



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, March 8, 2023 - 7:00 p.m.
Plymouth City Hall 201 S. Main

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

www.plymouthmi.gov
Phone 734-453-1234
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1. CALL TO ORDER

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

Present: Chair Sisolak, Vice Chair Silvers, Commissioners Joe Hawthorne, Tim Joy, Jennifer Mariucci, Kyle Medaugh, Hollie Saraswat

Excused: Eric Stalter, Shannon Adams

Also present: Economic Development Director John Buzuvis, Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

Ellen Elliott, 404 Irvin, said she appreciated the Planning Commission.

3. APPROVAL OF MEETING MINUTES

Saraswat offered a motion, seconded by Mariucci, to approve the minutes for the February 1, 2023, working session meeting.

There was a voice vote.
MOTION PASSED

Medaugh offered a motion, seconded by Hawthorne, to approve the minutes for the February 8, 2023, meeting.

There was a voice vote.
MOTION PASSED

Silvers offered a motion, seconded by Medaugh, to approve the minutes for the February 20, 2023, working session meeting.

There was a voice vote.
MOTION PASSED

4. APPROVAL OF THE AGENDA

Joy offered a motion, seconded by Silvers, to approve the agenda for March 8, 2023.
Saraswat asked to have item 8.a moved above old business. Joy and Silvers accepted the amendment.

There was a voice vote.
MOTION PASSED

5. COMMISSION COMMENTS

Mariucci said her family would be relocating and she would be resigning from the Planning Commission.
Saraswat thanked the city workers for their professionalism and promptness in cleaning up after recent storms.

6. PUBLIC HEARINGS

There were no public hearings.

8. NEW BUSINESS

a. PUD 23-01: 1100 W. Ann Arbor Trail: PUD preliminary presentation and discussion

Several representatives of the First Church of Christ, Scientist spoke about their proposed plan, which includes tearing down the current structure, then building a smaller church on the west side of the property and condominiums on the east and northeast part of the property. They said the public benefits would include installing a bench near the sidewalk, and a pocket park type configuration, and removing invasive species from the creek bank and replanting with native species. In addition, they propose lighting and bench upgrades to the public trail that runs behind the property.

Commissioner Comments

Commission members mentioned several concerns, including walkability, green space, density, and height. It was noted that the master plan calls for mixed use low density in that area. Elmiger said the density calculated in her report included the entire property, including the new church building site. She said she could recalculate to not include the portion of the parcel where the church will be located.

Citizen Comments

Ellen Elliott, 404 Irvin, said she liked keeping the church in the city, but thinks the project should keep with the master plan for density and follow the impervious surface ordinance.

The developer said he would come back to the Planning Commission with a revised plan at a future date.

7. OLD BUSINESS

a. Selection/discussion of form-based codes test case

After a discussion, it was agreed that the mixed-use high-density area of Old Village would be used for the test case.

8. NEW BUSINESS

b. 2023 goals discussion

It was decided that review, amend and revise the master plan as necessary, obtain and review a form-based codes test case, and review and review and revise the ordinance that dictates where generators are located as necessary would-be Planning Commission goals for 2023. These items are on the City Commission's one-year task list as well.

c. Master plan discussion

There was a suggestion that Planning Commissioners pick a section they would like to review and report back to the group. Saraswat selected the background study, Mariucci selected the introduction, Silvers selected public input, Joy selected the Ann Arbor Rd. sub-area plan, Medaugh selected transportation and Sisolak selected goals.

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Kelly O'Donnell said working toward RRC 2.0 should be added to the Planning Commission goals, and it was decided that completing the listed goals would be doing so.

Sisolak reported on the Mayor and Chairs meeting that was held on February 21.

10. ADJOURNMENT

Joy offered a motion, seconded by Mariucci, to adjourn the meeting at 9:32 p.m.

There was a voice vote.

