



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, April 7, 2022 - 7:00 p.m.

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 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 March 3, 2022, 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 April 7, 2022.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z22-02: 712 Fairground, non-use variance for front yard setback along Joy

Applicant Kristin McHale-Johnson described her request for a variance of 3.6 feet in the front yard setback for an addition to her home.

Citizen Comments

Vicky Nicol, 337 Joy, spoke in support of the variance.

Karen Ochman, 768 Fairground, also spoke in support of the variance.

Board Comments

Board members noted that there was an existing non-conformity, and that addition would be a minor encroachment due in part to the shape of the lot.

Motion

Elliott offered a motion, seconded by Devine, to approve Z22-02 for a front yard setback on Joy and that the allowed variance of 3.6 feet is limited to a minor cantilevered bump out on the first floor and the second-floor addition on the northwest corner of the home as described in the addition.

Findings of Fact

The home sits on a corner lot with a non-typical shape.

The original placement of the home makes it difficult to add on to the home without a variance.

The requested variance is a minor encroachment beyond the existing footprint.

Friendly Amendment

Devine offered a friendly amendment to add that the variance prohibited a foundation for the bump out. Elliott accepted the friendly amendment.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

b. Z22-03: 170 Blunk, non-use variance for garage height

Applicant Larry Quick explained that he was asking for the variance because he needed a large garage door height to accommodate his vehicle and he wanted the garage to match the architecture of his home.

Board Comments

Board members discussed the parameters for granting a variance and suggested that removing one of or both dormers on the garage might change the height calculation.

Motion

Devine offered a motion, seconded by Burrows, to approve Z22-03 for a garage height variance.

Findings of Fact

There is no practical difficulty evident.

There was a roll call vote.

Yes: Pappas

No: Burrows, Devine, Latawiec, Elliott

MOTION FAILED 1-4

8. BOARD MEMBER COMMENTS

Elliott started a discussion about the building height ordinance, stating that he felt it was unclear. Bolhuis said the administration would get clarification from the chief building official and work with Quick to help him bring the building into conformity.

Planning Commission Chair Karen Sisolak said their goals for 2022 include analyzing and possibly reworking the ordinances for R1 fences and the height of residential and accessory structures.

City Commissioner Jennifer Kehoe asked whether the Floor Area Ratio (FAR) ordinance might be preferable to a defined height in measuring projects such as Z22-03. ZBA members expressed an interest in exploring this further.

9. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

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, Latawiec, Pappas, Elliott

MOTION PASSED 5-0