



City of Plymouth Zoning Board of Appeals

Regular Meeting Agenda

Thursday, July 6, 2023 – 7:00 p.m.

City Hall Commission Chambers & Online Zoom Webinar

City of Plymouth
201 South Main Street

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/83761793967>

Passcode: 956283

Webinar ID: 837 6179 3967

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the May 4, 2023, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
 - a) **Z 23-06**, 643 N. Mill: Use variance request for habitable space in a detached accessory structure.
 - b) **Z 23-07**, 247 W. Liberty: Rear & Side Yard Setbacks for an accessory structure – APPLICANT REQUESTED POSTPONEMENT
- 7) BOARD MEMBER COMMENTS
- 8) REPORTS AND CORRESPONDENCE
- 9) ADJOURNMENT

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance should contact the City Clerk's office at 734-453-1234 ext. 234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE – SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE – COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision 7. Implement Kellogg Park master plan

City of Plymouth
Zoning Board of Appeals Notice
Thursday, July 6, 2023 – 7:00 p.m.
Located at Plymouth City Hall and Online Zoom Webinar
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on Thursday, July 6, 2023, at 7:00 P.M. at City Hall and online via Zoom to consider the following:

Z 23-06 Use Variance Request for 643 N. Mill
Habitable space in a detached accessory structure
Zoned: B-1, Local Business District
Applicant: Patrick O’Neil

Z23-07 Non-Use Variance Request for 247 W. Liberty
Rear & Side Yard Setbacks for an accessory structure
Zoned: R-1, Single-Family Residential District
Applicant: Margaret Wingard

All interested people are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the following:

Maureen Brodie, ADA Coordinator
201 S. Main Street
Plymouth, MI 48170, (734) 453-1234, Ext. 234

Publish: Wednesday, June 21, 2023



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, May 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

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 April 6, 2023, meeting.

Elliott asked that the minutes be amended to reflect that Devine was not present during the discussion or the votes for Z23-03 and Z23-04.

Burrows and Latawiec agreed to the amendment.

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 Devine, to approve the agenda for the May 4, 2023, 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

Z 23-05, 253 W. Pearl: Non-use variance request for a fence exceeding 30" located within a front yard

Applicant Tyler Krusen described his request to build a fence that would screen his property from the adjacent commercial building.

Board Member Comments

Board members reviewed photos of the property and discussed the ordinance regarding fencing between residential and commercial property. It was noted that the ordinance allows wrought iron or picket fences, necessitating an addition to the variance to allow a privacy fence.

Citizen Comment

There were no citizen comments.

Motion

Devine offered a motion, seconded by Burrows, to grant a 3.5-foot variance to the front yard fence height restriction to a maximum height of 6 feet, and to allow a privacy fence.

Practical Difficulties

The lot is an unusual shape.

The adjacent properties have an unusual sight line.

The neighbor between this residence and the fence is a commercial business.

If the business was new, it would have been required to build a berm, wall, or buffer.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

7. BOARD MEMBER COMMENTS

There were no board member comments.

8. REPORTS AND CORRESPONDENCE

Bolhuis said she was still working on scheduling a ZBA training.

9. ADJOURNMENT

A motion to adjourn was offered at 7:12p.m. by Burrows. Pappas seconded the motion.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

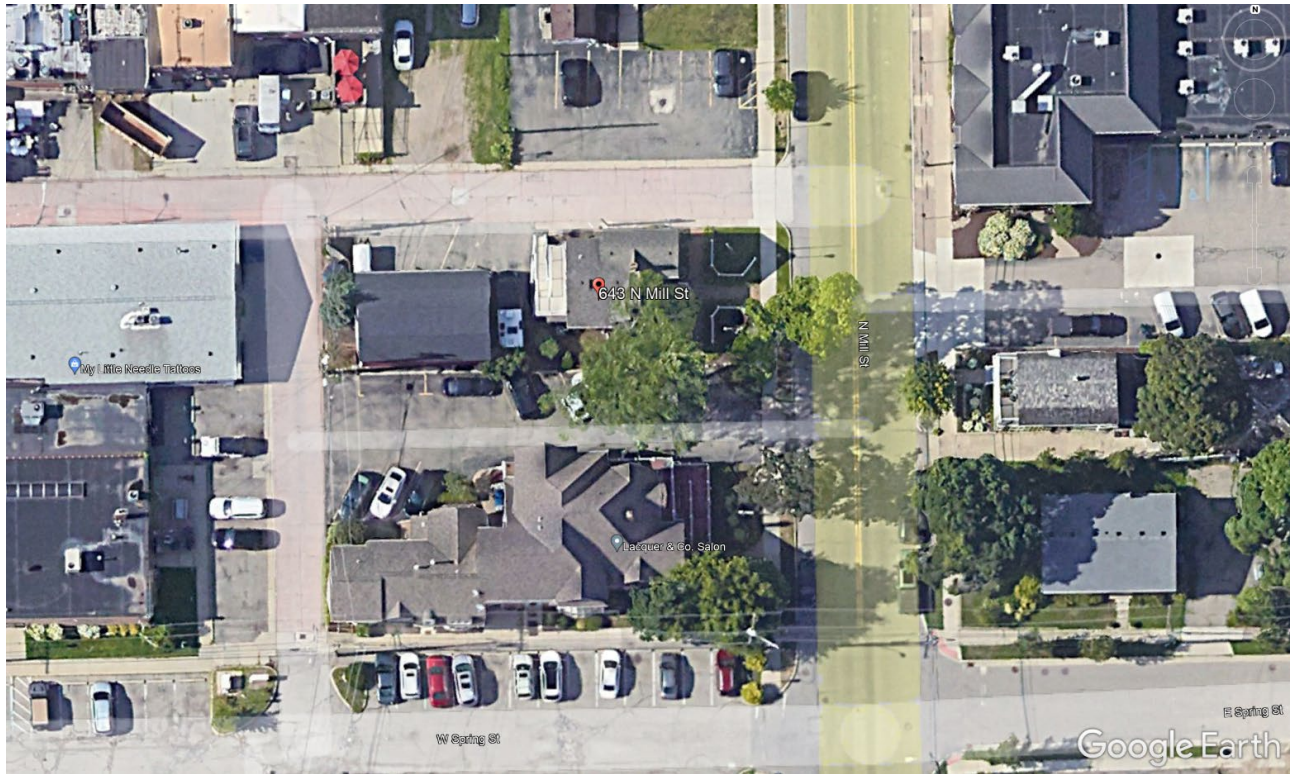
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: June 26, 2023
RE: 643 N. Mill, Use Variance Request

