



City of Plymouth
Historic District Commission
Regular Meeting Minutes
Wednesday, January 4, 2023 - 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

Plymouth City Hall

1. CALL TO ORDER

- a. Chair Colleen Polin called the meeting to order at 7:00 p.m.

Present: Chair Polin, Members Jeremy Borys, Stan Cole, Meghan Covino, Gania Kandalaft, Joshua Mrozowski, and John Townsend

Also present: Community Development Director John Buzuvis and City Commission Liaison Linda Filipczak

2. CITIZEN COMMENTS

There were no citizen comments

3. APPROVAL OF THE MINUTES

Borys offered a motion, seconded by Mrozowski, to approve the minutes of the November 2, 2022, regular meeting minutes.

ABSTAIN: Cole

MOTION PASSED 6-0

4. APPROVAL OF THE AGENDA

Townsend offered a motion, seconded by Mrozowski, to approve the agenda for Wednesday, January 4, 2023.

MOTION PASSED 7-0

5. ELECTION OF OFFICERS

Buzuvis asked for nominations for the position of Chair of the Historic District Commission for 2023.

Borys nominated Polin. Buzuvis asked two more times for additional nominations and there were none.

The vote was 7-0 for Polin.

Polin asked for nominations for the position of Vice Chair of the Historic District Commission for 2023.

Townsend nominated Cole. Polin asked two more times for additional nominations and there were none. The vote was 7-0 for Cole.

6. COMMISSION COMMENTS

Polin introduced Filipczak as the new City Commission liaison, noting that Filipczak previously served on the HDC. She also said the new banners approved by the HDC had been installed at Westborn Market.

Townsend asked whether the HDC training had been scheduled and Buzuvis said he secured the trainer for February 1, the normal HDC meeting date. The group agreed that the starting time

could be moved up to 6:00 if the trainer wished to do so.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

a. H 23-01 408 S. Main: Signage

The applicant was unable to attend the meeting, but Buzuvis said he had spoken with him and let him know that any drilling must be done in the mortar, not the limestone.

Commissioner Comments

Commission members discussed questions they did not see answered in the application, including the thickness of the sign, how many brackets would be used, and the size of the brackets.

Cole offered a motion, seconded by Covino, to issue a Certificate of Appropriateness for H23-01 – signage, provided the following conditions are met.

Condition

The existing adhesives on the building must be removed prior to installation.

The sign must be attached with standoff brackets on stainless steel or aluminum to prevent corrosion.

The standoff brackets must be between ½ to 1 inch maximum and be attached to mortar joints.

The number of brackets must be sufficient to prevent oil canning or bowing of the newly installed sign.

Findings of Fact

The project gives consideration and/or significance to City of Plymouth criteria 1,2,3, and 4.

Friendly Amendment

Townsend asked to add a condition requiring the applicant to cover any holes not obscured by the sign with a mortar patch kit or concrete matching the existing materials. Cole and Covino accepted the amendment.

MOTION PASSED 7-0

b. H23-02 860 Penniman: Fencing

Westborn Market representative Bryan Bandyk acknowledged that the fence he is seeking approval for has already been installed. He said the fence is needed to help prevent visitors from parking in the private Westborn parking lot and visiting other businesses.

Citizen Comments

Pete Mundt, 643 N. Harvey, said he loves Westborn, but he feels the fence reduces walkability, which is a priority of the City Commission.

Commissioner Comments

Commissioners discussed the project and noted that the fence complies with City ordinances and the Secretary of Interior Standards for Rehabilitation. It was mentioned that walkability was not a concern due to the location of the fence and the fact that there was a walkway from Penniman to Fralick on the

property.

Borys offered a motion, seconded by Townsend to issue a Certificate of Appropriateness for H23-02 for fencing.

Findings of Fact

It is acknowledged that this is an existing fence that has already been installed so this is a retroactive approval.

The project meets the Secretary of Interior standards for rehabilitation numbers 4, 9, and 10 and gives consideration and/or significance to City of Plymouth criteria 1, 2, 3 and 4.

MOTION PASSED 7-0

9. REPORTS AND CORRESPONDENCE

Townsend asked Buzuvis the status of the former Wiltsie's building and how to ensure that historic features such as the sign can be preserved. Buzuvis said the new owner and the Plymouth Historic Museum had already engaged in discussions about this.

10. ADJOURNMENT

Borys offered a motion to adjourn at 7:58 p.m. Covino seconded the motion.

MOTION PASSED 7-0