



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, September 13, 2023 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/88503158363>

Passcode: 107265

Webinar ID: 885 0315 8363

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the August 9, 2023, meeting minutes
 - b) Approval of the August 14, 2023, working session meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
 - a) SP23-09: 1020 W. Ann Arbor Road, Special Land Use and Site Plan Review
7. **OLD BUSINESS**
 - a) Master Plan discussion
8. **NEW BUSINESS**
 - a) Projections into setbacks ordinance amendments (generator placement edits)
9. **REPORTS AND CORRESPONDENCE**
10. **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.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

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 policies and programs that support staff recruitment/retention, including a coordinated recruitment program, flexible scheduling, and an internship program
2. Increase staff levels to appropriately support city services and departments
3. Provide staff/board/volunteer trainings and programming with a focus on improving understanding on issues of diversity, equity, and inclusion and emphasizing working with and 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

Planning Commission 2023 Goals

1. Review, amend, and revise the master plan as necessary
2. Obtain and review a form based codes test case
3. Create an ordinance to support generators

City of Plymouth
Planning Commission Public Hearing Notice
Wednesday, September 13, 2023 – 7:00 p.m.
City Hall & 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 Planning Commission will be held on Wednesday, September 13, 2023, at 7:00 P.M. located at City Hall & online Zoom Webinar to consider the following:

SP23-09: 1020 W. Ann Arbor Road
Special Land Use and Site Plan Review
Zoned: ARC, Ann Arbor Road Corridor District
Applicant: Joseph Philips, Architect

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Publish: Tuesday, August 29, 2023



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, August 9, 2023 - 7:00 p.m.
Plymouth City Hall 201 S. Main

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 Karen Sisolak called the meeting to order at 7:01 p.m.

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Shannon Adams, Zachary Funk, Joe Hawthorne (arrived at 7:55) Tim Joy, Kyle Medaugh, Holle Saraswat, Eric Stalter

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

2. CITIZENS COMMENTS

Lee Jasinski, 1380 Maple, said he was concerned about building practices that are harmful to trees.

3. APPROVAL OF MEETING MINUTES

Joy offered a motion, seconded by Stalter, to approve the minutes for July 12, 2323, meeting as presented.

There was a voice vote.
MOTION PASSED

4. APPROVAL OF THE AGENDA

Medaugh offered a motion, seconded by Joy, to move item 8, new business, above item 7, old business.

There was a voice vote.
MOTION PASSED

5. COMMISSION COMMENTS

Saraswat said she felt it incongruous that restaurants were allowed to use parking spaces for outdoor dining for a relatively low cost while some other businesses are required to pay significantly more in lieu of parking.

Joy said he was concerned about Tonquish Creek Manor parking, and that the Housing Commission should have addressed it from the beginning.

Silvers thanked Jasinski for pointing out disrespect for trees during the construction process.

6. PUBLIC HEARINGS

There were no public hearings.

7. NEW BUSINESS

- a. SP23-08: 173 W. Liberty, Site Plan Review

Owner Alex Bernetich and tenant Rebecca Nicholson reviewed the project and described the business planned for the space. They said the Zoning Board of Appeals granted them a variance for parking spaces.

Public Comment

Sisolak said members of the Planning Commission received the following emails.

- July 27th - Katie Barret – Support
- July 28th - Bonnie Butler – Support
- July 28th - Ibtosan Aquilina - Support
- July 31st - Stephanie Loez Panelli – Support
- July 31st - Danielle Zazaian – Support
- August 3rd- Christopher Hammond – Support

Kristie Holmes, 633 Starkweather, spoke in favor of the project.

Commissioner Comments

Commissioners thanked the applicants for saving the formerly condemned building.

Motion

Stalter offered a motion, seconded by Saraswat to approve the site plan for SP 23-08.

Finding of Fact

The Zoning Board of Appeals has already granted a variance for the 8 parking spaces.

Condition

The barrier-free requirement and site lighting will be approved by the building official. The applicant must modify the sign to meet the ordinance requirements and be issued a sign permit.

There was a voice vote.
MOTION PASSED

8. OLD BUSINESS

- a. SP23-05: 525 W. Ann Arbor Trail, Revised Site Plan Review
Bolhuis said all R-1 requirements have been met.

Public Comments

There were no public comments.

Motion

Funk offered a motion, seconded by Medaugh, to approve the site plan for SP23-05.

Conditions

Any deviations from the submitted site plan are permitted as long as all R-1 standards are met. The structures and site meet all current and future R-1 single family residential standards. All conditions of the special land use approval are to be met.

There was a voice vote.
MOTION PASSED

- b. SP23-06: 545 W. Ann Arbor Trail, Revised Site Plan Review

Public Comments

There were no public comments.

Motion

Funk offered a motion, seconded by Medaugh, to approve the site plan for SP23-06.

Conditions

Any deviations from the submitted site plan are permitted as long as all R-1 standards are met. The structures and site meet all current and future R-1 single family residential standards. All conditions of the special land use approval are to be met.

There was a voice vote.

MOTION PASSED

- c. SP23-07: 565 W. Ann Arbor Trail, Revised Site Plan Review

Public Comments

There were no public comments.

Motion

Funk offered a motion, seconded by Medaugh, to approve the site plan for SP23-07

Conditions

Any deviations from the submitted site plan are permitted as long as all R-1 standards are met. The structures and site meet all current and future R-1 single family residential standards. All conditions of the special land use approval are to be met.

There was a voice vote.

MOTION PASSED

- d. PUD 23-01: 1100 W. Ann Arbor Trail, Revised Preliminary PUD

Sisolak disclosed that she lives on Penniman with part of the Tonquish Creek trail in her rear yard but thinks she can be objective regarding the project.

Sisolak explained the PUD process, stating that this was the applicant's first formal request, since previous meetings were only discussions on the concept. She added that if the Planning Commission decided to move forward, a public hearing would be required.

Elmiger explained that a PUD allows rezoning in exchange for public benefit and said the Planning Commission was under no obligation to approve a PUD for this project. She reviewed several items in her report, including a concern that the rear buildings were too close to the bank of the creek and that there were several ways to calculate density, and depending on the method, the project could be either within or outside the limits.