Patrick O'Neil, owner, is requesting a use variance to construct habitable space in a detached accessory structure. The property is 45.89 feet wide, by 132 feet deep, totaling 6,057.5 square feet. The property is zoned B-1, Local Business.

Section 78-260 (12) states "Detached accessory buildings shall not be used as habitable space." A variance is required to allow habitable space in an accessory building.

Should you have any questions, please contact me directly.





USE VARIANCE APPLICATION
Community Development Department
201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232
Website: www.plymouthmi.gov

Type of Variance Request: USE – A use variance permits a use of land that is otherwise not allowed in that zoning district. The applicant must present evidence to show that if the zoning ordinance is applied strictly, unnecessary hardship to the applicant will result.

643 N. Mill St. Plymouth, MI 48170		6-14-23
Address of Property		Date of Application
643 Mill Place LLC	Patrick Oneill	
Applicant Name	Property Owner	
13074 Stone Creek Ct.	Plymouth	MI 48170
Address	City	State Zip
poneill007@yahoo.com	734-751-9252	
Email	Phone	

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Use Variance: [Click here to see full ordinance language.](#)

1. Property cannot be reasonably used for purposes permitted in the zone
2. Problem results from circumstances unique to the property, not the neighborhood
3. Variance will not alter the essential character of the neighborhood
4. Problem is not self-created.

A two-thirds majority (4 of 5 board members) is required for all use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application must be filed with a fee of \$300.00 for single family projects or \$550.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Ten (10) copies of the application are needed at submittal.

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:
Article XXI Section 78-260 (12)

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Allow construction of
a one bedroom apartment on the second floor of an existing, non-conforming accessory
building and also allow an expansion of the second floor to accommodate a balcony, bathroom
and mechanical room for apartment along with minor site modifications for parking.

Description of Property

Current zoning classification: B-1

Current use of structure(s) on premises: Duplex apartment and commercial storage

Is it a corner or interior lot? Interior lot with north side fronting on alleyway

Size and area of lot: 45.5' x 132' = 6,006 sq. ft.

Total square footage of existing main structure(s): 990 sq. ft.

Total square footage of accessory structure(s): 1,013 sq. ft.

Existing lot coverage (percentage) of all buildings and structures: 33.3%

Height of existing main and/or accessory structures: 21'-5" Mid-point, 22'-11" ridge of accessory building

Residential Only: Floor Area Ratio (FAR) should not exceed 0.4: N/A

A scaled drawing or boundary survey depicting the above information.

The zoning and current use of the properties surrounding the subject property.

Please answer all of the following questions as they relate to the requested variance, use additional sheets as necessary:

1. What are the hardships to preventing compliance with the ordinance? Are these hardships an exception or unique to the property compared to other properties in the neighborhood/City? _____
 The accessory barn structure has limited uses due to its design. Most prominent use would be as a contractor's shop which is inconsistent with the residential and retail/office environment of the surrounding community. The neighborhood has evolved over the years since the accessory barn structure was constructed in approximately 2005.
2. What effect will the variance have on neighboring properties? Will the variance alter the essential character of the area? _____
 The variance will have a positive affect on the surrounding neighborhood by expanding the residential impact on the surrounding neighborhood. This will be a positive increase in customers for the retail/office sector of the neighborhood while complimenting the residential character of the neighborhood. This will also allow for the removal of an unsightly commercial trash receptacle.
3. Is the hardship which prevents you from complying with the ordinance self-imposed? How did the hardship come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) _____
 This hardship is not self-created. The property was purchased in early 2023 after the previous owner retired. The accessory building was constructed in approximately 2005. The uses for the accessory building are limited by its design to contractors, lawn service businesses, commercial trucks and similar uses. The accessory structure was previously used by a contractor. The residential use will harmonize with the residential duplex located on the property.
4. Why the property could not be reasonably used for the purposes permitted in that zone? _____
 The property is zoned B-1 Local Business. This zoning allows for residential uses as a primary use on second floor and above commercial buildings. The accessory structures section of the zoning ordinance does not allow for accessory structures to be used as habitable space. This variance will allow for a reasonable and permitted use in the allowed zoning district.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

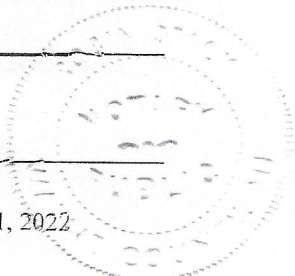
[Signature]
Signature of Property Owner

[Signature]
Signature of Applicant

Subscribed and sworn before me this 15th day of June, 2023

ROBIN STACK
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 11, 2029
Acting in the County of Wayne

Robin Stack
Notary Public
My Commission expires 4/11/2029



643 N. Mill St
Use variance request

Patrick O'Neill



This property sits on the corner of N. Mill St. and an alleyway just south of Liberty St.. The original structure was approved and built in approximately 2005. Since that time, the old village area has drastically changed its footprint, going from a more traditional office - commercial region to a more dynamic consumer friendly destination.

