



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

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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 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