Applicant Doug Hamborsky provided an updated review of the project and answered questions in the Carlisle Wortman report about traffic, building height, massing, and stormwater management.

Toni Nayback and Leslie Evans of the First Church of Christ, Scientist, spoke about the project and why it was important to them.

Citizen Comments

Sisolak provided a list of individuals who emailed the Planning Commission about this agenda item:

- August 3rd – Nick Sobeck – Support
 - August 4th – Cathy Wilson – Attached a letter of support from Carol Uber and Robert May
 - August 4th – William West – Support
 - August 5th – Judy Sarns – Support
 - August 5th – Barbara and Ken Kelsey – Support
 - August 6th – Janice Erickson – Support
 - August 9th – Tom and Sherry Doran – Opposed
 - August 6th – Susan Anderson – Support
 - August 6th – Meg Worchester – Support
 - August 6th – Bill Skubik – Support
- Included attached letters of support from 7 Plymouth Businesses and 8 Plymouth Residents
- August 7th – Leslie Evans – Support
 - August 8th – James Oakleaf – Support
 - August 8th – Scott Lorenz – Opposed
 - August 8th – David Pierce – Opposed with document outlining reasons
 - August 8th – Karen & Hank Jallo – Opposed
 - August 8th – Rachel Rutter – Opposed
 - August 8th – Cathy Timmers – Opposed
 - August 8th – John Fuerstanu – Opposed
 - August 9th – Jeff Wassel – Opposed
 - August 9th – Nick Jallo – Opposed
 - August 9th – Bob Bake – Opposed
 - August 9th – Beth Borys – Opposed
 - August 9th – Amy Georvassils – Opposed with traffic pictures
 - August 9th – Cindy McLaren Hartsig – Opposed
 - August 9th – Susan & Win Schrader – Opposed

In-person and online participant comments:

Sue Bailey, 1160 Sheridan, asked about Tonquish Creek Manor parking.

Ken Kelsey, First Church of Christ, Scientist member, spoke in support of the project.

Mike Mountain, 1211 Sheridan, spoke in opposition to the project.

Denise Varner, 1428 Sheridan, spoke in opposition to the project.

Joan Seller, 1160 Sheridan, spoke in support of the project.

Walker Evans, Northville resident, spoke in support of the project.

Barry Nayback, 898 Arthur, spoke in support of the project.

Karen Patrosso, 1456 W. Ann Arbor Trail, spoke in opposition to the project.

Julie Nelson, 1464 W. Ann Arbor Trail, spoke in opposition to the project.

Andrew Hinrichs, 575 N. Evergreen, spoke in support of the project.

Tom Doren, 1191 Sheridan, spoke in opposition of the project.

Courtney Mangus, 1147 W. Ann Arbor Trail, spoke in opposition to the project.

Judy Sarns, First Church of Christ, Scientist member and resident of Livonia, spoke in support of the project.

Meg Wooster, First Church of Christ, Scientist member and resident of Ann Arbor, spoke in support of the project.

Susan Anderson, First Church of Christ, Scientist member and resident of Northville, spoke in support of the project.

Bill West, Plymouth Township resident, spoke in support of the project.

Ron Picard, 1373 Sherdan, spoke in opposition to the project.

Matt Krawczak, 1320 W. Ann Arbor Trail, spoke in opposition to the project.

Dave Pierce, 1147 W. Ann Arbor Trail, spoke in opposition to the project.

Elaine Attridge, 1192 W. Ann Arbor Trail, spoke in opposition to the project.

Paul Schantz, 1192 W. Ann Arbor Trail, spoke in opposition to the project.

Rodney Tripp, resident, spoke in support of the project.

Patricia Gatto, 1316 Sheridan, spoke in opposition to the project.

Joann Samuels, 1372 Sheridan, spoke in opposition to the project.

Lucy Oakleaf, 1350 Ross, spoke in support of the project.

Jeff Singer, 1246 W. Ann Arbor Trail, spoke in opposition to the project.

Maria, First Church of Christ, Scientist member and resident of Plymouth, spoke in support of the project.

Jane Libbing, 979 Penniman, spoke in opposition to the project.

Steven, former resident, spoke in support of the project.

Nick Pagan, 1156 W. Ann Arbor Trail, said he wanted clarification on the side yard setback and if a fence would be provided.

Elizabeth Tripp, resident, spoke in support of the project.

Kathryn Szary, 1107 W. Ann Arbor Trail, asked why there are no basements.

Michael Gladchun, 1000 W. Ann Arbor Trail, said he supported the project with less density.

David Szary, 1107 W. Ann Arbor Trail, said the property was too expensive for builders of single-family homes.

Scott Lorenz, 1310 Maple, spoke in opposition to the project.

David Sibbold, 1351 Woodland Place, spoke in opposition to the project.

Patrick O'Neill, city business owner, spoke in support of the project.

Stephanie Fraser, 451 Jener, spoke in opposition to the project.

Bill Skubik, church real estate provider, said the church is not obligated to provide parking for Tonquish Creek Manor, but they are willing to do so.

Commissioner Comments

Planning Commissioners discussed the PUD application and brought up a number of points, chiefly density, traffic, and the public benefit. They noted that density can be measured in several different ways, but considering the townhomes separately seemed to be most aligned with the ordinance. Massing was also brought up as a concern. They asked for a comprehensive traffic study in order to

better understand the impact this project could have. Commissioners stated that they needed to see greater detail of the proposed public benefit for the project to be designated a PUD.

Sisolak expressed gratitude to the developer for the work they've already done.

Joy offered a motion, seconded by Funk, to postpone this item until the applicant chooses to return.

There was a voice vote.

MOTION PASSED

e. Master Plan Discussion

Commissioners were reminded that the master plan would be discussed at a working session on Wednesday, August 14 at 5:30 p.m. at the Plymouth Cultural Center.

9. REPORTS AND CORRESPONDENCE

Bolhuis said she was working with Northville to schedule a joint training for ZBA and PC members.