MOTION PASSED

Brookside Village

P L Y M O U T H M I C H I G A N

PROPOSED PUD DEVELOPMENT

1100 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN



FIRST CHURCH OF CHRIST,
SCIENTIST of PLYMOUTH

PROJECT TEAM

▶ **FIRST CHURCH of CHRIST, SCIENTIST of PLYMOUTH**

- ▶ Toni Nayback
- ▶ Leslie Evans
- ▶ John Fuerstnau

▶ **CHAMPION DEVELOPMENT GROUP**

- ▶ Len Nadolski
- ▶ Doug Hamborsky
- ▶ Michael Nadolski

▶ **STUCKEY VITALE ARCHITECTS**

- ▶ John Vitale
- ▶ Andrew Rudnycky

▶ **STONEFIELD ENGINEERING (Site / Civil Engineering)**

- ▶ Reid Cooksey

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PLYMOUTH MICHIGAN

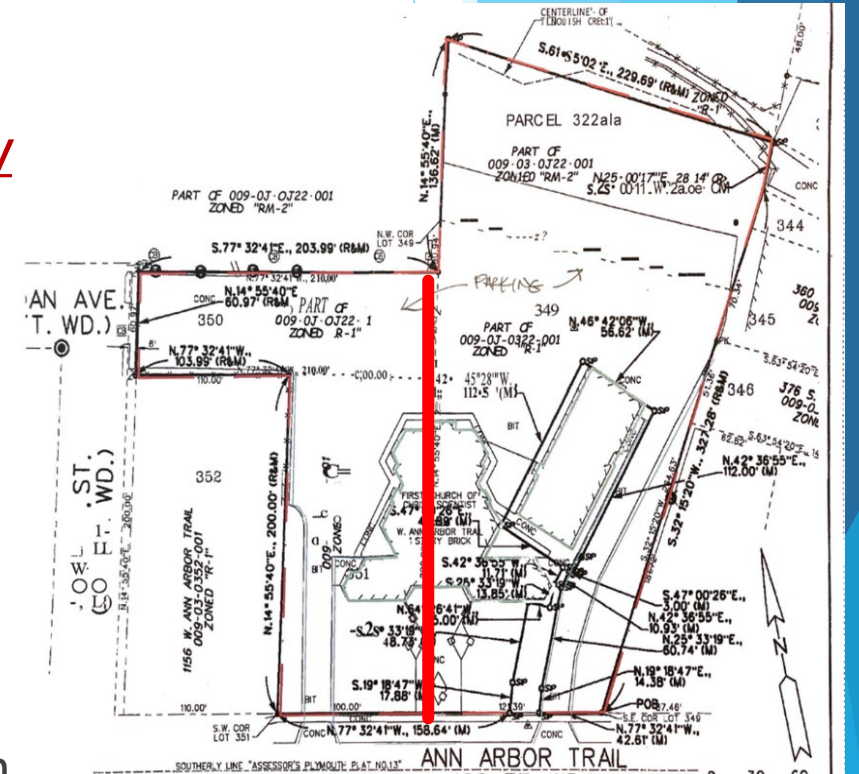
PROJECT MISSION / HISTORY

▶ MISSION

To efficiently redevelop the present single use 2.25 acre single use Church property into a new Mixed Use property that will have a smaller Church plus a new Townhouse Condominium Community.

▶ HISTORY

The Christ Science Church Community has been trying to find ways to accomplish this mission multiple times with various other parties for the past 10+ years. The present scope and Teaming from the past year of work has produced a positive, workable solution for both parties as offered in this presentation.

