



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, May 10, 2023 - 7:00 p.m.
Plymouth City Hall 201 S. Main

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

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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 Shannon Adams, Joe Hawthorne, Tim Joy, Kyle Medaugh, Hollie Saraswat, Eric Stalter

Also present: Planning and Community Development Director Greta Bolhuis, Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

Joe Philips, 915 Wing, asked the Planning Commission to review the garage size ordinance to give consideration to single car garages, and to define garage, carport, and porte cochere in the ordinance.

Ellen Elliott, 404 Irvin, asked for clarification and legality of the monument sign at the northeast corner of Sheldon and Ann Arbor Rd.

3. APPROVAL OF MEETING MINUTES

Sisolak offered a motion, seconded by Silvers, to approve the minutes for the April 12, 2023, meeting.

There was a voice vote.

MOTION PASSED

4. APPROVAL OF THE AGENDA

Sisolak offered a motion, seconded by Joy, to approve the agenda for May 10, 2023. Joy then asked to move item 8 above item 7. Sisolak agreed to the amendment.

There was a voice vote. MOTION PASSED

5. COMMISSION COMMENTS

Silvers said the monument sign at Ann Arbor Rd. and Sheldon was on the submitted plan and was also referenced in the Carlisle Wortman report for the project.

Saraswat said she was surprised the sign was overlooked in the approval process.

Sisolak noted that we don't have design standards for signs, and that the sign in question meets the setback and sight line requirements. Elmiger agreed and said a sign permit should have been submitted. Bolhuis said there is a permit on file, and it was reviewed by the administration.

6. PUBLIC HEARINGS

There were no public hearings.

8. NEW BUSINESS

a. SP23-04: 885 Starkweather, Site Plan Review – Concept

Architect Robert Miller led a presentation on the plan, noting that they had already received a variance from the Zoning Board of Appeals for the setback. He explained that they planned to remove old additions to the building and

build a new addition to the original building to increase the size of the event space. They would also like to build a porte cochere, reduce the number of parking spaces, and add landscaping. He added that they were considering access from Davis St. as well as Starkweather.

Owner Don Soenen said the site was nostalgic, which is why they want to keep the original building and not tear it down. He said the plan was to have fine dining with live entertainment.

Elmiger reviewed the Carlisle Wortman report and said the plan would need to be evaluated for special land use and the master plan criteria. She noted that even with the reduced number of parking spaces, they were still 30 spaces over the requirement but deficient in parking lot landscaping.

Commission members asked for renderings showing the street view and mentioned their opinion that the contemporary style of the front addition doesn't complement the style of Old Village or look engaging. Lighting and landscaping were also discussed, as was the hardship for Davis St. residents should there be a driveway there.

Soenen said time was of the essence, and asked if a special meeting could be scheduled if they were ready with revised plans prior to the next scheduled meeting.

7. OLD BUSINESS

a. Zoning Audit Discussion

1. Draft Implementation Report feedback

Commission members gave feedback on the draft implementation report provided by Megan Masson-Minock of Carlisle Wortman. It was suggested that the group start with the items that are easiest to complete first, then move on to more difficult tasks.

After the discussion, it was agreed that Masson-Minock would prepare a recommendation with suggested time frames, grouping of work and rationale.

There was a break from 9:01-9:07 p.m.

2. Old Village FBC options discussion

Masson-Minock reviewed a Form Based Code document, explaining that the Planning Commission would need to decide a boundary, street types, and building types for the test case area. Members provided their opinions, and Masson-Minock will use them to draft a recommendation.

b. Master Plan Discussion

It was agreed that Hawthorne, Sisolak, Silvers and Stalter would formulate questions for an upcoming survey.

9. REPORTS AND CORRESPONDENCE

Bolhuis was asked questions about the Panera site, which she said was being considered by a bakery, and whether the Slider Bar had installed pedestrian navigation to the Pulte development. She said there was no update on the potential sidewalk.