10. ADJOURNMENT

Joy offered a motion, seconded by Sisolak, to adjourn the meeting at 10:44 p.m.

There was a voice vote.

MOTION PASSED



Plymouth Planning Commission Working Session Meeting Minutes Monday, August 14, 2023 – 5:30 p.m. Plymouth Cultural Center 525 Farmer

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 Karen Sisolak called the meeting to order at 5:37 p.m.

Present: Chair Sisolak, Commissioners Zachary Funk, Joe Hawthorne (arrived at 6:05 p.m.), Tim Joy, Eric Stalter, Shannon Adams

Excused: Commissioner Kyle Medaugh, Hollie Saraswat, Scott Silvers

Also present: Community Development and Planning Director Greta Bolhuis, Planning Consultant Megan Masson-Minock

2. ZONING AUDIT AND FBC DISCUSSION

Masson-Minock asked the Commission if there were any questions or comments about the proposed zoning audit implementation report that was presented. Sisolak asked if the ordinances found to be non-compliant with legal requirements should be included in the Year One task list. It was discussed that the Master Plan update was likely to take a significant amount of time and the ordinance amendments were better suited as a Year Two task.

Masson-Minock explained that adopting a complete form-based code would require community engagement and field studies. She presented the example form-based district process. Planning Commissioners were asked to review the street type, site type, building form, and use group and provide their opinion on the building form and use group presented. A discussion ensued about specific sites and blocks. Bob Bake, 1317 Park Place, requested that the west side of Starkweather between Liberty and Spring be classified as Type A Residential. Masson-Minock said she would compile answers into the form-based article for further consideration.

3. ADJOURNMENT

Joy offered a motion, seconded by Funk, to adjourn the meeting at 6:54 p.m.

There was a voice vote.
MOTION PASSED

CITY OF PLYMOUTH
SITE PLAN REVIEW APPLICATION

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

I. Site/Project Information

Site Address 1020 W. Ann Arbor Rd.	Current Zoning Classification ARC	Date of Application 08/22/23
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Name of Property Owner Straight Family Hospitality	Phone Number (313) 671-4034	
Mailing Address 1020 W. Ann Arbor Rd.	Email Address (Required) fyaquinto@comcast.net	
City Plymouth	State MI	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name	Phone Number			
Applicant/Company Address	City	State	Zip Code	
Email Address (Required)				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Joseph Philips - Architect, LLC	Phone Number (734) 455-8354			
Company Address 915 Wing St.	City Plymouth	State MI	Zip Code 48170	
Registration Number 1301027064	Expiration Date 03/06/25	Email Address (Required) josephphilipsarchitect@gmail.com		

IV. Type of Project (Please Select All that Apply)

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use	V. Historic District Is this project located in the Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Industrial	<input type="checkbox"/> Addition	<input type="checkbox"/> Interior Finish	<input checked="" type="checkbox"/> Special Land Use	

VI. Description of Work

This project involves the renovation and refresh of an existing restaurant building. The interior areas currently comprising the Front-of-House (customer seating, bar area, stage, etc.) and Back-of-House (kitchen, office, storage, restrooms, etc.) will remain intact and receive new finishes, detailing, fixtures, equipment, etc. as required to upgrade the facility. The exterior of the building will also be renovated and updated as required to achieve the design concept illustrated.

VII. Applicant Signature

Signature of Applicant <i>Maureen Yagunto</i>	Date <i>Aug 22, 2023</i>
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VIII. Property Owner Signature

Signature of Property Owner <i>Maureen Yagunto</i>	Date <i>Aug 22, 2023</i>
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Subscribed and sworn before me this 22ND day of AUGUST, 2023

Notary Public: *Maureen A. Brodie*

My Commission expires: APRIL 30, 2028



For Office Use Only

		YES/DATE	NO	N/A
1.	Pre-Application Meeting			
2.	Digital Copy of Application Package			
3.	Public Hearing Notice			
4.	CWA Review			
5.	Municipal Services Review			
6.	Fire Department Review			
7.	Engineering Review			

IX. Site Plan Review Checklist

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Name of person preparing plan*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Date, north point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Property line dimension	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Street right-of-way widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Existing utilities (sewer, water, gas, etc.) and easements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.	Show adjacent property and buildings, including zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Existing topography, trees and other features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 foot contours	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Number of dwelling units per building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Height of structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Percent one room apartments (efficiencies)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15.	Total number of rooms if multiple-family	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16.	Parking requirements met (See Section 78-720)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	Number of units and bedrooms each building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18.	Parking lot layout (showing paved area) including ingress and egress and service area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19.	Parking lot space dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20.	Loading and unloading space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22.	Utility connections (sanitary sewer, water, storm sewers)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23.	On-site storm water retention	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24.	Fire hydrants within 300 feet (on- and off-site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25.	Sidewalks and elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26.	Sedimentation and erosion control plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27.	Landscape plan showing plant materials to be used	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28.	Sign requirements met	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29.	Require walls and fences or greenbelts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30.	Corner clearance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31.	Service drive needed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32.	Acceleration lanes and traffic pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33.	Trash receptacle locations including screening type and height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34.	Mail box locations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please include the following applicable information on the site plan.		YES	NO	N/A
35.	Air conditioner unit locations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
36.	Special site features (play areas, pools, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
37.	Handicapped facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38.	Building elevation drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

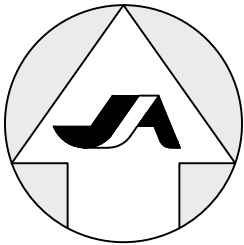
*Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan.