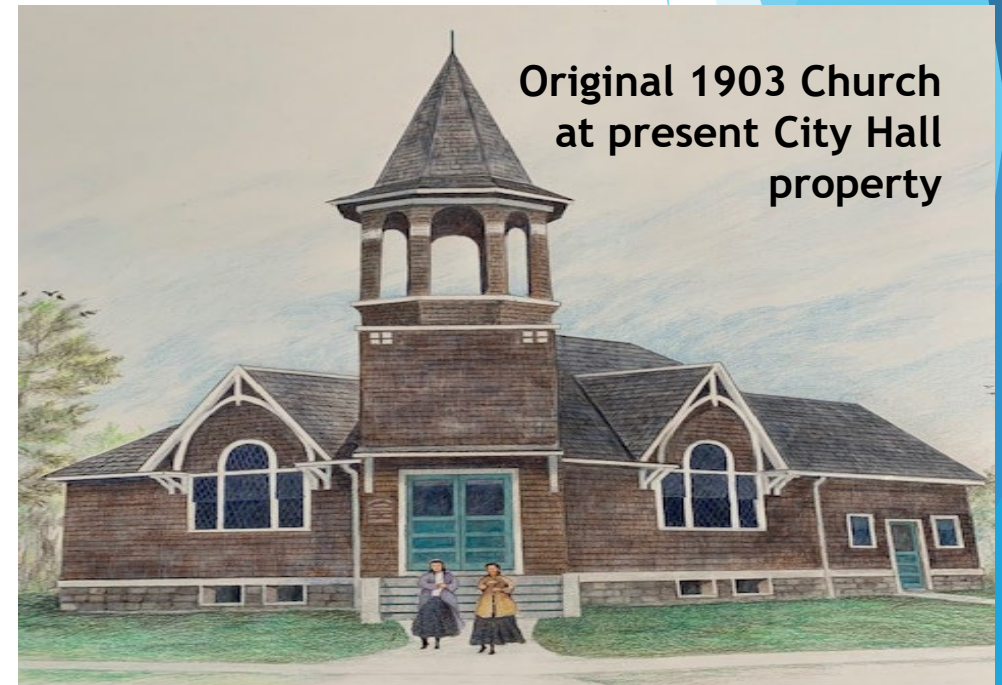


Brookside Village

PLYMOUTH MICHIGAN

CHURCH BACKGROUND / HISTORY

- ▶ **1903** Plymouth's original Christian Science Church, was erected on the site of the current **Plymouth City Hall**
- ▶ *First edifice built in Michigan expressly for Christian Science services*
- ▶ **1958** Services first held at 1100 W. Ann Arbor Trail in the then new Church with contemporary design
- ▶ **2007** Moved our full operation into the Sunday School building (east facing, behind main building)
- ▶ **2013** Rented main buildings facing Ann Arbor Trail to the Rock Church of Plymouth. (unaffiliated)



Original 1903 Church
at present City Hall
property

Brookside Village

PLYMOUTH MICHIGAN

Existing Campus



Main Building Entrance



Front Elevation
Facing Ann Arbor Trail



Present Full Church Operations
(Original Sunday School Building)



Existing Parking Lot

The Reading Room

- ▶ The Manual of The Mother Church in Boston, the worldwide headquarters, mandates every branch church maintains a **Reading Room**.
- ▶ A Reading Room is a **bookstore** open to the **public** selling Bibles, our textbook, *Science and Health With Key to the Scriptures*, and different authorized literature.
- ▶ We have **rented three different downtown Plymouth locations** from 1990 to present to use as our Reading Room.
- ▶ The **Goal** is to design and offer to the **community an inviting place where the public can relax and read** about inspirational ideas and talk with another person about these ideas



Church GOALS / NEEDS

- ▶ Currently on 2.25 acres with **too much building and parking** space for our smaller congregation
- ▶ *Love for Plymouth, desire and commitment to stay in Plymouth on the same site*
- ▶ Have looked at moving elsewhere; **desire and commitment to stay** on the same site
- ▶ **Build a new, smaller, attractive, efficient (in every way) edifice and Reading Room** for our smaller congregation that meets our current and future needs
- ▶ Continue to support the **City of Plymouth**
- ▶ **Get out of the business of renting and property management**