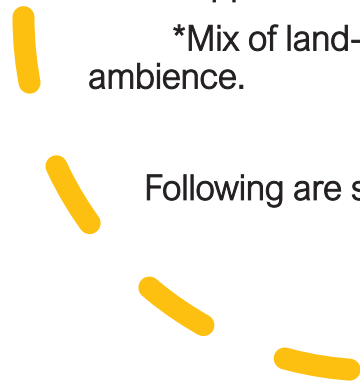
The desire is to convert the rear accessory building on the site into an apartment on the second floor with private storage on the first floor. This apartment would overlook the alleyway, creating more of a residential flavor to that alleyway. The alley is very active with the local brewery having their food trucks frequently in the area and the alley is also a walkway to several of the businesses that are on the alley. This building seems prime for a redevelopment.

The old village master plan identifies this area with the same intent. Reading from the master plan website, the following desired planning items are presented:

*Upper-level residences located above first floor commercial office uses are encouraged.

*Mix of land-use will allow higher residential density in order to promote the old village vitality and pedestrian ambience.

Following are several properties that I currently own or have owned and have done the renovations as shown.





643 N. Mill St and
Alleyway



Bearded Lamb Brewery

Pre and Post
Construction





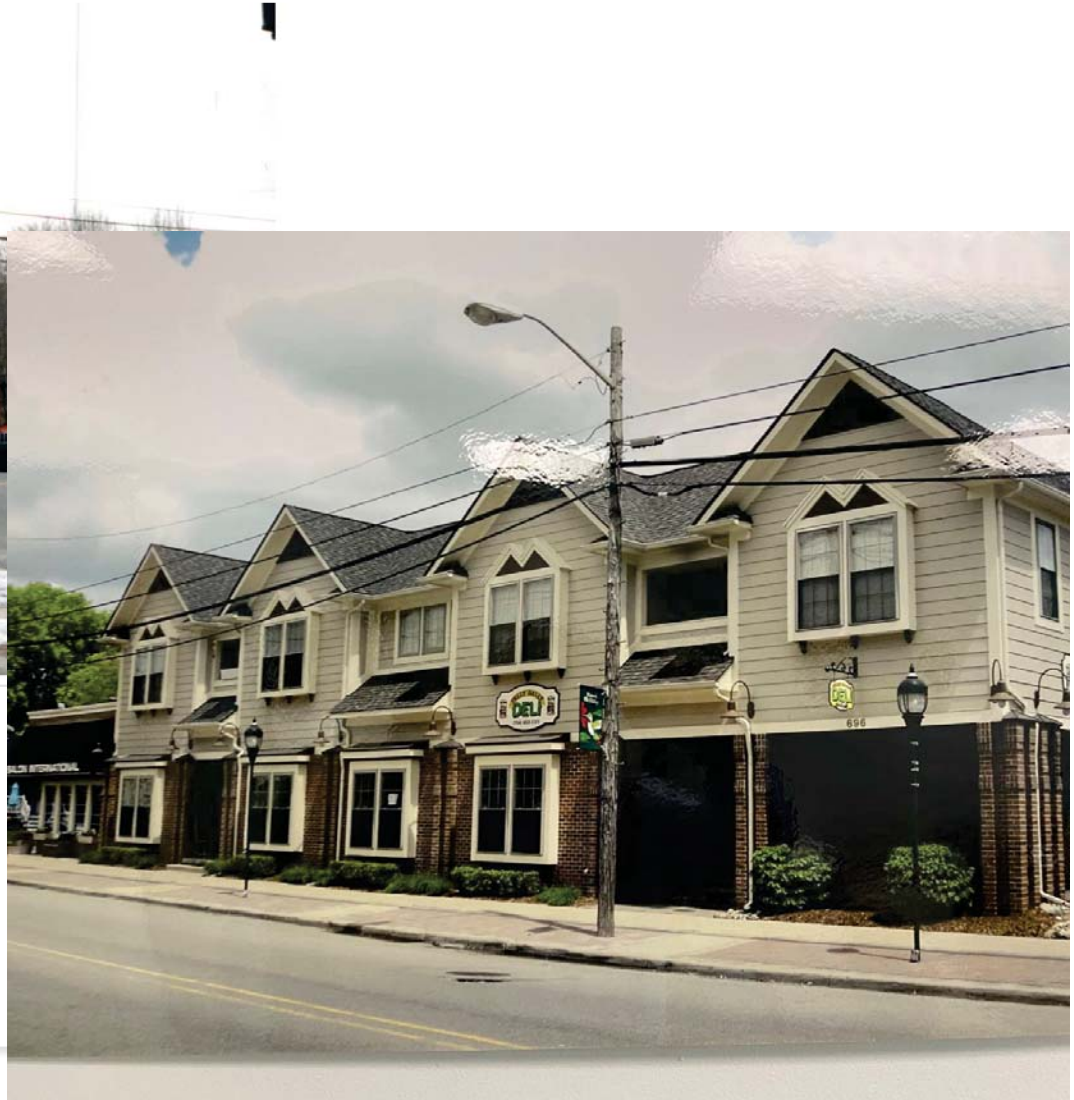
615 N. Mill St.