LEGAL DESCRIPTION

PART OF LOTS 116, 117, 132, AND 133 OF THE RE-SUBDIVISION OF PART OF "SUNSHINE ACRES SUBDIVISION", PART OF THE NORTHEAST ¼ OF SECTION 34, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP (NOW CITY OF PLYMOUTH), AS RECORDED IN LIBER 51 OF PLATS ON PAGE 44, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: **BEGINNING AT A POINT NORTH 00°02' WEST 20.00 FEET AND SOUTH 89°40' 50" WEST 20.00 FEET FROM THE SOUTHEAST CORNER OF LOT 133, THENCE SOUTH 89°40'50" WEST 82.33 FEET; THENCE NORTH 00°02' WEST 178.33 FEET; THENCE NORTH 89°40'50" EAST 57.33 FEET; THENCE SOUTH 00°02' EAST 107.28 FEET; THENCE NORTH 89°40'50" EAST 25.00 FEET; THENCE SOUTH 00°02' EAST 71.05 FEET TO THE POINT OF BEGINNING.**

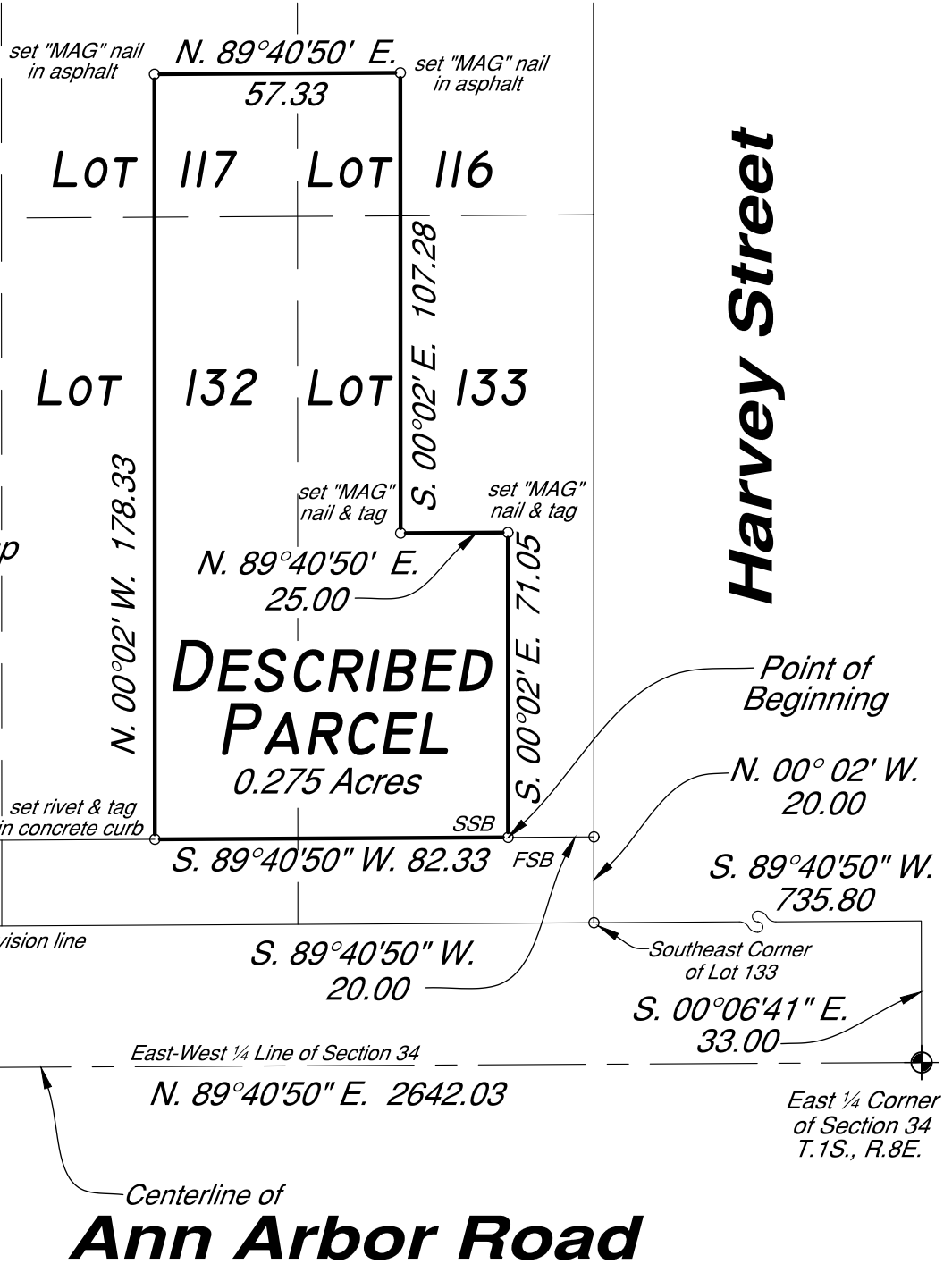


Know what's below.
Call before you dig.



SSB = Set Iron Bar/Cap
FSB = Found Iron Bar

LOT 131



found REMON iron in Mon Box

Center of Section 34 T.1S., R.8E.

Ann Arbor Road

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MICHIGAN, THAT THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF SECTION 3, P.A. 132 OF 1970, AS AMENDED, AND THAT THE ERROR OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS WAS 1 TO 76,000.

I. JOHN JEKABSON P.S. #19836

CERTIFIED SURVEY

Plymouth Roc
Steve Stergiou
1020 W. Ann Arbor Road
Plymouth, MI 48170

Jekabson & Associates, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 414-7272 fax



Date:
24 Aug. 2020

Job No.
20-08-003

Scale
1" = 40'

