



Plymouth Planning Commission
Regular Meeting Minutes
Thursday, May 19, 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 Shannon Adams (arrived at 7:53), Joe Hawthorne (left at 7:56), Tim Joy, Jennifer Mariucci, and Kyle Medaugh

Excused: Commissioners Hollie Saraswat and Eric Stalter

Also present: City Commissioner Kelly O'Donnell, Community Development Director John Buzuvis and Planning Consultant Laura Kreps.

2. CITIZENS COMMENTS

Sisolak read two emails.

- Jeffrey Long, 690 Forest, wrote in support of an impervious surface ordinance.
- Alan Metzger, 990 Linden, also wrote in support of an impervious surface ordinance.

3. APPROVAL OF MEETING MINUTES

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

There was a roll call vote.

Yes: Hawthorne, Joy, Mariucci, Medaugh, Silvers, Sisolak
MOTION PASSED 6-0

4. APPROVAL OF THE AGENDA

Medaugh offered a motion, seconded by Joy, to approve the agenda for May 19, 2022.

There was a roll call vote.

Yes: Hawthorne, Joy, Mariucci, Medaugh, Silvers, Sisolak
MOTION PASSED 6-0

5. COMMISSION COMMENTS

Hawthorne said information related to an impervious surface ordinance would be discussed at the June meeting.

Joy said he expected to see some controversy over motorized bikes in the future.

6. PUBLIC HEARINGS

- a. **Postponed to June 8, 2022** SP22-03 – 110 W. Ann Arbor Trail: special land use and site plan review for a liquor-serving establishment.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

a. SP21-05 1490 W. Ann Arbor Road: Site plan amendment

Planning Consultant Laura Kreps reviewed the Carlisle Wortman report reviewing the proposed amendment, which requests a wood fence rather than the approved masonry fence, modifying the landscaping plan, and reusing current piers instead of demolishing them.

Applicant Bryan Bender explained his request, stating that the masonry fence and the landscaping plan were causing financial difficulty.

Commission members discussed the ARC zoning, the hours of business and the impediment to walkability that masonry walls create. It was stated that the City Commission's Strategic Plan includes environmentally friendly initiatives, and that re-using the piers would follow this line of thinking.

Silvers offered a motion, seconded by Joy, to approve SP21-05.

Findings of Fact

The unusual situation of the DTE easement to the north of the site makes the requirement of a permanent fence an impractical hardship.

Adjacencies to the site do not warrant a perimeter fence.

Reusing, rebuilding, and adding two new piers as shown on the site plan section C-2.01 as submitted is an environmentally-sound design.

Conditions

The landscaping requires Michigan Holly as opposed to regular Holly as referenced in the Carlisle Wortman report.

Applicant is to remove the brick wall on the east side of the property, and is only required to install a wood fence at the northeast corner of the property with a 30-foot return running west and south from the northeast corner adjacent to the dumpster enclosure.

Future landscape alterations are to be handled administratively.

There was a roll call vote.

Yes: Hawthorne, Joy, Mariucci, Medaugh, Silvers, Sisolak
MOTION PASSED 6-0

b. Discussion only: Zoning audit project description

Sisolak reviewed the zoning audit document distributed before the meeting. She said there would be some grant funding available for the project and that it was expected that the project would start after July 1.

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Kelly O'Donnell said the group was working on drafting an RFP for a parklet and paid parking focus group facilitator.

Sisolak said she attended a mayors and chairs meeting and that Mayor Moroz reported on parklets, the budget, and the Northville-Plymouth fire contract, which is set to expire in two years. Buzuvis added Ironwood, Gastro Pub, Sean O'Callaghan's and Pizza y Vino all applied for parklets and are waiting for the Michigan Liquor Control Commission to grant permission.

Joy announced that for the 32nd year, the Rotary Club of Plymouth gave out 1,300 seedlings to second graders.

10. ADJOURNMENT

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

There was a roll call vote.

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

MOTION PASSED 6-0