10. ADJOURNMENT

Joy offered a motion, seconded by Silvers, to adjourn the meeting at 9:51 p.m.

There was a voice vote.

MOTION PASSED

05/10/23
PLANNING
COMMISSION
CONSIDERATION

Sec. 78-43. - Single family dwellings unit standards.

No residential structure, garage (attached or detached), mobile home, manufactured home, modular home or prefabricated home shall be built unless the dwelling unit has been reviewed by the building official subject to the following conditions:

- (1) Dwelling units shall conform to all applicable city codes and ordinances and state and federal requirements with respect to the construction of the dwelling.
- (2) Dwelling unit shall be permanently attached to a perimeter foundation. In instances where the applicant elects to set the dwelling on piers or other acceptable foundations which are not at the perimeter of the dwelling, then a perimeter wall shall also be constructed. Any such perimeter wall shall be constructed of durable materials and shall also meet all local requirements with respect to materials, construction and necessary foundations below the frost line. Any such wall shall also provide an appearance which is compatible with the dwelling and other dwellings in the area.
- (3) Dwelling unit shall be provided with exterior finish materials similar to the dwelling unit on adjacent properties or in the surrounding residential neighborhood.
- (4) Dwelling unit shall be provided with roof designs and roofing materials similar to the dwelling unit on adjacent properties or in the surrounding residential neighborhood.
- (5) Dwelling unit shall be provided with an exterior building wall configuration which represents an average width to depth or depth to width ratio which does not exceed three to one, or is in reasonable conformity with the configuration of dwelling unit on adjacent properties or in the surrounding residential neighborhood.
- (6) The dwelling shall contain storage capability in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to ten percent of the square footage of the dwelling or 100 square feet, whichever is less.
- (7) The building official may request a review by the planning commission of any dwelling unit with respect to subsections (3), (4), and (5) of this section. The building official or planning commission shall not seek to discourage architectural variation, but shall seek to promote the reasonable compatibility of the character of dwelling unit, thereby protecting the economic welfare and property value of surrounding residential uses and the city at large. In reviewing any such proposed dwelling unit, the building official may require the applicant to furnish such plans, elevations and similar documentation as is deemed necessary to permit a complete review and evaluation of the proposal. When comparing the proposed dwelling unit to similar types of dwelling areas, consideration shall be given to comparable types of dwellings within 300 feet. If the area within 300 feet does not contain any such dwellings, then the nearest 25 similar type dwellings shall be considered.
- (8) Attached ~~garages~~ ^{TWO CAR} that face the street are allowed on lots that are 60 feet wide or greater.
- (9) The total width of a garage attached to a single family dwelling shall:
 - a. Not exceed 50 percent of the width of the entire front façade of the residential dwelling; and

OFFICE
GARAGE
CARPON
PORCH
? ?

TWO CAR
ONE CAR
50 FEET ?

JE PHILIPS
(734) 748-3613

ATTACHED OVER CAR - 12 FEET?

? ATTACHED TWO CAR

b. Is a minimum of 22 feet wide, measured from the exterior of the garage walls.

(10) Attached garages shall be located at least four feet behind the front façade of the front exterior wall of the residential dwelling, but in no case shall be closer than 30 feet from the front property line.

? WHY NOT JUST 4' BEHIND?

(11) Front porch exception for new single family dwellings: New single family dwellings are encouraged to positively contribute toward neighborhood enhancement and the walkability of the city. Walkability is the extent to which walking is readily available as a safe, connected, accessible and pleasant mode of transport. One way to accomplish walkability is to locate garages at the rear of a lot. Garages at the rear of a lot (whether attached to the dwelling or as a free-standing detached garage) help to support walkability by:

- Minimizing the width of the driveway at the front of the dwelling, allowing more space in the front yard for trees and vegetation, and more space along the street for street trees;
- Minimizing the potential of parked cars left in front of the garage door to block the sidewalk;
- Allowing space on the dwelling's front façade for windows and other human-scaled architectural elements; and
- Allowing space on the dwelling's front façade for a porch, where residents can interact with neighbors on the sidewalk and observe activities on the street.

a. To encourage locating garages at the rear of a lot, new single family residential projects that locate the garage in the rear, or retain an existing garage at the rear, may also locate a covered front porch in the front yard setback by up to four feet. In addition, the area that the covered front porch occupies in the front yard setback shall not be considered in calculating lot coverage. To be eligible for this exception, the proposed construction must meet all of the following standards:

1. The project includes construction of a new single family dwelling on the lot; and
2. The project includes construction of a new garage which is located either in the rear of the new dwelling (attached) or in the rear third of the lot (detached), or retains an existing detached garage for continued use as a garage which is located in the rear third of the lot; and
3. The front porch that is located in the front yard setback must be:
 - i. Single-story in height, no higher than 15 feet, and as measured per the procedures described in section 78-21 of the zoning ordinance for building height; and
 - ii. No more than eight and one-quarter inches from the elevation of the finished first floor (i.e., at-grade decks and patios are not eligible for the front yard porch exception); and
 - iii. A minimum of six feet in depth (distance between the front exterior wall of the residence and the edge of the porch deck); and
 - iv. Covered with a roof; and
 - v. Unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future. This standard does not include open railings and balustrades; and

4. The front setback line used to determine where the front porch can be located on the lot shall be required by sections 78-190 and 78-191.
 5. On corner lots, porches may be constructed on either or both front facades, or built as one wraparound porch as long as the porch(s) meets the requirements in "1" through "4" above.
 6. The final Certificate of Occupancy for the residential dwelling shall not be issued until construction of the qualifying garage is complete.
- (12) Front porch exception for existing single family dwellings. To support walkability throughout the city as described in (11) above, existing single family dwellings which construct a new garage in the rear, or have an existing garage in the rear, may also locate a covered front porch in the front yard setback by up to six feet. In addition, the area that the covered front porch occupies in the front yard setback shall not be considered in calculating lot coverage. To be eligible for this exception, the existing dwelling must be occupied as of January 1, 2016. Also, the proposed construction must meet all of the following standards:
- a. The project includes construction of a new garage which is located either in the rear of the existing residential dwelling (attached) or in the rear third of the lot (detached), or retains an existing detached garage for continued use as a garage which is located in the rear third of the lot; and
 - b. The front porch that is located in the front yard setback shall be:
 1. Single-story in height, no higher than fifteen (15) feet, and as measured per the procedures described in section 78-21 of the zoning ordinance for building height; and
 2. No more than eight and one-quarter inches from the elevation of the finished first floor (i.e. at-grade decks and patios are not eligible for the front yard porch exception); and
 3. A minimum of six feet in depth (distance between the front exterior wall of the residence and the edge of the porch deck); and
 4. Covered with a roof; and
 5. Unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future. This standard does not include open railings and balustrades; and
 - c. The front setback line used to determine where the front porch can be located on the lot shall be established using all of the following standards:
 1. The front setback line shall equal the setback required by sections 78-190 and 78-191; and
 2. Front yard setback averaging, as described in section 78-191(o) shall not apply; and
 3. For existing dwellings whose front exterior wall closest to the street is greater than the minimum front yard setback required in Section 78-190, then the distance between the front setback line and the exterior wall shall be subtracted from the width of porch allowed in the front setback. For example, if a residential dwelling is setback 27-feet (or two-feet more than

the 25-foot minimum front yard setback), then two feet shall be subtracted from the porch width allowed within the front yard setback. This results in a maximum width porch in the front yard setback of four feet.

