



**Plymouth Planning Commission**  
**Regular Meeting Minutes**  
**Wednesday, October 12, 2022 - 7:00 p.m.**  
**Plymouth City Hall 201 S. Main**

---

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

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

**1. CALL TO ORDER**

Chair Karen Sisolak called the meeting to order at 7:00 p.m.

Present: Chair Sisolak, Vice Chair Silvers, Commissioners Shannon Adams, Joe Hawthorne, Jennifer Mariucci, Kyle Medaugh, Hollie Saraswat, Eric Stalter

Excused: Commissioner Tim Joy

Also present: City Commissioner Kelly O'Donnell, Economic Development Director John Buzuvis, and Planning Consultant Sally Elmiger

**2. CITIZENS COMMENTS**

There were no citizen comments

**3. APPROVAL OF MEETING MINUTES**

Medaugh offered a motion, seconded by Saraswat, to approve the minutes for the September 14, 2022, meeting.

There was a roll call vote.

Yes: Medaugh, Saraswat, Silvers, Stalter, Sisolak

Abstain: Adams, Hawthorne, Mariucci

MOTION PASSED 5-0

**4. APPROVAL OF THE AGENDA**

Medaugh offered a motion, seconded by Adams, to approve the agenda for October 12, 2022.

There was a roll call vote.

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

MOTION PASSED 8-0

**5. COMMISSION COMMENTS**

Silvers said the Zoning Board of Appeals expressed appreciation that the Planning Commission would be addressing the fence ordinance.

Saraswat said she noticed the walkways were dirty in the vicinity of outdoor dining establishments.

**6. PUBLIC HEARINGS**

a. SP22-06:330 S. Main, Special Land Use and Site Plan Review

Elmiger gave an overview of the project and referred to the Carlisle Wortman written report. Architect Caleb Marquardt answered the questions in the report, stating that the business, Highline Spirits, would operate from 10 a.m. to 11 p.m. daily. He presented a market study, as requested, and said that the business would not have a kitchen but would offer pre-packaged snacks and that customers would be allowed to bring in their own food and carryout from restaurants. He added that there would be no dancing or standing area.

Marquardt then asked the Planning Commission to reduce the parking requirement.

Sisolak opened the public hearing at 7:18 p.m.

Pat O'Neill, 843 Penniman, said he welcomed new businesses, but that parking needs to be a main consideration. Andy Winnie, owner of the building at 330 S. Main, said his business occupies the space above Highline Spirits and that he seldom uses it, and therefore doesn't tax the parking system. He asked how the number of spaces needed was calculated and Elmiger explained the formula that led to a parking deficiency of 6.6 spaces.

Sisolak closed the public hearing at 7:25 p.m.

***Commission Discussion***

There was considerable discussion about the parking requirement and the need to apply the standard consistently. The applicants were asked if they would like to revise the special land use request and come back to the Planning Commission, and they stated they wanted to move forward.

***Motion***

Silvers offered a motion, seconded by Stalter to approve the special land use for 330 S. Main.

***Finding of Fact***

The project meets the master plan objectives.

The applicant has addressed all the outlying questions in the Carlisle Wortman report.

***Conditions***

The applicant must obtain all the required licensing and permits for alcohol sales.

There was a roll call vote.

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

MOTION PASSED 8-0

***Motion***

Silvers offered a motion, seconded by Medaugh, to approve the site plan review for 330 S. Main.

***Finding of Fact***

The project conforms with the objectives of the master plan.

***Conditions***

The applicant is to work with administration on how trash will be handled and ensuring the signs conform to the ordinance.

The Historic District Commission must approve the signs.

The applicant is required to provide payment in lieu of parking for six spaces.

***Discussion***

It was suggested that a reason for requiring 6 spaces instead of the calculated 6.6 spaces be included in the motion. After a discussion about wording of the amendment, Silvers added the following amendment, which was accepted by Medaugh.

***Amendment***

The applicant is required to provide payment in lieu of parking for six spaces, not the calculated 6.6, because the expectation of this business is that the peak use will be in the evening when the office is not open at all.

There was a roll call vote.

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

MOTION PASSED 8-0

**7. OLD BUSINESS**

There was no old business

**8. NEW BUSINESS**

a. Fence Ordinance Amendments

The Commission reviewed the proposed amendments. It was agreed that a definition of “picket fence” needed to be added, and then a public hearing could be scheduled for November.

b. Master Plan Discussion

Sisolak asked members to re-read the master plan and be prepared for a training in November or December and a review in early 2023, after the zoning audit is completed.

**9. REPORTS AND CORRESPONDENCE**

City Commissioner Kelly O’Donnell said the question of expanding, eliminating, or leaving as-is the liquor license cap in the DDA would be on the October 17 City Commission agenda. She said the zoning audit report and phase two of the Pulte project would be on the next Planning Commission agenda.

**10. ADJOURNMENT**

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

There was a roll call vote.

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

MOTION PASSED 8-0