Drawn
AAH

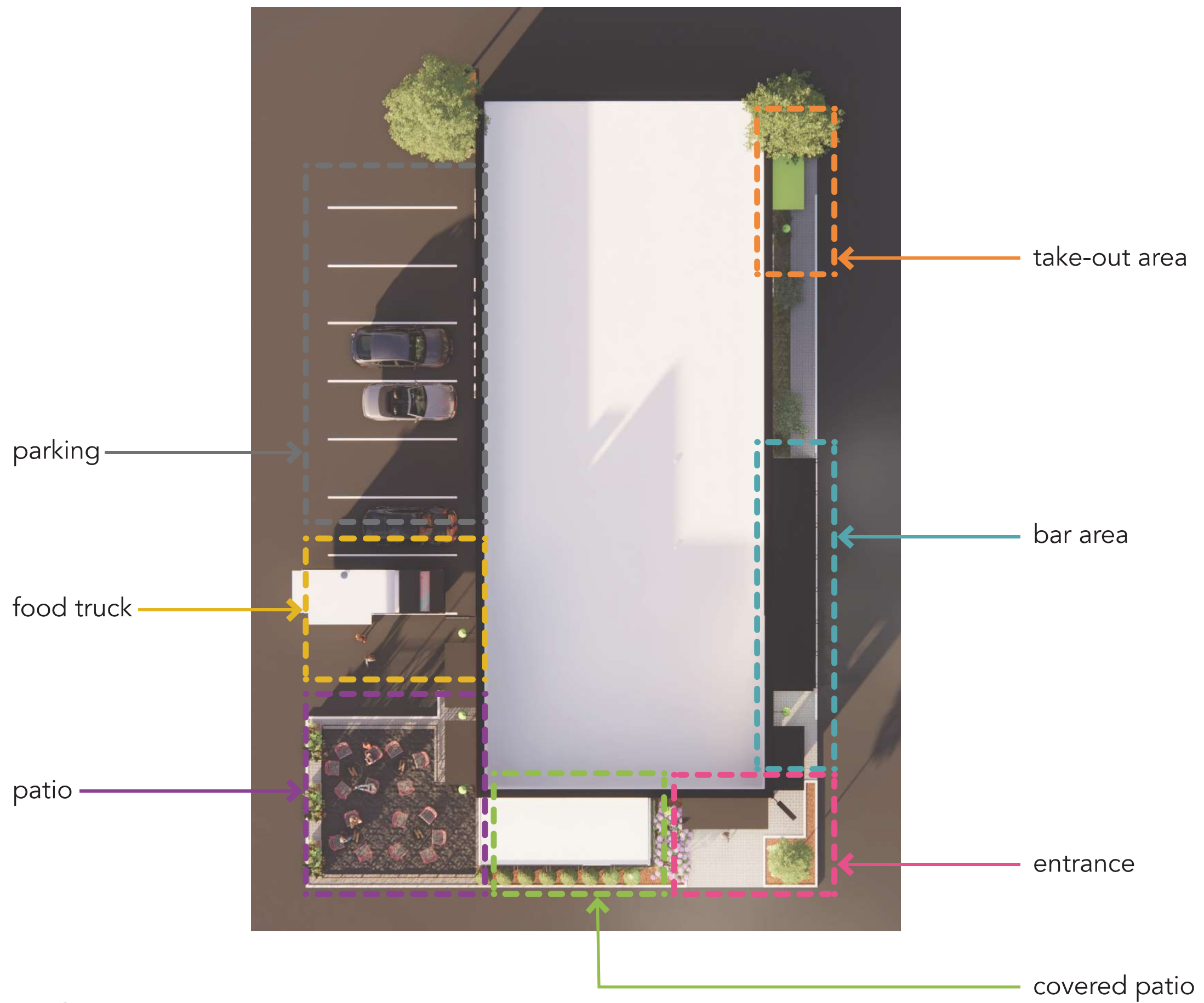
Checked
JGE

Sheet
1 OF 2



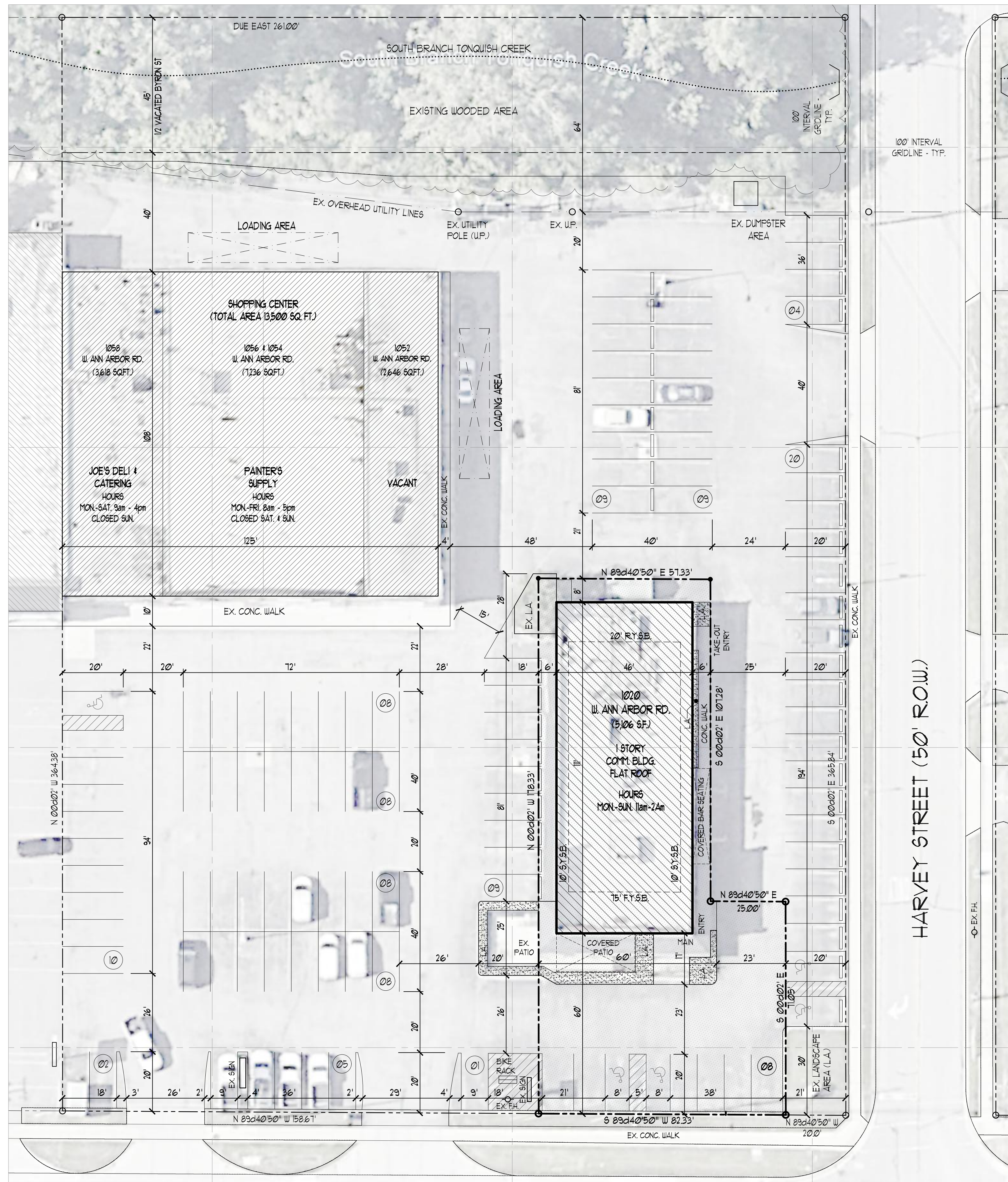
EXISTING CONDITIONS

SITE DIAGRAM









OVERALL SITE PLAN
 24" x 36" SCALE: 1" = 20'-0"
 11" x 17" SCALE: 1" = 40'-0"

**ANN ARBOR RD
 (106' R.O.W.)**

ZONING SUMMARY:

- ZONING DISTRICT : ARC : ANN ARBOR ROAD CORRIDOR
- MINIMUM LOT AREA : NONE
- MINIMUM LOT WIDTH : NONE
- MINIMUM LOT COVERAGE : NONE
- MAXIMUM HEIGHT : 2 STORIES, 30 FT.
- MINIMUM YARD REQUIREMENTS : FRONT : 15 FT. (PARKING BTUN BUILDING & STREET)
 SIDE, MINIMUM : 10 FT.
 SIDE, TOTAL OF TWO : 20 FT.
 REAR : 20 FT.
- EX. RESTAURANT AREA : 5,106 SQ. FT.
- EX. RESTAURANT HEIGHT : 20± FT. (TOP OF FRONT PARAPET)
- LOT AREA : 11,919 SQ. FT. 0.215 ACRES
- PARKING REQUIRED : 103 SPACES (19 REST. + 30 SHOPPING CNTR)

ESTABLISHMENTS FOR SALE / CONSUMPTION OF ALCOHOL / FOOD - ARC DISTRICT 79 SPACES REQ'D

1 SPACE / 2 PERSONS ALLOWED PER MAX. OCC. ESTABLISHED BY LOCAL, COUNTY, OR STATE FIRE, BUILDING OR HEALTH CODES
 SEE "RESTAURANT OCCUPANCY DIAGRAM" & "RESTAURANT SEATING CAPACITY PER BUILDING CODE" NOTE
 150 occ. / 2 = 75 TOTAL SPACES REQ'D
 OR (WHICHEVER IS GREATER)
 1 SPACE / 2 SEATS + 1 SPACE PER EMPLOYEE OF LARGEST SHIFT
 144 SEATS / 2 = 72 SPACES REQ'D
 1 EMPLOYEES * LARGEST SHIFT = 7 SPACES REQ'D
 79 TOTAL SPACES REQ'D

SHOPPING CENTERS - ARC DISTRICT 30 SPACES REQ'D

1 SPACE / 200 SQ. FT. OF USABLE FLOOR AREA
 13,500 GROSS SQ. FT. x 80% = 10,800 USABLE SQ. FT.