- d. On corner lots, porches may be constructed on either or both front facades, or built as one wraparound porch as long as the porch(s) meets the requirements in "a" through "c" above.
 - e. The qualifying existing garage or new garage must be constructed before constructing the front porch.
 - f. Existing residential dwellings with an existing attached garage that faces the street are not eligible for this front porch exception.
- (13) Porte-cocheres on single family dwellings. One porte cochere, as defined by this chapter, may be attached to a single family dwelling over a driveway to provide shelter for passengers entering and existing vehicles parked in the driveway. A porte cochere may only be attached to a residential dwelling if the residential dwelling is set back a minimum of 13 feet from the side property line. A porte cochere shall be included in the lot coverage calculation and shall be constructed to meet all of the following standards:
- a. Only one porte cochere is allowed per lot.
 - b. The porte cochere shall not be greater than 250 square feet in area.
 - c. The porte cochere shall meet the front yard setback requirement.
 - d. The porte cochere may be located within a side yard setback if the following requirements are met:
 - i. The existing lot width is 60 feet wide or less;
 - ii. The porte cochere is placed over a driveway that has a minimum width of nine (9) feet;
 - iii. The minimum distance between the dwelling wall and the opposite porte-cochere columns shall be 9.5 feet;
 - iv. No element of the porte cochere is located closer than two feet from the side property line, including overhangs and similar elements, but excluding gutters; and
 - v. Columns located in the side yard setback shall not be greater than 18 inches square in size.
 - e. The clearance between the ground and the ceiling of the porte cochere shall be a minimum of eight feet.
 - f. The maximum height to the top of the roof shall be no taller than the finished floor elevation of the second floor. The roof structure shall not exceed a 3/12 pitch.
 - g. The porte cochere shall be entirely open and shall be supported only by the residential dwelling on one side and modest columns on the other. It shall be unenclosed by walls, windows or other enclosure at the time it is constructed or at any time in the future.
 - h. The roof of the porte cochere shall not be enclosed with railings, shall not be accessible from an opening in the residential dwelling, and shall not be used as a porch, balcony, or similar use.
 - i. The porte cochere shall be constructed of materials consistent with the main structure.

OF THE MAIN BUILDING

PORTE COCHERES CONSTRUCTED WITHIN BUILDING SETBACKS ARE NOT SUBJECT TO THE PORTE COCHERE RESTRICTIONS ABOVE, BUT ARE SUBJECT TO THE RESTRICTIONS