Pre and Post Construction



696 N. Mill St

Pre and Post Construction

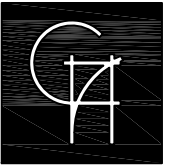




PROJECT:

643 N. MILL STREET USE VARIANCE REQUEST

Plymouth, Michigan 48170



George J. Hartman
Architects, P.C.

6905 Telegraph Road
Suite 101
Bloomfield Hills, MI 48301

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hartmanarchitects@ameritech.net

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Project:

643 North Mill St.
**USE
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Plymouth, MI 48170



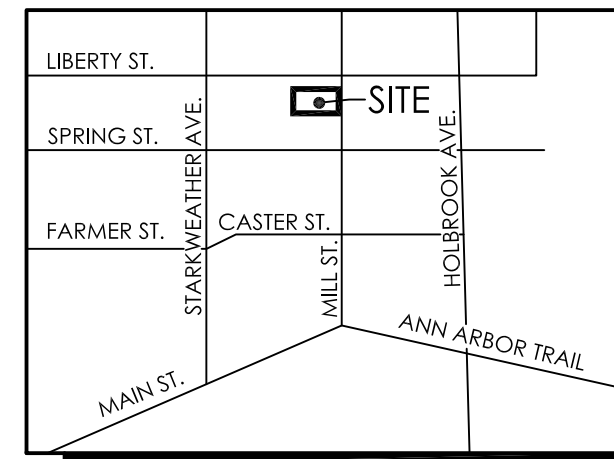
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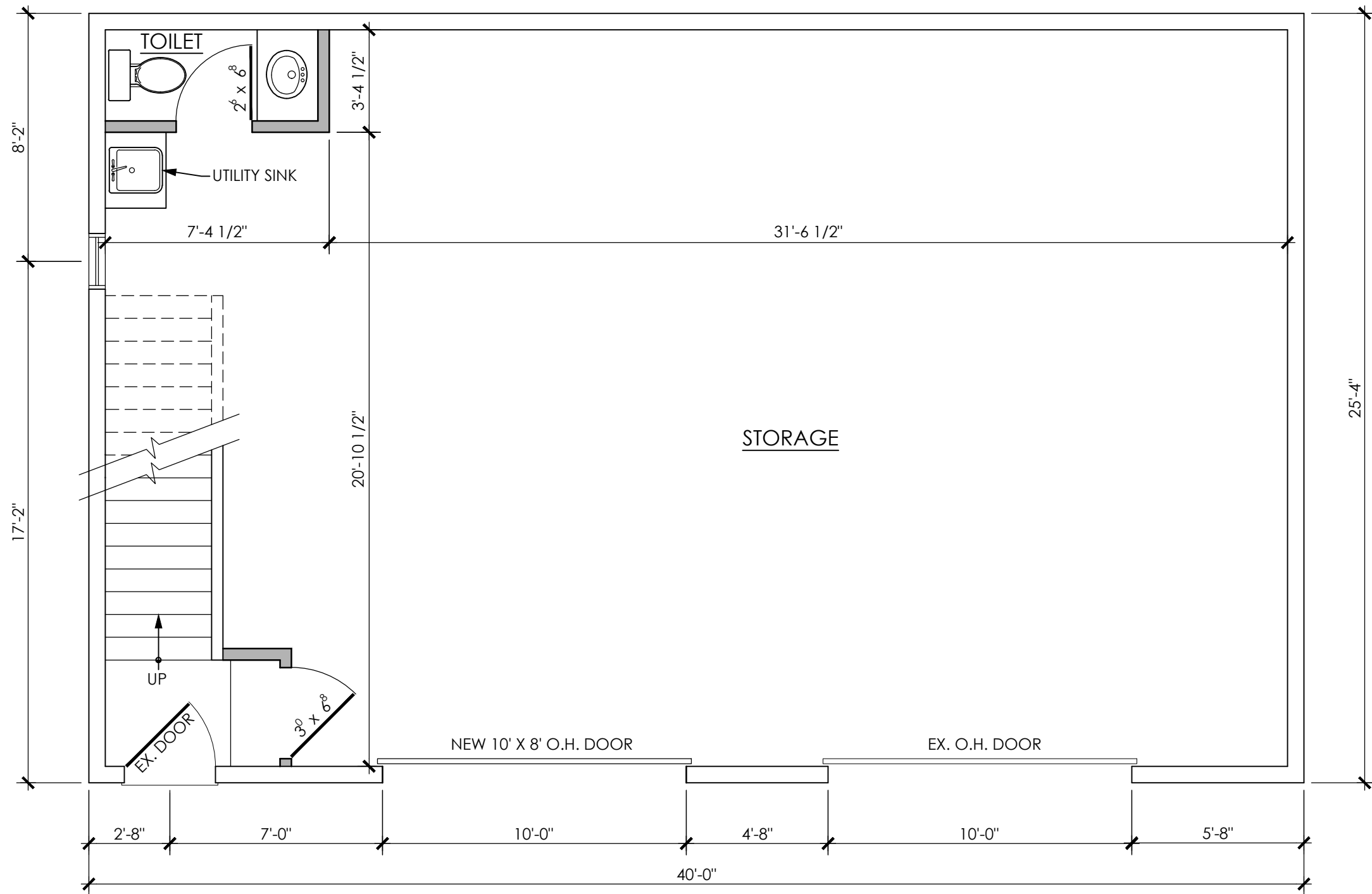
C-1.0