NOTE: SEC. 18-163(a)(5)(d) OF THE ZONING ORDINANCE STATES "In the case of shopping centers, usable floor area shall be based on 80% of the sum of the gross horizontal floor area. . . . However, if floor plans and calculations of usable floor area are submitted which demonstrate otherwise, usable floor area may be adjusted accordingly.

SEE "SHOPPING CENTER USABLE FLOOR AREA" DIAGRAM
 5,995 SQ. FT. / 200 = 30 TOTAL SPACES REQ'D

II. PARKING PROVIDED : 103 SPACES (104 SPACES + 5 BF. SPACES)

8 SPACES ON SITE + 101 SPACES VIA "PERMANENT CROSS-EASEMENT AGREEMENT", EXECUTED 03/30/1992

SITE PLAN NOTE:

INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM SURVEYS BY THE FOLLOWING:
 "MORRIS LEVINE & ASSOCIATES, INC." JOB NO. 38185 DATED 01/06/15
 "LANDINI AND ASSOCIATES, INC." SURVEY NO. 36724 DATED 12/10/88
 "JEKABSON & ASSOCIATES, P.C." JOB NO. 20-08-003 DATED 08/24/20
 IN ADDITION TO THE DOCUMENTS REFERRED TO ABOVE, INFORMATION WAS GATHERED FROM ONLINE SOURCES, SATELLITE IMAGERY AND MISCELLANEOUS FIELD MEASUREMENTS. JOSEPH PHILIPS-ARCHITECT, LLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN. THE LOCATION OF ALL BUILDINGS, SITE UTILITIES AND AMENITIES ARE TO BE VERIFIED IN FIELD PRIOR TO THE START OF CONSTRUCTION.

RESTAURANT SEATING CAPACITY PER BUILDING CODE:

ASSEMBLY WITHOUT FIXED SEATING - TABLES AND CHAIRS

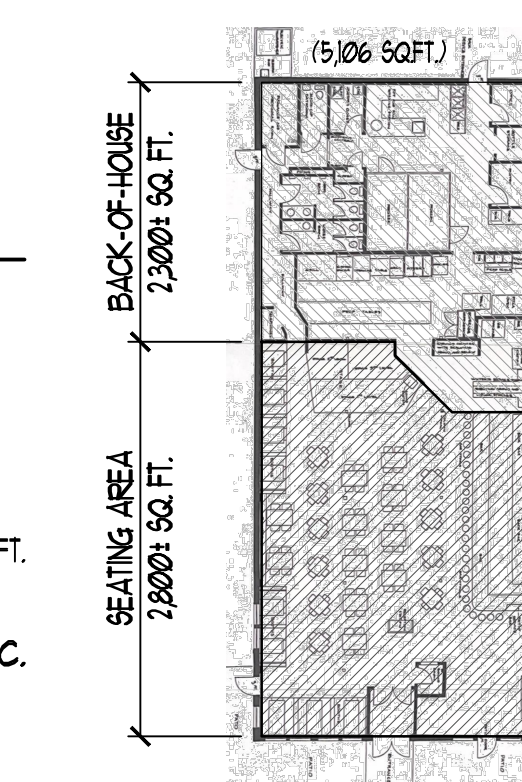
1 OCCUPANT (SEAT) / 15 NET SQ. FT. (OF SEATING AREA)

2,800 SQ. FT. SEATING AREA x 80% = 2,240 NET SQ. FT.

