



**Plymouth Planning Commission**  
**Regular Meeting Minutes**  
**Wednesday, April 13, 2022 - 7:00 p.m.**  
**Plymouth City Hall 201 S. Main**

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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

**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, Assistant Community Development Director Greta Bolhuis, 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 March 9, 2022 meeting.

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**

Hawthorne offered a motion, seconded by Saraswat, to approve the agenda for April 13, 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**

Sisolak said the Zoning Board of Appeals asked the Planning Commission to review the garage height ordinance.

**6. PUBLIC HEARINGS**

a. 340 N. Main: Concept only for special land use and site plan approval for a liquor-serving establishment

Joy offered a motion, seconded by Adams, to postpone the public hearing until more information was submitted.

There was a roll call vote.

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

MOTION PASSED 9-0

The project coordinator for the Sidecar project gave an overview of the plan. He said there would be two restaurants – a slider bar that would be open from 11:00 a.m. to 2:00 a.m. and an evening-only bar. He said they had submitted paperwork to the state for a liquor license. In answer to commission member questions, he said the dumpster would be moved to allow foot and bicycle traffic to travel between the path behind the Pulte project and N. Main Street. Walkability from downtown and Old Village to the restaurant was also encouraged. The applicant plans to submit a site plan for review soon.

## **7. OLD BUSINESS**

There was no old business.

## **8. NEW BUSINESS**

### **a. Education session: Redevelopment Ready Communities (RRC)**

Bolhuis presented information on the Michigan Economic Development Corporation's RRC program that the City of Plymouth has been working on since 2017. The City was recently awarded Essential status and staff plans to work toward full certification to be eligible for RRC benefits. Planning Commission members were encouraged to attend RRC training.

### **b. Discussion only: fence ordinance and impervious surface ordinance**

Sisolak said she would like to form subcommittees to explore a fence and an impervious surface ordinance. It was agreed that developing an impervious surface ordinance was in line with the City Commission's strategic plan and that it would impact more residents. Discussion points included water runoff from elevated homes, flooding garages, and oversized driveways. Hawthorne, Medaugh, and Saraswat agreed to serve on the impervious surfaces subcommittee. This group, and anyone interested in exploring a fence ordinance were asked to research the issue and bring it to the Planning Commission for discussion at a future meeting.

## **9. REPORTS AND CORRESPONDENCE**

City Commission Liaison Kelly O'Donnell confirmed that an impervious surface ordinance was on their list of tasks for 2022. She said that applications were being accepted for "streeteries", and that the City Commission was working on the budget. She commented that there was a 'Paid Public Parking' sign on a small privately-owned lot on Deer St. and stressed that the lot is not a City of Plymouth property.

Hawthorne asked whether a property near the Saxton's lot where homes had been demolished was part of the project there, and Bolhuis said it was owned by someone else.

Mariucci expressed interest in attending the RRC training and asked whether phase two of the Pulte project was moving forward. Sisolak said it was not, and Elmiger commented that the sidewalk crossing the property north of the Pulte site was part of their original PUD agreement and would be required to remain.

Sisolak asked Bolhuis to ensure that Westborn combine two parcels as was required in their site plan approval. She said she will not attend the September meeting and reminded others to report any planned absences in advance.

## **10. ADJOURNMENT**

Hawthorne offered a motion, seconded by Joy, to adjourn the meeting at 8:36 p.m.

There was a roll call vote.

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

MOTION PASSED 9-0