2326 - Proposed
Plans

INDEX OF DRAWINGS

SHEET NUMBER	TITLE
C-1.0	INDEX / LOCATION MAP
EX-1.0	EXISTING SITE PLAN
A-1.0	PROPOSED SITE PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-2.0	NORTH ELEVATION
A-2.1	EAST ELEVATION
A-2.2	SOUTH ELEVATION
A-2.3	WEST ELEVATION





FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



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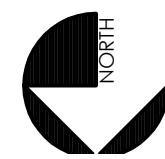
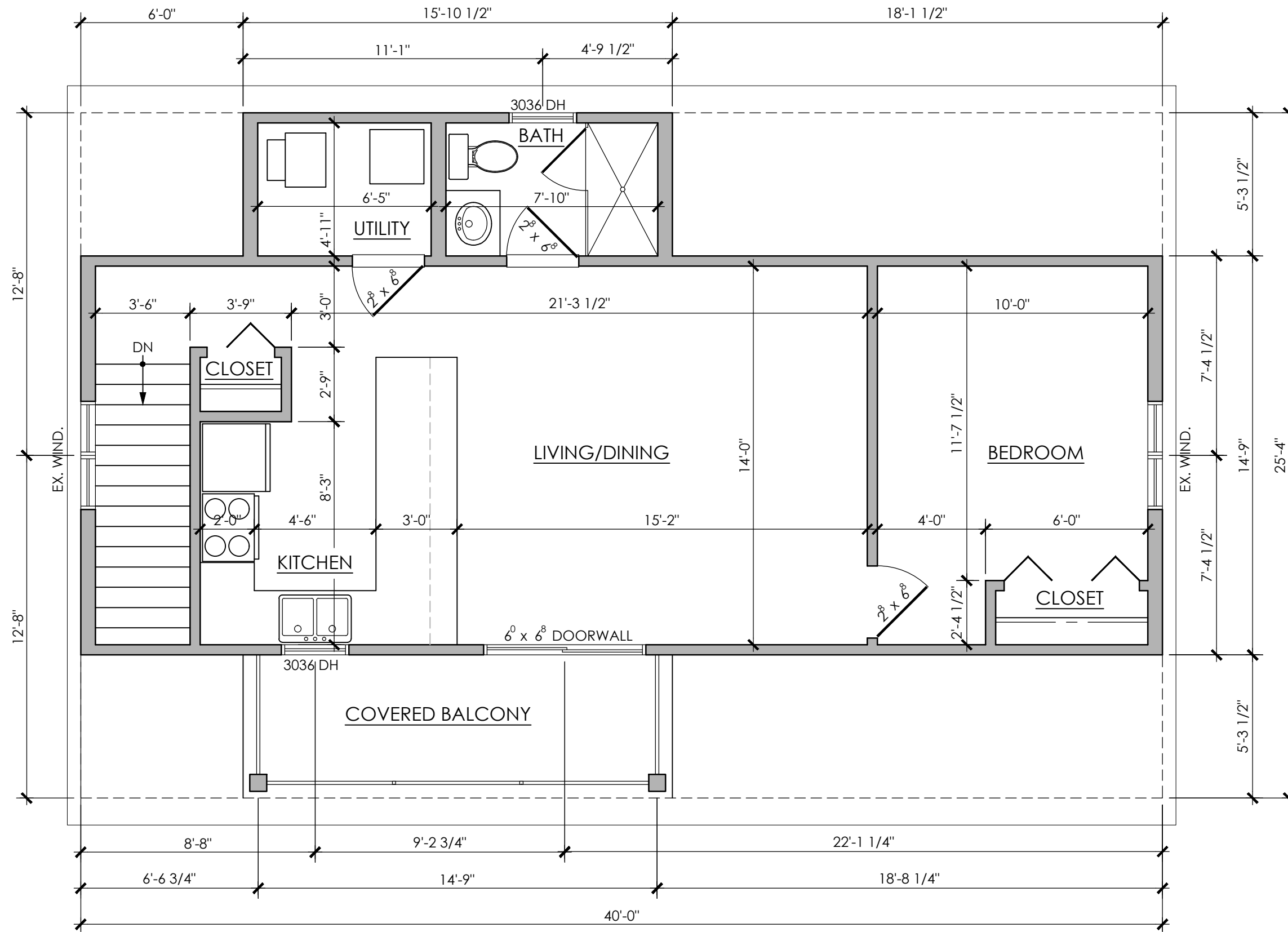
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Project:
 643 North Mill St.
**USE
 VARIANCE
 REQUEST**
 Plymouth, MI 48170



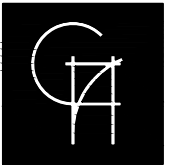
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A-1.1
 2326 - Proposed
 Plans



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



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**USE
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Plymouth, MI 48170