2,240 SQ. FT. / 15 SQ. FT. PER OCC. = 150 occ.

FLOOR PLAN NOTE:

FLOOR PLAN USED FOR "RESTAURANT OCCUPANCY DIAGRAM" WAS PREPARED BY "NAGY & ASSOCIATES", DATED 07/16/2009, AND IS MEANT TO ILLUSTRATE THE SEPARATION BTUN 'SEATING AREA' AND 'BACK-OF-HOUSE' ONLY.



RESTAURANT "OCCUPANCY" DIAGRAM
 NOT TO SCALE

ISSUED FOR:

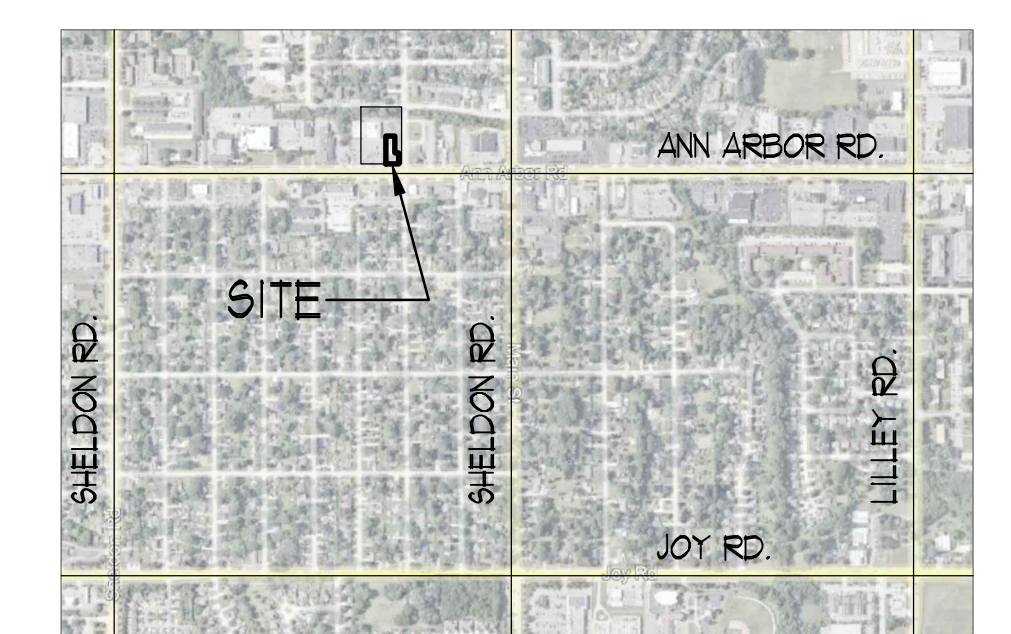
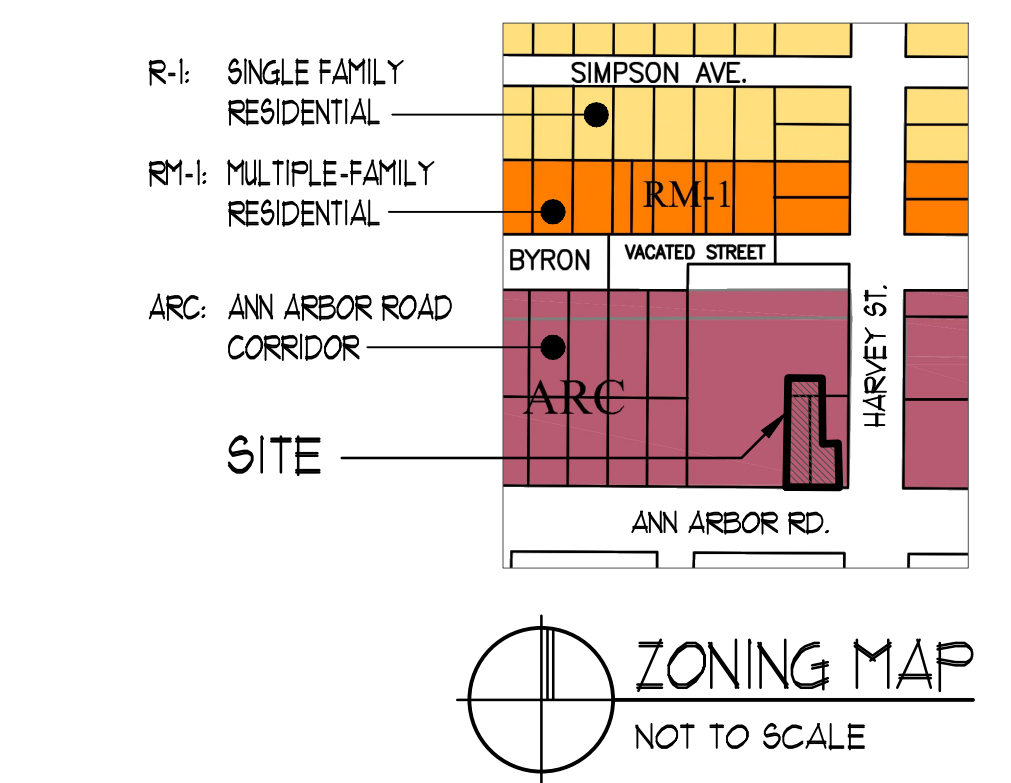
- 08/10/23 DRAWING(S) ARE BEING ISSUED FOR USE AT "PRE-APPLICATION" MEETING WITH THE CITY OF PLYMOUTH
- 08/23/23 DRAWING(S) ARE BEING ISSUED THIS DATE FOR SUBMITTAL TO THE CITY OF PLYMOUTH FOR SITE PLAN APPROVAL AND SPECIAL LAND USE PERMIT

