



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

City of Plymouth
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1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:01 p.m.

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Shannon Adams, Joe Hawthorne (arrived at 7:05 p.m.), Tim Joy (arrived at 7:07 p.m.), Jennifer Mariucci, Kyle Medaugh, Hollie Saraswat

Excused: Commissioner Eric Stalter

Also present: Planning Director Greta Bolhuis, Planning Consultant Sally Elmiger, and City Commission Liaison Kelly O'Donnell

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF MEETING MINUTES

Silvers offered a motion, seconded by Adams, to approve the minutes for the June 8, 2022, meeting.

Sisolak questioned item 6.a in the minutes, concerned that some of the conditions placed on the site plan approval for Sidecar, particularly about the parking deficiency, were vague and left to administrative approval. Elmiger said it was appropriate to leave this item to be handled administratively. She asked that future motions and conditions be more specific.

The group further discussed the need for a detailed site plan.

Saraswat asked that her name be added to the roll call votes in the June 8, 2022 meeting minutes.

There was a roll call vote.

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

Abstain: Joy, Medaugh

MOTION PASSED 6-0

4. APPROVAL OF THE AGENDA

Hawthorne offered a motion, seconded by Silvers, to approve the agenda for July 13, 2022.

There was a roll call vote.

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

MOTION PASSED 8-0

5. COMMISSION COMMENTS

Adams asked how conditional approvals are monitored and Bolhuis said that Certificates of Occupancy are not issued until conditions are met, within reason. He asked that the Community Development office look into parking spaces at Planet Fitness, which he believes are too small.

Silvers said the Zoning Board of Appeals was agreeable to the idea of changing the fence ordinance to allow 42-inch fences in the side yard of corner lots. They also asked to require 50% airflow and that the fence not to extend beyond the front façade of the house. It was suggested that a small change be made rather than opening up the entire ordinance for change. Silvers agreed to take the lead in this.

Hawthorne asked about the status of a project at an old Wilcox/Henry Ford building near Hines Park. Bolhuis said the project had been abandoned due to the cost of FEMA requirements.

Joy asked about the status of the Canzano building's parking lot and landscaping. Bolhuis said the owner is having difficulty securing a contractor to do the work.

Sisolak congratulated Bolhuis for getting engaged and for her recent promotion to Planning and Community Development Director.

6. PUBLIC HEARINGS

a. POSTPONED: SP22-01 – 100 S. Mill, Preliminary PUD Eligibility for a Planned Unit Development

Bolhuis reported that the applicant wasn't able to provide the information in the timeframe required. She expects them to come back next month.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

a. Discussion only: Impervious surface edits

Bolhuis reviewed the committee's proposed ordinance edits for off-street parking (changing language to reference section 78-272 to 78-273) and to residential driveways. She said the proposed edits refer to new construction, and include minimum and maximum width, the placement, the curb cuts, and the material that may not abut driveways. She said that the administration recommended addressing driveways as a starting point but did not recommend a hard cap calculation for impervious surfaces.

Some Commission members stated a preference for addressing all impervious surfaces in the ordinance. Elmiger said Michigan's Low Impact Development Manual has a list of pervious and impervious surfaces that could be the basis for an addition to the City's schedule of regulations. She also said doing so would help the City meet the requirements for a federal phase two permit under the Clean Water Act, which is an obligation for all municipalities with an enclosed stormwater system.

It was agreed that the subcommittee would meet again to determine an appropriate percentage of impervious surface coverage for lots, bring it back to the August Planning Commission meeting for review, then potentially schedule a public hearing for August.

b. Discussion only: B-2 Central Business Districts ordinance amendments

Bolhuis provided an overview of proposed edits to the ordinance, made necessary by the Zoning Board of Appeals ruling on June 2, 2022, that dental offices are considered a personal service establishment as well as a professional office. The ordinance as written does not address dental offices. Planning Commission members suggested several language changes and agreed to continue to review the proposed changes for further discussion at a later date.

9. REPORTS AND CORRESPONDENCE

Liaison Kelly O'Donnell reported that the City Commission approved the transfer of liquor licenses for the new Sidecar and the Elks, and that they approved rezoning the Elks location. In response to questions, she said the administration was continuing to research parklets and paid parking, and that the issue with the owner of a section of the Saxton's parking lot was not yet resolved.

10. ADJOURNMENT

Joy offered a motion, seconded by Medaugh, to adjourn the meeting at 8:30 p.m.

There was a roll call vote.

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

MOTION PASSED 8-0