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A-1.2

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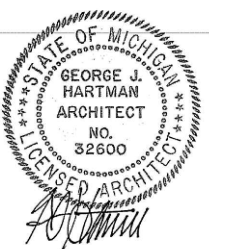
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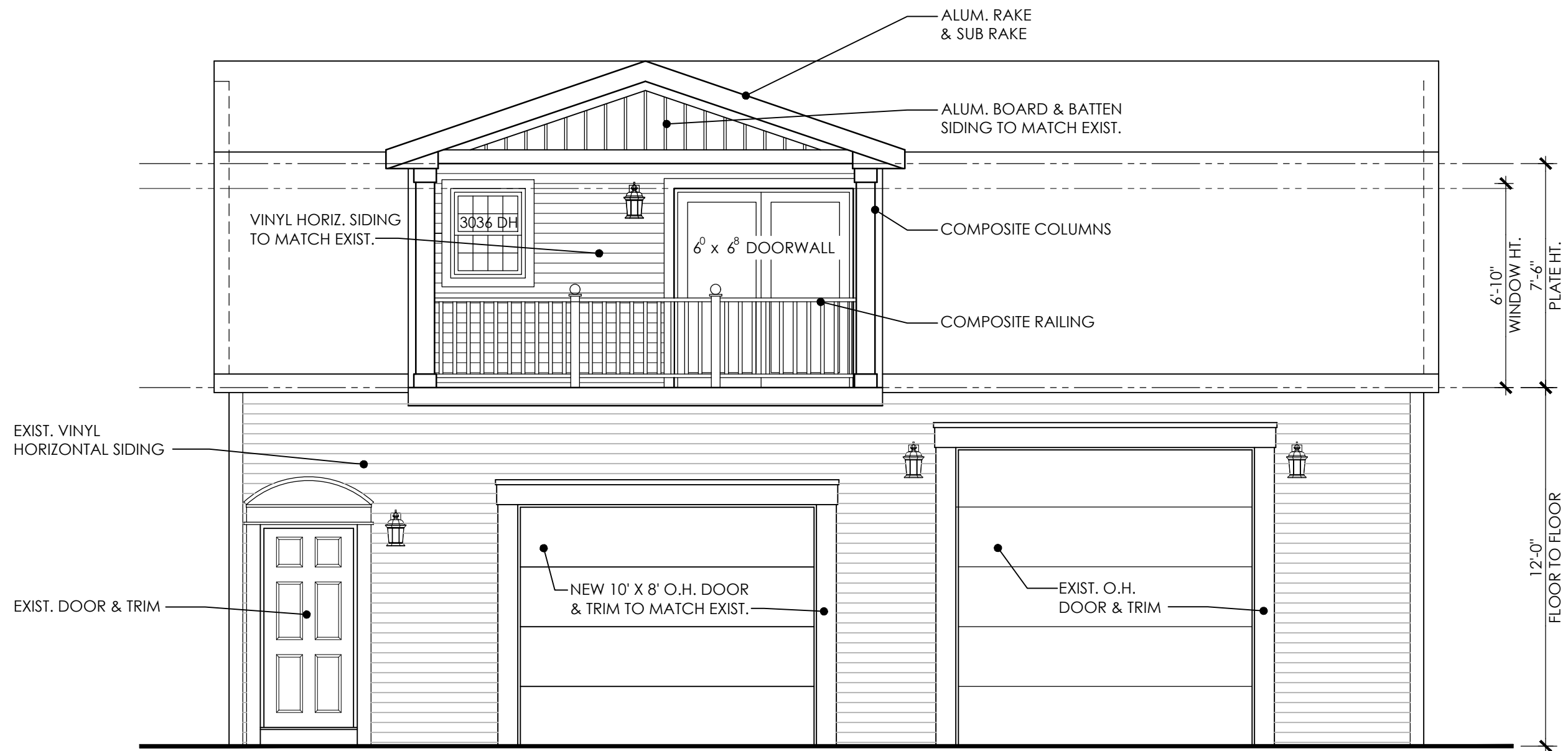
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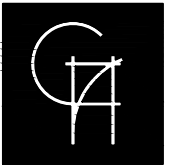
A-2.0

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NORTH ELEVATION

SCALE: 1/4" = 1'-0"



