



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, January 5, 2023 - 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: 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 Pappas, to approve the minutes of the December 1, 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 January 5, 2023, meeting.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

5. ELECTION OF OFFICERS

Bolhuis asked for nominations for the position of Chair of the Zoning Board of Appeals for 2023. Burrows nominated Elliott. Bolhuis asked two more times for additional nominations and there were none. The vote was 5-0 for Elliott.

Elliott asked for nominations for the position of Vice Chair of the Zoning Board of Appeals for 2023. Devine nominated Burrows. Elliott asked two more times for additional nominations and there were none. The vote was 5-0 for Burrows.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

- a. Z23-01, 007-01-003-301 (0 Holbrook): Non-use variance request for front yard setback

Applicants Scott and Louis Cingolani described their project and the variance they are seeking. They said their architect misunderstood the setback requirements, thinking the covered front porch wouldn't count as part of the building. The next-door neighbor also asked that the new home would not block his view, so the applicants decided to move the building back from what is shown on the drawings they submitted. This change would also change the requested variance.

Public Comments

Jeff Prueter, 194 S. Holbrook, said the applicants should provide an updated drawing to correctly compute the setback requirements. He also said that wanting a home that is larger than the others on the street was not a hardship that warranted a variance.

Todd Holden, 130 N. Holbrook, said he respects the owner’s right to build on his property but that everyone should be subject to the same rules.

Leanna Christianson, 165 S. Holbrook, said she was concerned about the home infringing on Holbrook.

Pauline Knighton-Prueter, 194 S. Holbrook, said she feared a variance would set precedence.

Tricia Jones, 180 S. Holbrook, said this end of the street was used for a turnaround and she was concerned about added traffic. She asked that the City consider posting no parking signs at the turnaround.

Jane Golf, 129 N. Holbrook, said she would like that property to be a park.

Victor Wheeler, 165 S. Holbrook, said he thought this project would constitute the largest home on the smallest lot on the street.

Board Comments

Board members discussed variance request and questioned whether the attached garage meets the requirements in ordinance 78-53. They also spoke about the requested variance being subtle due to it being on the corners of the building, and that their job is to make sure ordinances are being fairly applied.

Motion

Burrows offered a motion, seconded by Devine, to table the variance request of Z23-01 until the next meeting, and that the applicant is to provide updated, accurate drawings, the setback worksheet and any additional variances that might be needed for the front porch setback or the 30-foot garage facing the front yard.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

Bolhuis said she would pass on to the correct department the request for no parking signs at the end of S. Holbrook.

8. BOARD MEMBER COMMENTS

There were no board member comments.

9. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

10. ADJOURNMENT

A motion to adjourn was offered at 7:58 p.m. by Burrows. Latawiec seconded the motion.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0