CHAMPION DEVELOPMENT BACKGROUND

- ▶ Champion Development Group is a Family Owned and operated Real Estate Development Group that has successfully produced over **\$500M** of Residential and Commercial Real Estate development projects over the past 25 years. Project values have ranged from \$2M to \$60M each with the average being around \$30M each. Project sites are located in Michigan, Florida and Georgia. Project Types have included:
 - ▶ Multi-Family Condominiums
 - ▶ Luxury Single Family Homes
 - ▶ Commercial Office and Retail Centers
 - ▶ Restaurants
 - ▶ Automobile Dealerships
 - ▶ Marinas
- ▶ The Company Mission is:
Champion Development Group is a team of dedicated professionals focused on high-quality real estate projects in select locations across Michigan, Florida, and Georgia. We take great pride in the results that we bring to customers and communities, and we continue to evolve to find creative new ways to develop impressive properties for contemporary lifestyles.
- ▶ Learn more at: champdevgroup.com

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PLYMOUTH MICHIGAN

PUD CONCEPT / ZONING DISCUSSION

- ▶ The existing property is presently zoned 'R-1', which does allow for 'Religious Institutions' as a special land use. Any Church development would also be subject to Zonning section 78-296, which has requirements that pertain to large sites with large churches and would not support the smaller size Church needed for this development. R-1 would also not allow for Townhomes or multi-family structures. Due to these restrictions, the property will need to be REZONED.
- ▶ The City Future Land Use from the Master Plan does in fact call for a mixed-use zoning on this property, so we believe we are generally in conformance with the Master Plan direction.
- ▶ To support the design and scope goals of the project, the best Zoning direction is to request a **Planned Unit Development (PUD)**. For the Townhome portion of the Site Development, we would generally reference regulations as defined in the **RM-2** Zoning district. For the Church portion of the Site, we would also generally reference the RM-2 regulations.
- ▶ It should be pointed out that the multi-family senior housing facility directly adjacent to our property is zoned **RM-2** and is proposed to remain that zoning.



Future Land Use Map

PUBLIC BENEFITS

A significant positive feature of the PUD project approach is the ability to incorporate a variety of features, spaces and amenities into the Site Design that are all accessible for and by the neighborhood. *In addition to replacing a 60+ year old building of a dated design and in need of renovation*, the following represents assorted elements that we would propose to include into the project scope:

- ▶ Between the Church Reading Room Bookstore and the Public sidewalk, there will be a quaint ‘**Pocket Park**’ / reflection space with benches, bike racks and landscaping that will allow visitors to rest just outside the Church entry.
- ▶ The Tonquish Creek bank that runs along our property (approximately 230 linear feet), will undergo significant **ECOLOGICAL REVITALIZATION** by having invasive species and any dead material removed and any remaining native vegetation trimmed to an appropriate size or enhanced.



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PUBLIC BENEFITS

- ▶ We offer to replace up to 4 park benches with new benches of a design as approved by the City
- ▶ We offer to replace up to 3 ornamental light fixtures with new fixtures of a design as approved by the City
- ▶ We intend to construct a walkway between the head end of the Tonquish Creek and the Brookside Village property including new stairs. This will allow for new convenient access to the Creek and Trail for residents and neighbors. (This walk does not include a bridge. Not needed.)



COMMUNITY GOALS

▶ QUALITY OF LIFE

- The addition of smaller, low maintenance Condominium homes will offer the Plymouth residents that wish to 'downsize' from their larger single family homes into these wonderful, zero maintenance Condominium homes.
- With the inclusion of smaller Condominium units, this will keep pricing lower than other similar properties in the area and provide living options for a significant group of residents.
- This will allow the valuable Christ Science community to remain in Plymouth for decades to come.

▶ FINANCIAL STABILITY

- The existing large Church structure is dated and in need of significant repair and maintenance. The proposed replacement of this structure with a campus of new structures will significantly increase property values on and around the property.
- This project will convert a large portion of the existing parcel into a residential use that will immediately begin producing property tax revenue for the City.

▶ ECONOMIC VITALITY

- The population of residents that will live in the new Condominiums will produce significant financial activity to the Downtown Plymouth area.
- The proposed enhancements to the Tonquish Creek and adjacent Trail will produce an improved environment that will positively affect all properties that utilize this public amenity.

