



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, June 14, 2023 - 7:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
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1. CALL TO ORDER

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

Present: Chair Sisolak, Commissioners Shannon Adams, Zachary Funk, Joe Hawthorne, Tim Joy, Kyle Medaugh, Hollie Saraswat (arrived at 7:04 p.m.)

Excused: Vice Chair Scott Silvers, Eric Stalter

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

2. CITIZENS COMMENTS

Cynthia Baily, 471 W. Ann Arbor Trail, asked about the pergolas being built downtown.

Tom Doran, 1191 Sheridan, expressed concern about traffic and parking should the PUD at the Christian Science Church be granted.

3. APPROVAL OF MEETING MINUTES

Joy offered a motion, seconded by Hawthorne, to approve the minutes for the May 10, 2023, meeting.

There was a voice vote.
Funk abstained.
MOTION PASSED

4. APPROVAL OF THE AGENDA

Joy offered a motion, seconded by Hawthorne, to approve the agenda for June 14, 2023.

There was a voice vote.
MOTION PASSED

5. COMMISSION COMMENTS

Hawthorne said he was pleased with the appearance of the new Scooters Coffee location.
Funk thanked the City Commission for appointing him to the Planning Commission and said he looked forward to serving his community.

6. PUBLIC HEARINGS

- a. SP 23-03: 445 W. Ann Arbor Trail, Special Land Use and Site Plan Review
Builder Walt Menard described the request to build a home at the site of a former commercial building on a parcel that is zoned B-1.

Elmiger reviewed her report and said the plan meets R-1 zoning requirements for everything except the front yard setback but noted that she did not perform calculations for the new impervious surface ordinance.

Sisolak opened the public hearing at 7:17 p.m.

Hearing no comments, she closed the public hearing at 7:18 p.m.

Joy offered a motion, seconded by Hawthorne, to approve SP23:03 at 445 W. Ann Arbor Trail for special land use and site plan with the condition that building officials confirm R1 standards are met, including impervious surfaces and the setback requirements.

There was a voice vote.

MOTION PASSED

7. OLD BUSINESS

a. Master Plan Discussion

Bolhuis said the Planning Commission needed to formulate up to 12 questions for a survey being conducted as part of the recreation master plan review. The group had numerous suggestions, including residents' opinions on multi-family dwellings, dwellings in accessory buildings, overnight street parking restrictions, the size of homes built on properties whose owners tear down an existing building, restricting the hours of lawn service operations, the tree ordinance, parking, and non-motorized transportation. It was agreed that Bolhuis would develop a list and email it to planning commissioners for their feedback.

Sisolak asked the group about having a working session for a master plan review using the zoning audit suggestions. It was agreed that for now, individual commissioners would continue working on the sections they were assigned several months ago.

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Kelly O'Donnell said they recently approved the retaining wall on Penniman but decided against removing bump-outs that are being used for outdoor dining. She said the City Commission also approved a purchase agreement for the land adjacent to the Saxton's lot and heard a presentation on paid parking.

10. ADJOURNMENT

Hawthorne offered a motion, seconded by Joy, to adjourn the meeting at 8:26 p.m.

There was a voice vote.

MOTION PASSED