



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, December 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, Vice Chair Jim Burrows, Members Mike Devine, Dave Latawiec, Mike Pappas

Also present: City Commission Liaison Linda Filipczak and 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, study session.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas

Abstain: Elliott

MOTION PASSED 4-0

Burrows offered a motion, seconded by Latawiec, to approve the minutes of the November 2, 2022, regular 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 Latawiec, to approve the agenda for the December 1, 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. Z22-14: 1180 Hartsough, Non-use variance request for rear yard setback – applicant withdrew.

b. Zoning Interpretation for floor area ratio, interior modifications.

Elliott summarized a request by the administration asking the Zoning Board of Appeals to determine if converting an attached garage that was built lawfully prior to the adoption of the floor area ratio ordinance to living space triggers floor area ratio review.

Public Comments

Scott Silvers, 883 Sutherland, and a member of the Planning Commission said altering an existing home is a design choice and design choices are typically not considered a hardship warranting a variance.

Board Comments

Board members discussed the question and there was consensus that changing the use of a space does not change the FAR calculation.

Motion

Burrows offered a motion, seconded by Pappas that the Zoning Board of Appeals' interpretation is that converting a garage into habitable space does not require a variance providing that the structure is not increasing in size.

There was a roll call vote.

YES: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

c. Z22-15: 592 Kellogg, non-use variance request for lot coverage and floor area ratio if deemed necessary

Devine disclosed a longtime friendship with the applicant and asked to be recused.

Elliott offered a motion to allow Devine to recuse himself. Latawiec seconded the motion.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

Devine left the meeting and ZBA Alternate Member Scott Silvers joined the board.

Applicant Mark Rice presented his request.

Public Comments

Susan Klipple, 582 Kellogg, said placing a garage so close to the alley would be too tight and would negatively impact her view.

Board Comments

Board members discussed the request and noted that a garage one foot from the alley was within the ordinance but adding another building on the property would look too large. There were also comments stating that the applicant could amend his design to fit within the lot coverage requirement.

Elliott offered a motion, seconded by Silvers, to approve Z22-15 for a lot coverage variance of 2.1%.

Findings of Fact

Granting a lot coverage variance would result in two non-conformities related to bulk, density, and area on this property.

Burrows offered a friendly amendment to add the finding of fact that there was no demonstrated practical difficulty. Elliott and Silvers accepted the friendly amendment.

There was a roll call vote.

No: Burrows, Latawiec, Pappas, Silvers, Elliott

MOTION FAILED 5-0

7. BOARD MEMBER COMMENTS

There were no board member comments.

8. REPORTS AND CORRESPONDENCE

Board members were reminded to take the online training.

9. ADJOURNMENT

A motion to adjourn was offered at 7:37 p.m. by Burrows. Silvers seconded the motion.

There was a roll call vote.

Yes: Burrows, Latawiec, Pappas, Silvers, Elliott

MOTION PASSED 5-0