



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, August 10, 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 7:00 p.m.

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Joe Hawthorne, Tim Joy, Jennifer Mariucci, Kyle Medaugh, Hollie Saraswat, Eric Stalter

Excused: Commissioner Shannon Adams

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

2. CITIZENS COMMENTS

Lee Jacinski, 1380 Maple, spoke about trees that have been lost due to construction and asked that Keep Plymouth Leafy and the City work together to plant new trees to replace them.

3. APPROVAL OF MEETING MINUTES

Hawthorne offered a motion, seconded by Joy, to approve the minutes for the July 13, 2022, meeting.

There was a roll call vote.

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

Abstain: Stalter

MOTION PASSED 7-0

4. APPROVAL OF THE AGENDA

Joy offered a motion, seconded by Medaugh, to approve the agenda for August 10, 2022.

There was a roll call vote.

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

MOTION PASSED 8-0

5. COMMISSION COMMENTS

There were no Commission comments.

6. PUBLIC HEARINGS

- a. SP22-01 – 100 S. Mill, Preliminary PUD Eligibility for a Planned Unit Development
Pulte Homes representative Chris Plumb reviewed the site plan and pointed out that the new design offered a walking path surrounded by a fence and planting pollinator and migratory bird-attracting vegetation.

Elmiger said this area met the criteria for a PUD, but that environmental consultants and Michigan EGLE would need to review the plan.

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

Lee Jacinski, 1380 Maple, said he was happy to see Plymouth Pollinators would be involved in the process, and he wants them compensated for their work.

Sisolak closed the public hearing at 7:15 p.m.

Planning Commission members discussed the involvement of the City's Brownfield consultant, SME, and it was confirmed that Pulte Homes would work with them and with Wade Trim for stormwater and sewer engineering.

Motion

Silvers offered a motion, seconded by Joy, to approve PUD22-01 for preliminary site plan approval.

Finding of Fact

The project as proposed meets the conditions for a PUD.

Conditions

Resolution of the water, storm water and sewer design be clarified on the final site plan
The applicant is to incorporate recommendations in the Carlisle Wortman report, including the Fire Department commentary and the Department of Municipal Services write-up.

Friendly Amendment

Sisolak asked to add that the applicant work with the city of have an environmental engineer verify that the Brownfield plan is adequate and with the pass-through cost component.

Silvers agreed to the friendly amendment.

There was a roll call vote.

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

MOTION PASSED 8-0

7. OLD BUSINESS

a. Discussion only: Impervious surface edits

The group reviewed the proposed edits to the ordinance. It was agreed that helping 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, be added to the intent section. It was suggested that enumerating the definitions in a list would make them clearer.

There was some discussion about whether permeable pavers could be used in back yards as part of the required landscaping percentage as an incentive.

The group agreed to set a public hearing.

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

While reviewing the proposed edits, the group agreed that the word "associated activities" in 78-100 be changed to the "personal service establishments." Storage and accessory structures were also discussed, and there were questions about the prohibition of dance floors, which some

commissioners wished to be deleted from the ordinance. It was agreed, however, to leave the prohibition as it currently stands.

The group agreed to schedule a public hearing for this ordinance as well.

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Jennifer Kehoe said that the recent strategic plan meeting included a review of the one-year goals and of the year-to-date accomplishments.

Silvers said the fence issue for lots with two front yard was still an issue he was looking into. He also spoke about parklets, paid parking, the parking deck, and the need for a new parking survey.

Hawthorne said the parklet at Sean O'Callaghan's looked great.

10. ADJOURNMENT

Joy offered a motion, seconded by Sisolak, to adjourn the meeting at 8:49 p.m.

There was a roll call vote.

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

MOTION PASSED 8-0