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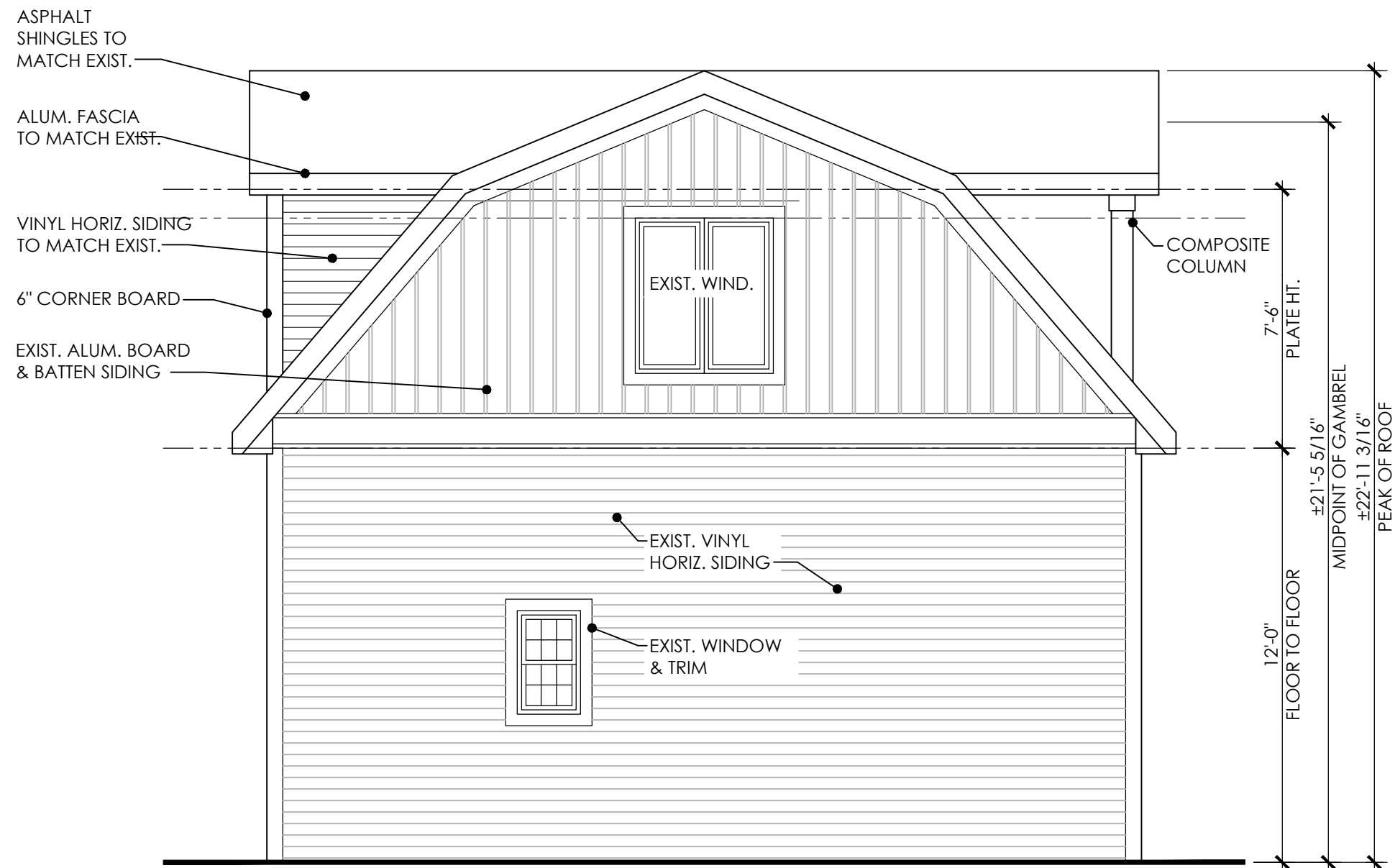
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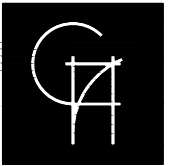
A-2.1

2326 - Proposed
Plans



EAST ELEVATION

SCALE: 1/4" = 1'-0"



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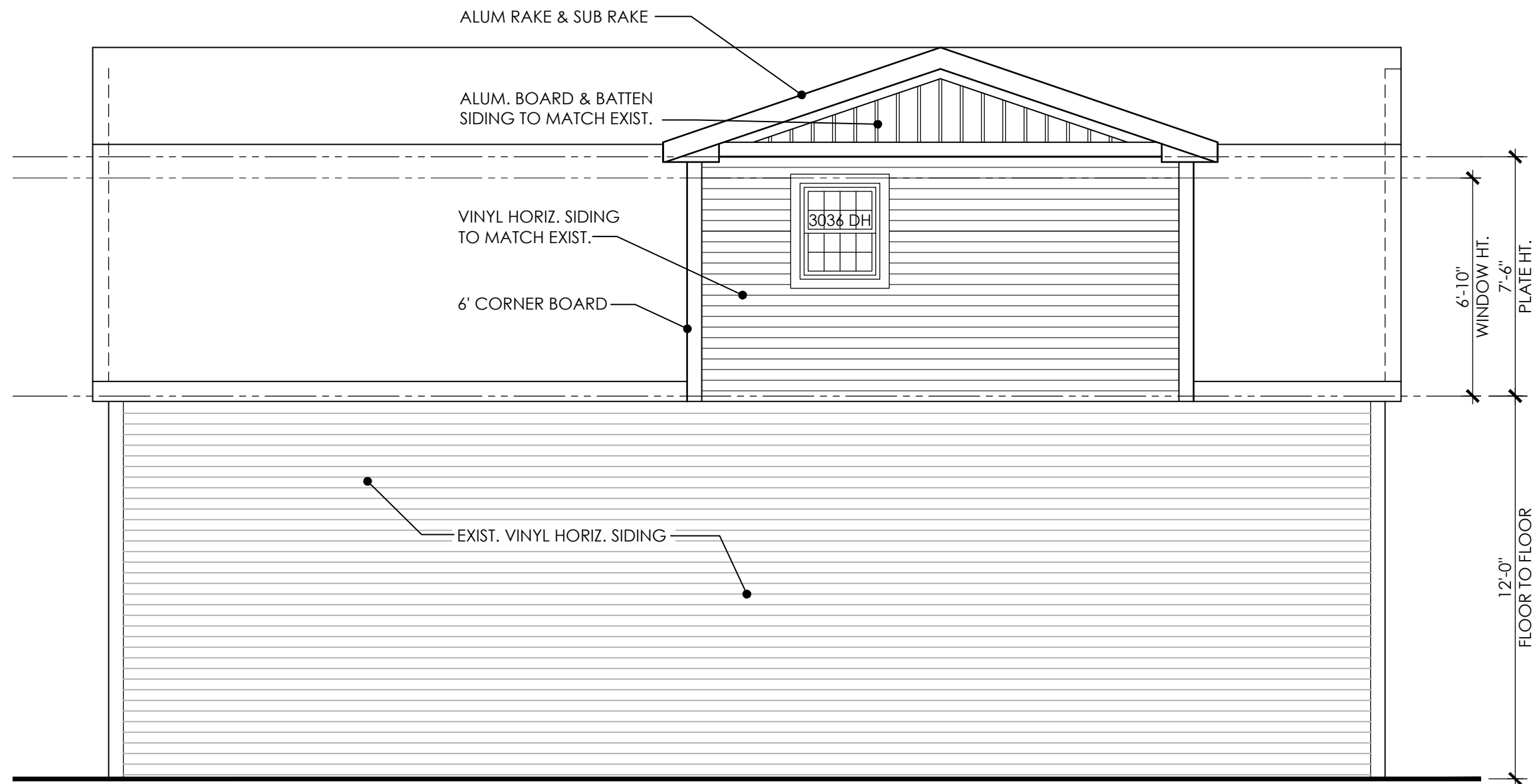
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GHA Project #2326