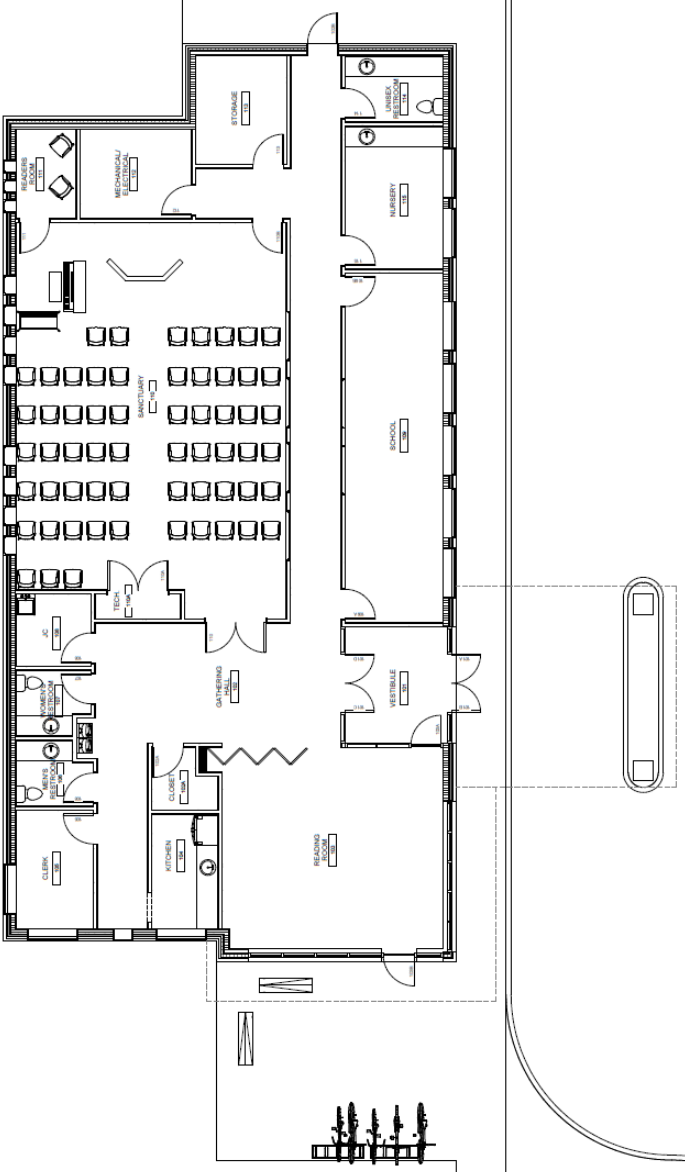
▶ INFRASTRUCTURE

- The utilities that serve the proposed development will be enhanced from the decades old services that exist. This will be especially true for the new **Storm Water Management** system for the new site.
- The new drive and traffic configuration will be designed to current MDOT standards.

Brookside Village

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CHURCH DESIGN



Brookside Village

PLYMOUTH MICHIGAN

TOWNHOME DESIGN



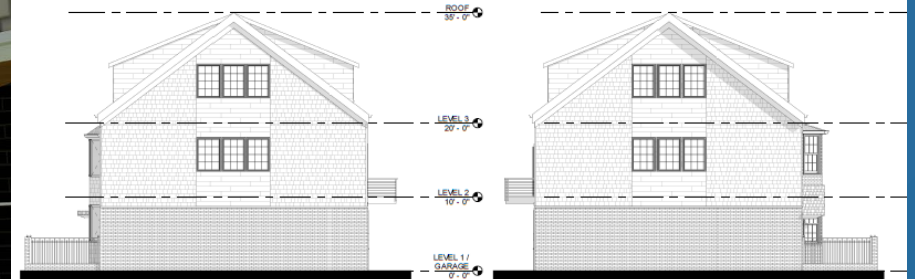
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TOWNHOME DESIGN



