



Plymouth Planning Commission

Regular Meeting Minutes

Wednesday, July 12, 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, Vice Chair Scott Silvers, Commissioners Zachary Funk, Joe Hawthorne (arrived at 8:17 p.m.), Tim Joy, Kyle Medaugh (left at 8:43 p.m.), Eric Stalter

Excused: Commissioner Shannon Adams, Hollie Saraswat

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

2. CITIZENS COMMENTS

Sharon McKee, 1450 W. Ann Arbor Rd. # 35, said she was the president of the Plymouth Square Condominium Association and that they would like a wood shadowbox fence to be built between their property and Scooters Coffee in accordance with ordinance 78-167.

Maryann Bell, 1450 W. Ann Arbor Rd. #21 said she was concerned with privacy and liability with the pool area in the condominiums and also asked for the fence to be modified.

Lee Jasinski, 1380 Maple, said he appreciated a builder saving trees on the property where he was working.

3. APPROVAL OF MEETING MINUTES

Joy offered a motion, seconded by Medaugh, to approve the minutes for the June 14, 2023, meeting as amended to indicate Stalter was not in attendance.

There was a voice vote.

Stalter abstained.

MOTION PASSED

4. APPROVAL OF THE AGENDA

Stalter offered a motion, seconded by Joy, to approve the agenda for July 12, 2023.

There was a voice vote.

MOTION PASSED

5. COMMISSION COMMENTS

There were no commission comments.

6. PUBLIC HEARINGS

a. SP 23-04: 885 Starkweather, Special Land Use and Site Plan Review

Sisolak said she received letters in support of the project from Rob Parent, Scott LaRiche, Peter Poulos, Scott Lorenz, Bonnie Butler, Nick Schulz, and Kristi Holmes.

Elmiger reviewed her report and noted that the new plan made changes that were recommended but she still had questions about the type of live entertainment, how the house adjacent to the building be better buffered, and issues related to adding a driveway on the Davis St. side of the parking lot.

Sisolak opened the public hearing at 7:27 p.m.

Luann Debeliso, 197 S. Union, said she supported the project.

Mark Oppat, 253 Blanche, said she would love to see a family-friendly restaurant with outdoor seating on the site.

Bonnie Butler, 900 Starkweather, spoke in support of the project.

Dan Smith, owner of a building in Plymouth, said he envisioned a world-class restaurant.

Holly Ellis, 904 Starkweather, said she supported the project.

Scott Lorenz, 1310 Maple, said the project could be a catalyst for further development in Old Village.

Sisolak closed the public hearing at 7:36 p.m.

Owner Don Soenen and Architect Robert Miller described how their updated plan addressed the issues presented at their first appearance before the Planning Commission.

Elmiger said the estimated traffic for a fine dining restaurant at peak hours would generate 96 additional trips, and that Davis St. already had commercial traffic.

Motion

Silvers offered a motion, seconded by Medaugh, to approve SP 23-04 for the special land use based on the following finding of fact.

Finding of Fact

The project in general meets the intent of the master plan.

Condition

A contiguous sidewalk is to be added if the adjacent property to the south is developed and the existing curb cut is removed, and a sidewalk installed.

Friendly Amendment

Sisolak offered a friendly amendment to stipulate that they build a sidewalk regardless of future development.

Silvers rejected the friendly amendment.

Silvers agreed to strike the condition from his motion. Medaugh agreed.

Amendment to the Motion

Silvers amended his motion, agreed to by Medaugh, to indicate that the following criteria for special land use are true for this project.

1. Will be harmonious and in accordance with the general objectives or any specific objectives of the City of Plymouth Master Plan
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

3. Will not be hazardous or disturbing to existing or future nearby uses.
4. Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.
5. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.
6. Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.

He added that the music and hours of operation were compatible with the use of the street.

Friendly Amendment

Sisolak offered a friendly amendment adding the condition that the city police and fire departments review the plan and if they deem a gate and Knox box at the Davis St. driveway necessary, they will be required to install one, otherwise they would not be required.

There was a voice vote.

Hawthorne abstained.

MOTION PASSED

Elmiger reviewed her evaluation of the site plan, including lighting and the number of parking spaces.

Site Plan Review Motion

Joy offered a motion, seconded by Medaugh, to approve the site plan for SP23-04 at 885 Starkweather that items on page 15 of the Carlisle Wortman report enumerated below to be administratively approved, and that any mention of the sidewalk has been removed from consideration.

