



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, July 7, 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, Scott Silvers
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 Devine, to approve the minutes of the June 2, 2022, meeting.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers, Elliott
MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Elliott offered a motion, seconded by Latawiec, to approve the agenda for the July 7, 2022, meeting.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers, Elliott
MOTION PASSED 5-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z22-07: 717 McKinley, non-use variance request for generator location

Latawiec disclosed that the applicant was a former client but that he did not have an ongoing working relationship with her. The board agreed that this didn't preclude him participating in the discussion and vote.

Julie Garity, applicant, explained her request, stating that her property did not have a location for the generator that would meet the ordinance and that she worked from home, requiring an uninterrupted need for electric power.

Board Comments

Board members discussed the variance request and noted that the lot is nonconforming with a rear yard setback of 28 ft. and that the requested location was the most innocuous space on the property.

Motion

Pappas offered a motion, seconded by Silvers, to approve the generator placement in the rear yard setback.

Findings of Fact

Silvers added the following finding of fact.

The property and existing structure are currently nonconforming and warrant granting the variance.

Elliott added the following finding of fact.

There is no conforming location for the generator to be placed.

Condition

The variance is restricted to the location shown on the site plan.

Pappas agreed to the findings of fact and condition being part of the motion.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers, Elliott

MOTION PASSED 5-0

b. Z22-08: 647 Maple, non-use variance request for generator location

Applicant John Barsotti described his request.

Board Comments

Board members commented that it appeared there might be preferable locations for the generator on the property. There was a concern that the requested location might be too close to exterior openings on this or neighboring properties

The meeting was paused due to technical difficulties at 7:20 p.m. The meeting resumed at 7:39 p.m.

Motion

Elliott offered a motion, seconded by Silvers, to table the request to research code requirements for generators.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers, Elliott

MOTION PASSED 5-0

A special meeting to continue discussing Z22-08 was scheduled for Wednesday, July 13, at 5:30 p.m. at Plymouth City Hall.

7. BOARD MEMBER COMMENTS

Silvers said the ZBA receives several requests for fence variances on properties with two front yards and that he has asked the Planning Commission to clarify the ordinance. Elliott added that he would like to see the ordinance allow a 42-inch tall fence with 4-inches of open space between slats or pickets allowed in the second front yard.

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

A motion to adjourn was offered at 8:01 p.m. by Latawiec. Pappas seconded the motion.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers, Elliott

MOTION PASSED 5-0