4 | BUILDING 1 - SOUTH ELEVATION FACING ANN ARBOR TRAIL



3 | BUILDING 1 - EAST ELEVATION

2 | BUILDING 1 - WEST ELEVATION



1 | BUILDING 1 - NORTH ELEVATION FACING BROOKSIDE VILLAGE

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PLYMOUTH MICHIGAN

PLANNING COMMENTS DISCUSSION

As a courtesy initial response and review of our proposed PUD direction, we are in receipt of a comments letter from the City's planner. The general content of this letter is presented in a dialogue format to bring up issues for discussion. Since the proposed project is being presented in a PUD format, there are assorted reference points related to Zoning, but they are not as binary as a typical strict review based on an exact Zoning District. From this format, we offer some ideas regarding certain discussion topics offered in the review letter.

▶ **Master Plan**

The Master Plan and Future Land Use Map have identified this property to become a 'Mixed Use' future development. We believe that our proposal represents a near ideal application for the spirit and intent of the Master Plan direction for this property. Look for discussion later regarding discussion regarding the proposed residential density and height issues.

▶ **'Room' Count / Density**

While we understand the formula used to calculate 'rooms' and related density, we would clarify that the basis for the calculations in the review letter are based on 3 and 4 bedroom units. We fully expect to market to 2 and 3 bedroom buyers. The extra 'rooms' that may exist would be utilized as storage / exercise / office or similar. Never Bedrooms.

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PLANNING COMMENTS DISCUSSION

▶ 'Room' Count / Density (Continued)

ROOM COUNT FORMULA BY BR	
Efficiency Apartment =	1 Room
One-bedroom unit =	2 Rooms
Two-bedroom unit =	3 Rooms
Three-bedroom unit =	4 Rooms
Four-bedroom unit =	5 Rooms

DENSITY BY ROOM COUNT			
Total Land Area	97,818		sf
Area Per Room	900		sf / Room
Total Rooms Allowed		109 Rooms	
Large Units	16		Units
Bedrooms per unit	3		BR's
Rooms per Unit	4		Rooms
Total Large Unit Rooms		64 Rooms	
Narrow Units	14		Units
Bedrooms per unit	2		BR's
Rooms per Unit	3		Rooms
Total Large Unit Rooms		42 Rooms	
TOTAL ROOMS (Compliant)		106 Rooms	

Note that from this approach, and taking into account that our Condos will truly only be 2 and 3 BR units, ***we believe we are in compliance with our unit count of 30.***

▶ Additional Density Clarification

As every developer first begins to research what to put on a parcel of land, the 'test fit' process always involves seeing what the maximum quantity of units that may 'fit' on the property. The gating factor for most properties is 'parking'. Zoning is next. For the 1100 W. Ann Arbor property, we developed multiple layout test fits as shown in the following early sketches:

AND IN CONCLUSION ...



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REASONS FOR CONSIDERATION

- ▶ **WILL ALLOW AN IMPORTANT 120 YEAR OLD IMPORTANT CHURCH COMMUNITY TO STAY IN THE CITY OF PLYMOUTH**
- ▶ **WILL REPLACE A DATED STRUCTURE AND UNDERUTILIZED SITE WITH ALL NEW EFFICIENT CONSTRUCTION OF AN ATTRACTIVE DESIGN MORE FITTING TO THE PLYMOUTH IMAGE**
- ▶ **WILL BRING NEW RESIDENTS TO THIS AREA THAT WILL FREQUENT LOCAL PLYMOUTH BUSINESS ESTABLISHMENTS**
- ▶ **WILL BRING MANY NEW PUBLIC AMENITY BENEFITS TO THE IMMEDIATE AREA AND THE TONQUISH CREEK AS DESCRIBED**
- ▶ **WILL BRING SIGNIFICANT NEW TAX REVENUE TO THE CITY**
- ▶ **WILL PROVIDE FOR UPDATED INFRASTRUCTURE INCLUDING NEW STORMWATER MANAGEMENT**

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Q & A



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