



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, June 8, 2022 - 7:00 p.m.
Plymouth City Hall

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

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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, Jennifer Mariucci, Hollie Saraswat (arrived at 7:02), and Eric Stalter

Excused: Commissioners Tim Joy and Kyle Medaugh

Also present: City Commissioner Jennifer Kehoe, Planning Director Greta Bolhuis, and Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

Ellen Elliott, 404 Irvin, thanked commissioners for their work.

3. APPROVAL OF MEETING MINUTES

Hawthorne offered a motion, seconded by Mariucci, to approve the minutes for the May 19, 2022, meeting.

There was a roll call vote.

Yes: Hawthorne, Mariucci, Silvers, Sisolak

Abstain: Adams, Saraswat, Stalter

With the idea that a quorum of the board should approve minutes, it was suggested that the minutes be moved to the end of the meeting in case another commissioner arrived.

4. APPROVAL OF THE AGENDA

Silvers offered a motion, seconded by Adams, to amend the agenda moving item 3 (approval of the meeting minutes) to the end of the agenda.

There was a roll call vote.

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

MOTION PASSED 7-0

5. COMMISSION COMMENTS

Mariucci reported she finished the Redevelopment Ready Communities training online.

6. PUBLIC HEARINGS

- a. SP22-03 – 340 N. Main, Sidecar Plymouth Restaurant: Special land use and site plan review for a liquor-serving establishment

Elmiger reviewed her report, in which she asked the applicant to provide a description of the type of bar and of the patio hours.

Applicant Dan Linnon said the Shift bar would be open from 5 p.m. to 2 a.m. Wednesday through Saturday, with private events on Sunday, Monday, and Tuesday.

Sisolak opened the public hearing at 7:09 p.m.

Building owner Mike Ferrantino said the lease for this business would fill the building to capacity.

Ellen Elliott, 404 Irvin, spoke in support of the project.

Real estate broker Leo Gonzalez spoke in support of the project.

Sisolak closed the public hearing at 7:14 p.m.

Planning commission members discussed parking, the proximity of the patio to the parking lot, pedestrian routes, the impact of noise on adjacent residents, the landscaping, and the dumpster.

Silvers offered a motion, seconded by Saraswat, to approve SP22-02 for the special land use.

Findings of Fact

The project meets the intent of the master plan and is complementary to neighboring properties.

Conditions

The applicant is to submit hours of operation to the city to be handled administratively.

There was a roll call vote.

Yes: Adams, Hawthorne, Mariucci, Silvers, Stalter, Sisolak

MOTION PASSED 7-0

The group discussed the site plan and noted that the existing conditions were not included. There was additional discussion about the patio, landscaping, and dumpster.

Silvers offered a motion, seconded by Hawthorne, to approve SP22-02 for site plan approval.

Findings of Fact

There is minimal change occurring on the site.

The use remains the same.

Conditions

There is to be administrative approval for items A, B, C, and D mentioned in the Carlisle Wortman report.

Site plans are to be submitted to the city showing the extent and impact of the west outdoor patio seating area.

The dumpster is to be screened, whether it stays in the existing position or is relocated.

There was a friendly amendment, noting that only items B, C, and D in the Carlisle Wortman report would need administrative approval. Silvers and Hawthorne agreed to the friendly amendment.

There was a roll call vote.

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

MOTION PASSED 7-0

- b. RZ22-01 and SP22-03: 110 W. Ann Arbor Trail, Plymouth/Ann Arbor Elks 325, Rezoning request of I-2, Heavy Industrial District to B-1, Local Business District and Special land use and site plan review for a liquor-serving establishment

Ken Hines of the Ann Arbor/Plymouth Elks 325 gave an overview of the organization. Architect Joe Phillips described the project and answered questions in the Carlisle Wortman report.

Sisolak opened the public hearing at 8:06 p.m.

Ellen Elliott, 404 Irvin, spoke in support of the project.

Sisolak closed the public hearing at 8:08 p.m.

Silvers offered a motion, seconded by Hawthorne, to approve RZ22-01 for rezoning from I-2 to B-1.

Findings of Fact

The project meets the intent of the master plan, and it is complementary to neighboring properties.

There was a roll call vote.

Yes: Adams, Hawthorne, Mariucci, Silvers, Stalter, Sisolak

MOTION PASSED 7-0

There was a discussion about noise, lighting, a sidewalk, and emergency access.

Silvers offered a motion, seconded by Stalter, to approve SP22-03 for site plan approval.

Findings of Fact

Changes to the site are minimal.

Conditions

Fire and police officials must review for access to the rear of the building.

There must be a dumpster enclosure.

Lighting is to be brought down to specifications for the B-1 lighting ordinance.

Add required landscaping.

There was a discussion about a sidewalk from Ann Arbor Trail to the building.

Silvers amended his motion with the following finding of fact:

The proposed site plan does not substantially change the use or function of the structure so a sidewalk from Ann Arbor Trail is not warranted.

Stalter agreed to the amendment.

There was a roll call vote.

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

MOTION PASSED 7-0

7. OLD BUSINESS

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

Chris Plumb of Pulte Homes said he is asking to amend the Brownfield plan to extend to the second phase of the development. He referred to a letter he sent to the Planning Commission and the due care plan for phase one, which he said would be repeated for phase two.

There was a discussion about the retention pond and the area that will be fenced off due to contamination. An unobtrusive fence and native plants were suggested.

Public Comment

Dave Cirilli, 202 N. Mill and a member of Plymouth Pollinators, said his group could seed the area with native pollinators and maintain it by mowing it at the end of the growing season. He said that pollinator partnerships and grants were available.

Craig Jagger, 141 N. Mill, said he supported the project and the nature area.

Silvers offered a motion, seconded by Hawthorne, to move the Pulte phase 2 development to a public hearing.

There was a roll call vote.

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

MOTION PASSED 7-0

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

a. Impervious Surface Ordinance

Hawthorne reported that the subcommittee met and reviewed impervious surface ordinances in neighboring communities. He said the typical ordinance requires 50% of a lot minus the home's footprint must be greenspace. Bolhuis said the ordinance should be viewed as a stormwater management tool. The subcommittee plans to meet again before the next Planning Commission meeting and provide a report then.

Silvers said he served as an alternate at the June Zoning Board of Appeals meeting. He said they heard a case requesting the expansion of a dental office in the B-2 district and that the ZBA decided the use was permitted and did not need a variance.

Jennifer Kehoe, Plymouth City Commissioner, said she was appreciative that the Planning Commission was going to make a recommendation about an impervious surface ordinance.

10. ADJOURNMENT

Adams offered a motion, seconded by Stalter, to adjourn the meeting at 9:30 p.m.

There was a roll call vote.

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

MOTION PASSED 7-0