A. Show building setback dimensions on site plan.

B. Parking and Loading:

1. Recommend Planning Commission consider the proposed number of parking spaces so that islands/landscaping can be installed to make this site less non-conforming.
2. Show five (5) barrier-free spaces on site plan.
3. Show loading zone on site plan.

C. Site Access and Circulation:

1. Davis St. driveway issues described in the Special Land Use section of this review.
2. Defer evaluation of re-designed Starkweather St. driveway to City Engineer.
3. Planning Commission to determine if sidewalk segment along Davis St. frontage is required.
4. Applicant to consider adding bicycle rack.

D. Landscaping, Lighting, Dumpster:

1. Add two (2) ornamental trees along Starkweather St. frontage.
2. Add 18 shrubs along Davis St. frontage to screen parking lot from road.
3. Provide an area calculation of the parking lot pavement on the plans.
4. Shift parking lot island to east, and plant entire area with shrubs to create 60-80% opacity, and screen neighbor to the south.
5. Paint entire retaining wall (all sides).
6. Modify Note 14 on Sheet C-1 to excavate new planting beds that had been paved to a minimum of 1-foot deep, and refill with appropriate planting medium.
7. Confirm parking lot islands will be irrigated.

8. Provide information about proposed lighting that allows for evaluation against ordinance requirements.

Friendly Amendment

Medaugh offered a friendly amendment to acknowledge 104 parking spaces meets the requirements. Joy accepted the amendment.

There was a voice vote.
Hawthorne abstained.
MOTION PASSED

There was a five-minute break.

b. SP23-05 : 525 W. Ann Arbor Trail, Special Land Use and Site Plan Review
Bolhuis reviewed the special land use criteria and said a duplex was previously on this site. The applicant was requesting to build three single-family homes.

Sisolak opened the public hearing at 8:51 p.m. Hearing no comments, she closed the public hearing at 8:52 p.m.

Mike Devine, representing the architect firm, described the project.

Commission members expressed concern that the master plan intended this parcel to be commercial in order to extend the downtown area. It was also mentioned that most businesses in the area were in converted homes.

Builder Matt Thurber addressed the Commission and said he wanted to make sure that the homes would be aesthetically pleasing as a gateway into the downtown, and that he would furnish a site plan at the next meeting.

MOTION

Funk offered a motion, seconded by Joy, to approve the special land use for 525 W. Ann Arbor Trail with the following conditions.

CONDITIONS

The existing curb cuts are to be removed and replaced.
A shade tree is to be planted on the site to meet the criteria of the character of the area.
The project must meet all R-1 standards.
The applicant must bring a site plan back to the Planning Commission for review.

There was a voice vote.
MOTION PASSED

c. SP23-05 : 545 W. Ann Arbor Trail, Special Land Use and Site Plan Review
Sisolak opened the public hearing at 9:26 p.m.

Bob Bake, 1303 Park Place, spoke in support of the project and said he was happy that three homes were being built on this site. He also said Ann Arbor Trail was becoming more residential.
Sisolak closed the public hearing at 9:30 p.m.

MOTION

Funk offered a motion, seconded by Joy, to approve the special land use for 545 W. Ann Arbor Trail with the following conditions.

CONDITIONS

- The existing curb cuts are to be removed and replaced.
- A shade tree is to be planted on the site to meet the criteria of the character of the area.
- The project must meet all R-1 standards.
- The builder must bring a site plan back to the Planning Commission for review.

There was a voice vote.
MOTION PASSED

d. SP23-05 : 565 W. Ann Arbor Trail, Special Land Use and Site Plan Review
Sisolak opened the public hearing at 9:31 p.m. Hearing no comments, she closed the public hearing at 9:32 p.m.

MOTION

Funk offered a motion, seconded by Joy, to approve the special land use for 545 W. Ann Arbor Trail with the following conditions.

CONDITIONS

- The existing curb cuts are to be removed and replaced.
- A shade tree is to be planted on the site to meet the criteria of the character of the area.
- The project must meet all R-1 standards.
- The builder must bring a site plan back to the Planning Commission for review.

There was a voice vote.
MOTION PASSED

7. OLD BUSINESS

- a. Master Plan Discussion
Bolhuis distributed a document with the upcoming survey questions. Commission members reviewed the questions and made several suggestions for clarification.

Sisolak said Medaugh had completed his review of the transportation section of the master plan and would share it at a future meeting.

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

Sisolak said the Zoning Board of Appeals approved a variance allowing a habitable space above an accessory structure in a B-1 district.

10. ADJOURNMENT

Joy offered a motion, seconded by Funk, to adjourn the meeting at 9:47 p.m.

There was a voice vote.
MOTION PASSED