CHICANES CONCEPT DESIGN

4/5/23

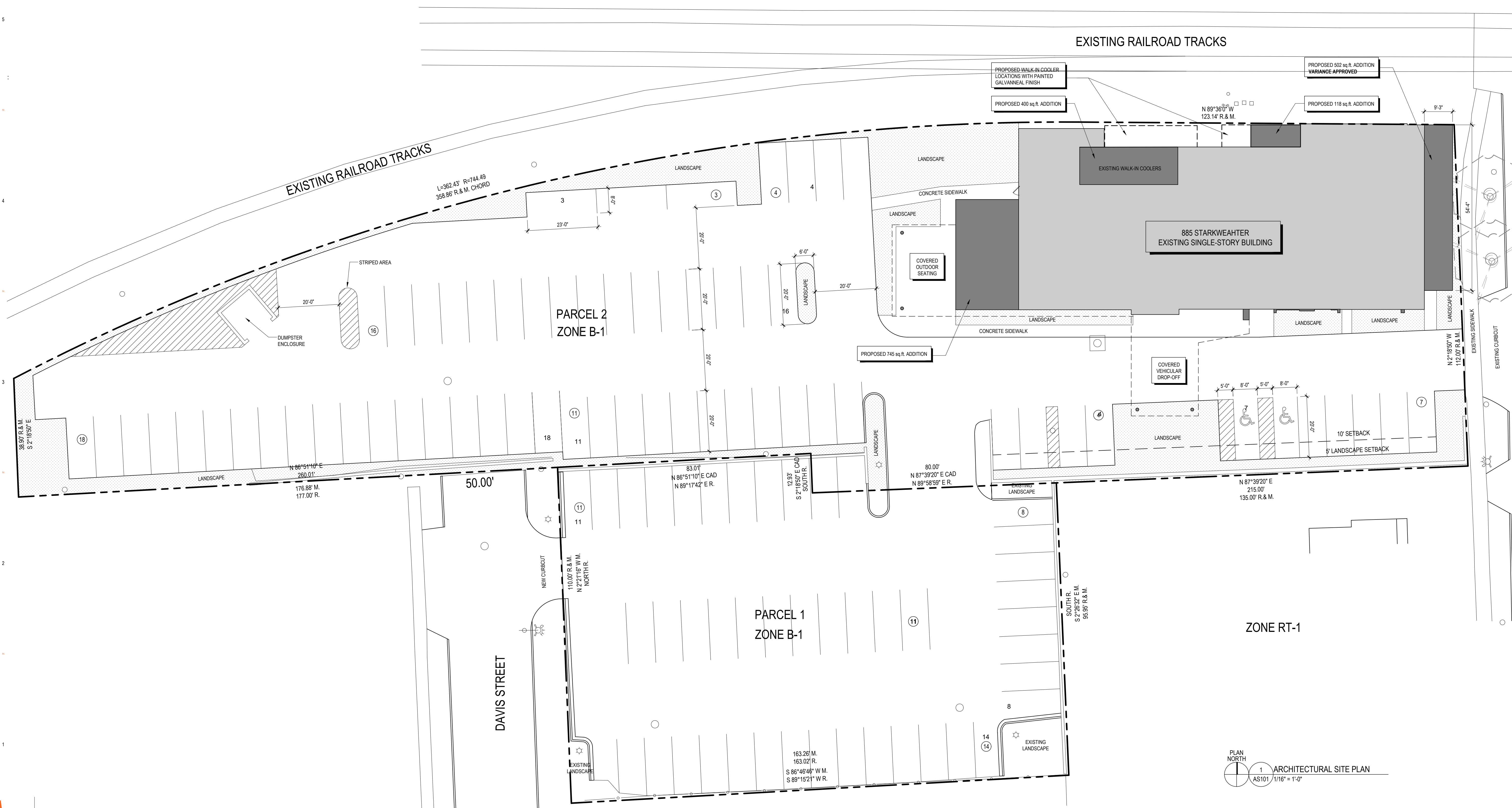


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ISSUE DATE

03-15-2023 ZBA SUBMISSION
04-19-2023 CONCEPTUAL P.C.



NOT FOR CONSTRUCTION

M
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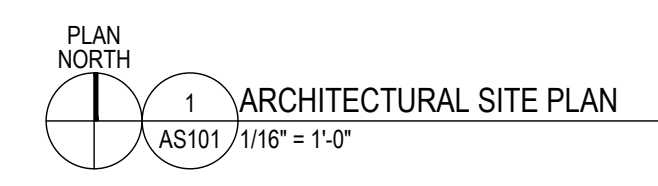
PROJECT
RENOVATIONS AND
ADDITIONS TO:
885 STARKWEATHER
FOR:
Starkweather 885, LLC

