if fewer than five members are in attendance in Section 6.D
- Change "two-thirds of the" to "four" in 6.F

Devine and Burrows agreed with the proposed amendments

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

8. BOARD MEMBER COMMENTS

Members welcomed Dave Latawiec to the board.

Devine asked Bolhuis about training opportunities. She replied the group would likely train with Northville at some point.

9. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

10. ADJOURNMENT

A motion to adjourn was offered at 7:37 p.m. by Burrows and seconded by Pappas.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0