



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, November 3, 2022 - 7:00 p.m.

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

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

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

Present: Chair Elliott, Vice Chair Jim Burrows, Members Mike Devine, Dave Latawiec, Mike Pappas

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Latawiec, to approve the minutes of the October 6, 2022, meeting.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Pappas, to approve the agenda for the November 3, 2022, meeting.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

- a. Z22-13: 948 Maple, non-use variance request for front yard fence height

Applicant Hans Nicholson explained his reasons for requesting the variance. He said he wanted to emulate other fences he observed in the City to keep large dogs from being able to jump over them.

Board Comments

Board members discussed the request and noted that the Planning Commission was working on a revision to the fence height ordinance. They discussed the definition of a picket fence and there was consensus that the fence is necessary for safety.

Motion

Elliott offered a motion, seconded by Devine, to approve Z22-13 for a 1.5 foot fence height variance in the front yard setback along Maple Street.

Findings of Fact

The property is located at a busy intersection.

A higher fence is required for the safety of pets, children, and pedestrians

After a discussion, the following finding of fact was added.

The property is in a unique area with mixed use zoning and the nearby business district.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

7. BOARD MEMBER COMMENTS

Elliott said he was glad the Planning Commission was addressing fence heights, and Latawiec asked whether garage heights would be addressed by them as well. Elliott said garage height would be part of the zoning ordinance audit. Elliott reminded all to take the required City of Plymouth training online.

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

A motion to adjourn was offered at 7:24 p.m. by Burrows. Pappas seconded the motion.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0