PROJECT ADDRESS
885 Starkweather
Plymouth, MI

PROJECT NUMBER
22.30

SHEET NAME
ARCHITECTURAL SITE PLAN

SHEET NUMBER
AS101



G

F

E

D

C

B

A

G

F

E

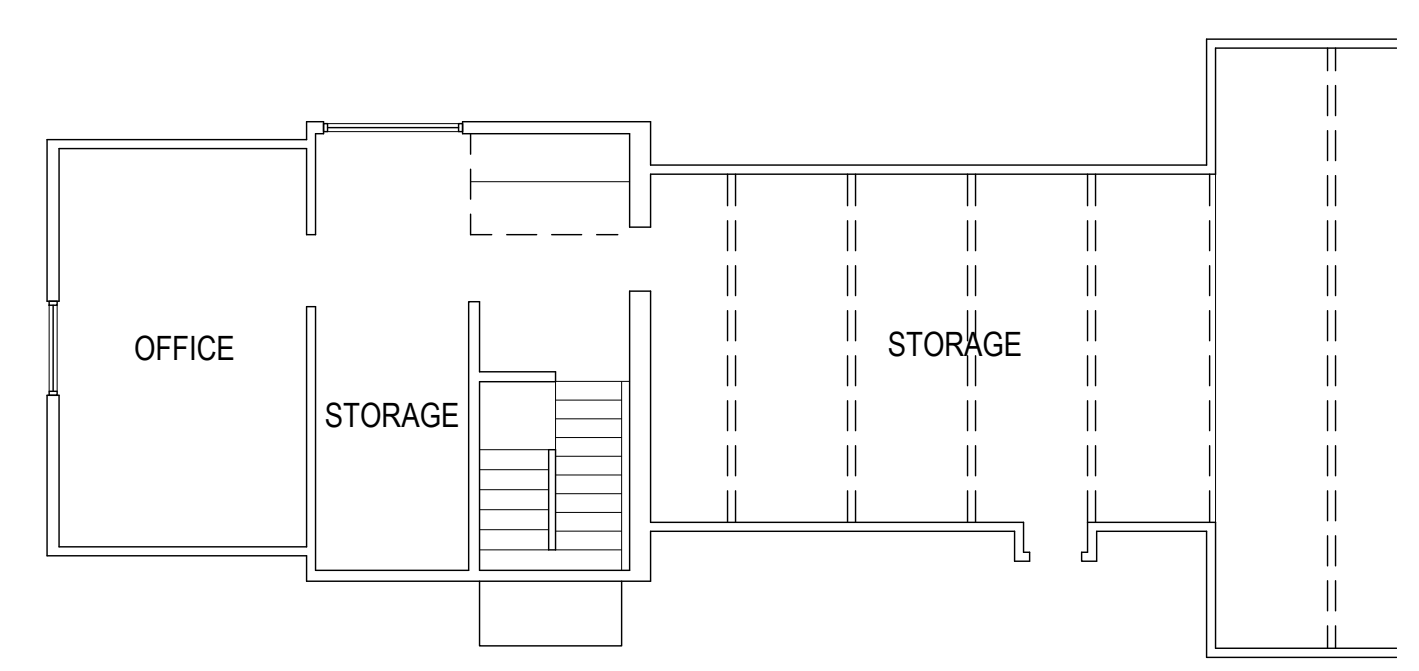
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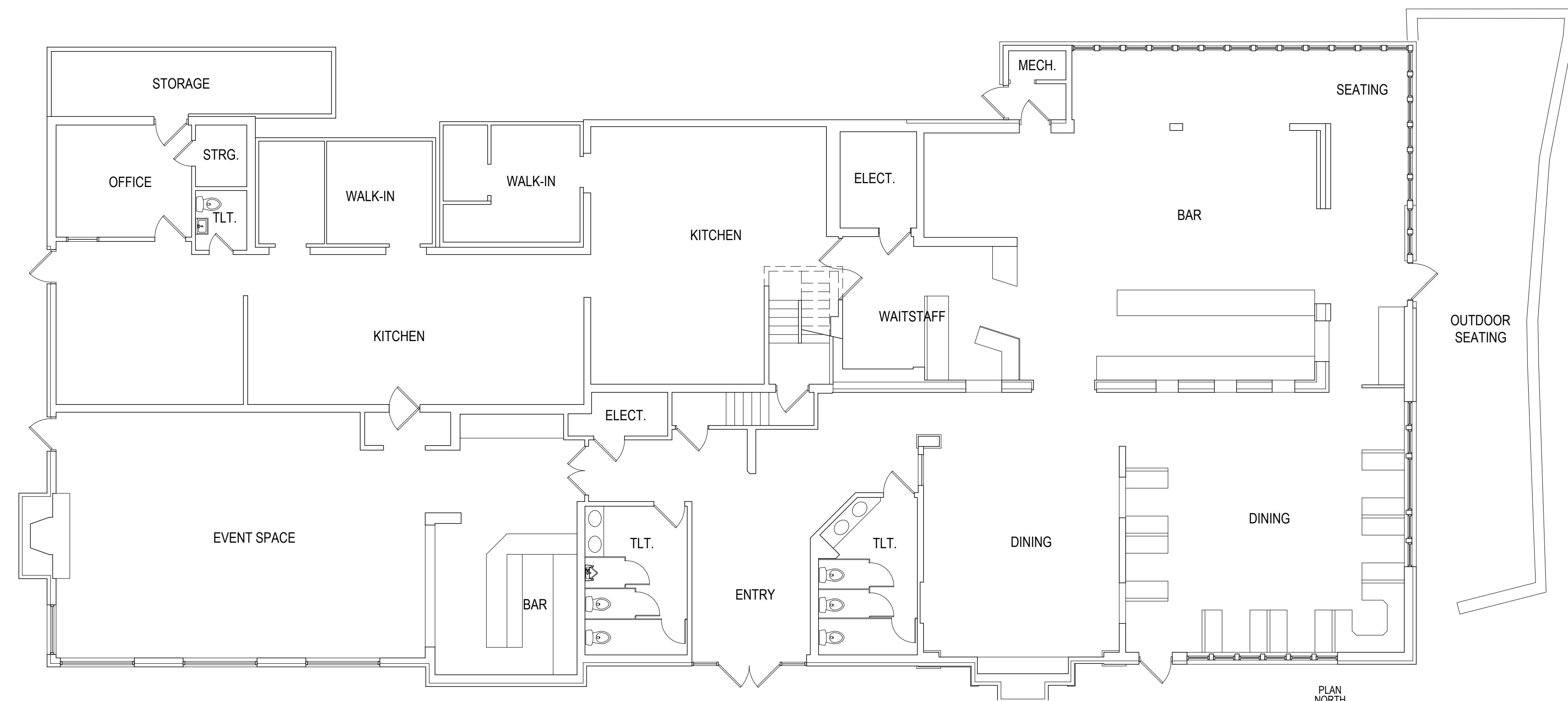
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A

