



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, September 1, 2022 - 7:00 p.m.

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

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1. CALL TO ORDER

Chair Joe Elliott called the meeting to order at 7:00 p.m.

Present: Chair Elliott, Members Mike Devine, Dave Latawiec, Mike Pappas

Excused: Vice Chair Jim Burrows

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Latawiec offered a motion, seconded by Pappas, to approve the minutes of the August 24, 2022, meeting.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Elliott

MOTION PASSED 4-0

4. APPROVAL OF THE AGENDA

Latawiec offered a motion, seconded by Pappas, to approve the agenda for the September 1, 2022, meeting.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Elliott

MOTION PASSED 4-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

- a. Z22-11: 383 N. Harvey, non-use variance request for generator location

Applicant Lori Brugman referred board members to her application seeking to place a whole house generator behind her garage, which she described as less obtrusive than a portable generator. Elliott explained that there were only four board members present, which would require three of four board members to vote for approval and asked the applicant if she'd prefer to delay her application until five members were present, which would require three of five to vote yes. She indicated she'd like to proceed.

Board Comments

There was consensus that the proposed location of the generator was the best option.

Motion

Devine offered a motion, seconded by Pappas, to grant the variance for the generator placement in the rear yard setback due to the following findings of fact.

Findings of Fact

There are no other obvious alternatives.

This is the best location to mitigate any excessive noise to the neighbors or to the house itself.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Elliott

MOTION PASSED 4-0

7. BOARD MEMBER COMMENTS

Devine said he would like the Planning Commission to consider changing the ordinance to allow generators to be placed in rear yard setbacks. Elliott agreed and said he would like to recommend that the Planning Commission also require generators to be a defined distance from a habitable building.

8. REPORTS AND CORRESPONDENCE

Bolhuis reminded board members to complete their online safety training.

9. ADJOURNMENT

A motion to adjourn was offered at 7:12 p.m. by Pappas. Latawiec seconded the motion.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Elliott

MOTION PASSED 4-0