A-2.2

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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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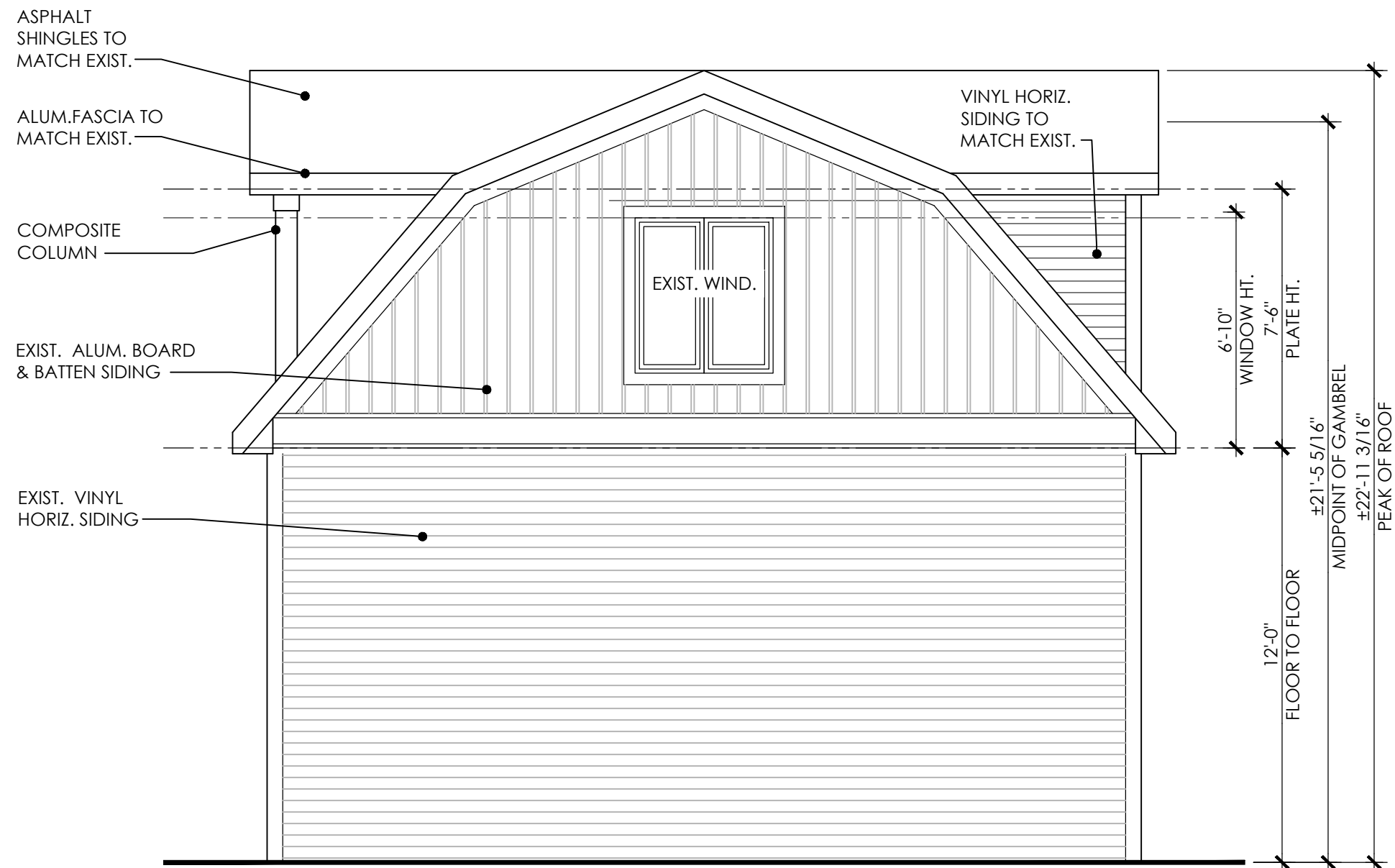
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GHA Project #2326

A-2.3

2326 - Proposed
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WEST ELEVATION

SCALE: 1/4" = 1'-0"