DO NOT SCALE DRAWINGS; USE NOTED DIMENSIONS ONLY.

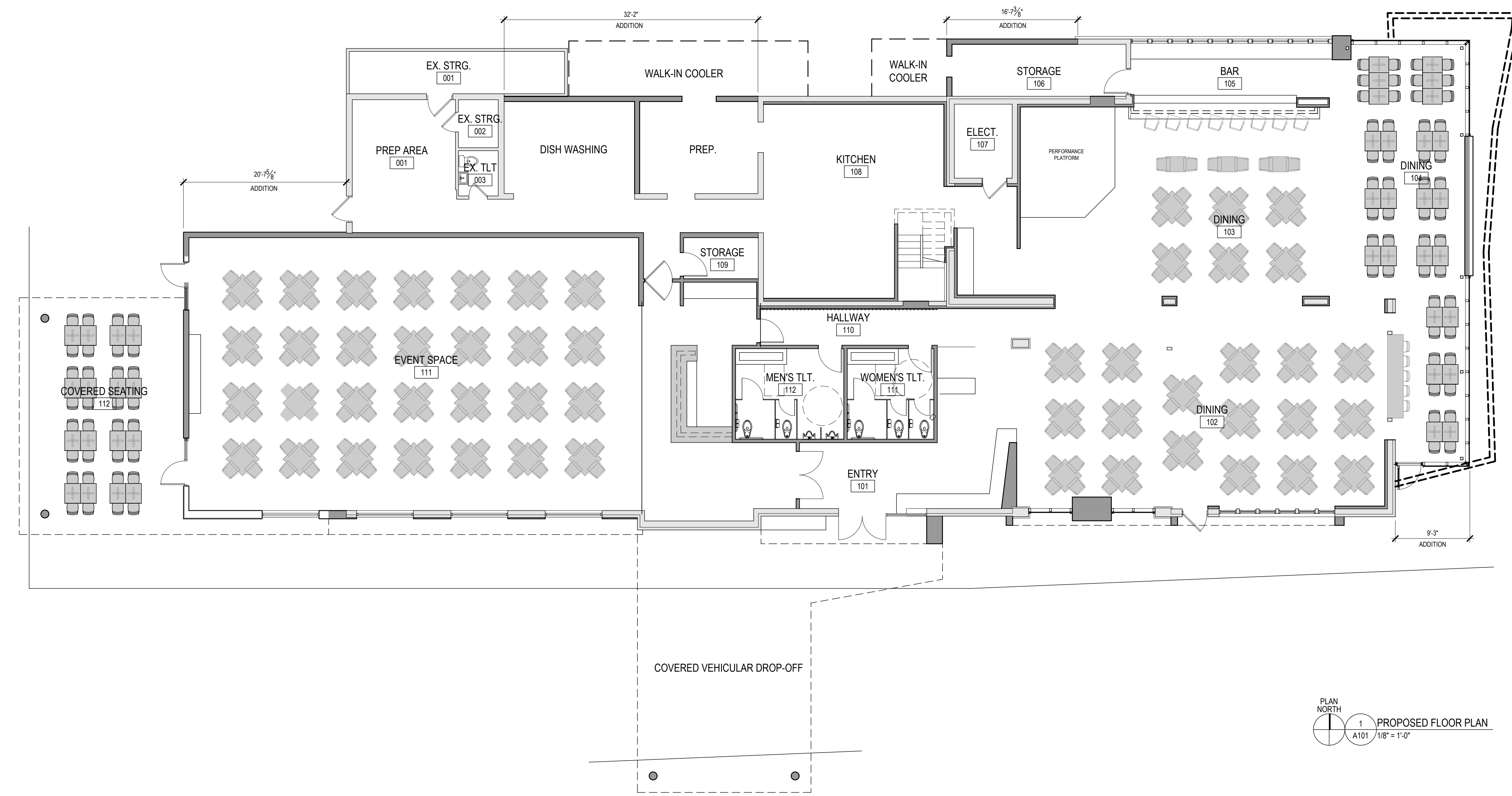


PLAN NORTH
3 EXISTING SECOND FLOOR PLAN
A101 1/8" = 1'-0"



PLAN NORTH
2 EXISTING FLOOR PLAN
A101 1/8" = 1'-0"

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PLAN NORTH
1 PROPOSED FLOOR PLAN
A101 1/8" = 1'-0"

NOT FOR CONSTRUCTION



PROJECT
RENOVATIONS AND
ADDITIONS TO:
885 STARKWEATHER
FOR:
Starkweather 885, LLC

PROJECT ADDRESS
885 Starkweather
Plymouth, MI

PROJECT NUMBER
22.30

SHEET NAME
EXISTING AND PROPOSED
FLOOR PLANS

SHEET NUMBER
A101





EXISTING EXTERIOR



PROPOSED EXTERIOR



EXISTING EXTERIOR



PROPOSED EXTERIOR



EXISTING EXTERIOR



PROPOSED EXTERIOR



EXISTING EXTERIOR



PROPOSED EXTERIOR



EXISTING EXTERIOR



PROPOSED EXTERIOR



PROPOSED ENTRY



PROPOSED ENTRY



PROPOSED MAIN DINING



PROPOSED MAIN DINING



PROPOSED EVENT SPACE



PROPOSED EVENT SPACE