



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, October 6, 2022 - 7:00 p.m.

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

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1. CALL TO ORDER

Vice Chair Jim Burrows called the meeting to order at 7:00 p.m.

Present: Vice Chair Burrows, Members Mike Devine, Dave Latawiec, Mike Pappas, Scott Silvers
Excused: Chair Joe Elliott

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Devine offered a motion, seconded by Latawiec, to approve the minutes of the September 1, 2022, meeting.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers, Burrows

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Devine offered a motion, seconded by Silvers, to approve the agenda for the October 6, 2022, meeting.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers, Burrows

MOTION PASSED 5-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z22-12: 948 Dewey, Non-use variance request for side yard setback

Silvers offered a motion, seconded by Devine, to allow Burrows to recuse himself because the applicant is his neighbor.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers, Burrows

MOTION PASSED 5-0

Burrows left the meeting at 7:03 p.m.

It was noted that letters of support had been received from neighbors at 763 Burroughs and 959 Dewey, and that another neighbor made a telephone call in support of the project. Patrick O'Neill, 965 Main, said that as a backyard neighbor, he supported the project.

Applicant Don Iacovoni described his request to build a non-conforming porch that would extend past the corner of the home where an existing planter is located.

Board Comments

Board members confirmed that a variance would be required even if the porch aligned with the edge of the house. There was consensus that extending it past the edge of the house would be an excessive variance.

Motion

Silvers offered a motion, seconded by Latawiec, to grant the variance of .9 feet to the existing SE corner of the house, projecting east as indicated in the plan, for a non-enclosed covered porch.

Findings of Fact

The existing siting of the house lends itself to this and additional square footage at the door landing that is beneficial.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers

MOTION PASSED 4-0

Burrows rejoined the meeting at 7:20 p.m.

7. BOARD MEMBER COMMENTS

Silvers said a revision to the fence ordinance would be on the Planning Commission agenda next week.

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

A motion to adjourn was offered at 7:21 p.m. by Latawiec. Pappas seconded the motion.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers, Burrows

MOTION PASSED 5-0