PROJECT NARRATIVE:

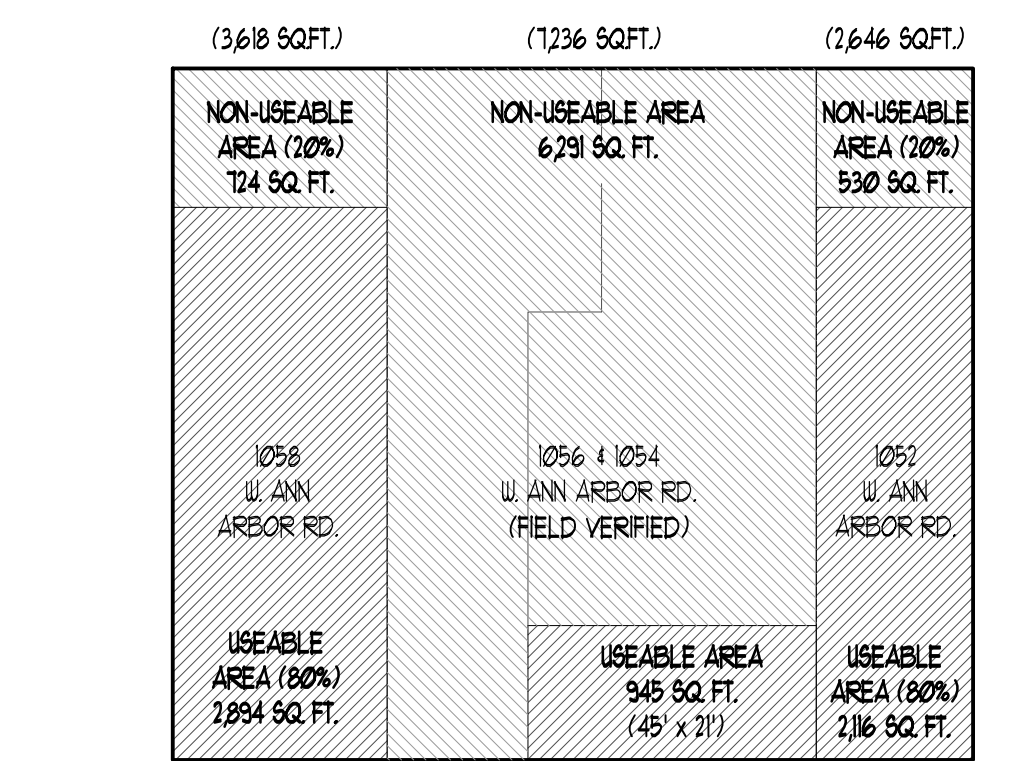
THIS PROJECT INVOLVES THE RE-OPENING AN EXISTING RESTAURANT THAT HAS SAT VACANT FOR OVER SIX (6) MONTHS.

DRAWING INDEX:

SHEET	ISSUE DATE
1 SITE PLAN	08/23/23



LOCATION MAP
 NOT TO SCALE



TOTAL "NON-USEABLE" AREA: 7,545 SQ. FT.
 TOTAL "USEABLE" AREA: 5,955 SQ. FT.
 TOTAL CENTER AREA: 13,500 SQ. FT.

SHOPPING CENTER "USABLE FLOOR AREA" DIAGRAM
 NOT TO SCALE

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PERMANENT CROSS-EASEMENT AGREEMENT

THIS PERMANENT CROSS-EASEMENT AGREEMENT is made this 4th day of April, 1992 by and among Sunshine Acres Condominium Association, a Michigan Non-Profit Corporation, William G. Fehlig and Virginia Fehlig, Yvonne Investment Company, and Michael A. Gubert and Susan C. Gubert, (hereinafter collectively referred to as the "Association") and Gary Bernstein, Melvyn Rubenfire, and Allen Glasser (hereinafter collectively referred to as the "Glasser Group").

WHEREAS, the real property described on the attached Exhibit "A" is part of the common elements of the Sunshine Acres Condominium Association, and William G. Fehlig and Virginia Fehlig, Yvonne Investment Company, and Michael A. Gubert and Susan C. Gubert, constitute all of the individuals who presently own units located within the Sunshine Acres Condominium;

WHEREAS, Gary Bernstein, Melvyn Rubenfire and Allen Glasser hereby represent that they presently hold title to the real property described in the attached Exhibit "B" in fee simple and that there are no other persons or individuals who hold a fee interest in said real property;

WHEREAS, a Grant of Temporary Easement dated March 11, 1974 was recorded in Liber 18759, Pages 137 - 150 of Wayne County Records, which touches and concerns the parcels described on the attached Exhibits "A" and "B".

WHEREAS, the parties hereto agree to replace and supersede the said Grant of Temporary Easement with this Permanent Cross-Easement

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Agreement; and

WHEREAS, each party desires to grant parking privileges to the other on their respective parcels and they also desire to provide for the payment of certain property taxes, maintenance and related expenses by the Glasser Group.

NOW, THEREFORE, in consideration of the covenants and conditions contained herein, it is agreed as follows:

ARTICLE I - EXHIBITS

Attached hereto are the following documents which are hereby incorporated into and made a part of this Permanent Cross-Easement Agreement:

- 1.01 Exhibit "A" is the legal description of the land which is titled in the name of the Sunshine Acres Condominium Association pursuant to a Master Deed dated May 7, 1989 recorded in Liber 24175, at Pages 426 - 466, Wayne County Records.
- 1.02 Exhibit "B" is the legal description of the real property which is presently titled in the names of Gary Burnstein, Melvyn Rubenfire and Allen Glasser, as tenants in common.
- 1.03 Exhibit "C" is a drawing which depicts the proposed outdoor dining area which the Glasser group proposed to utilize in connection with outdoor dining for the restaurant located on the real property described in Exhibit "B".
- 1.04 Exhibit "D" is a drawing which depicts both the parcels which are described in Exhibits "A" and "B" and upon which the parking areas, ingress and egress are marked.

ARTICLE XI - GRANT OF CROSS EASEMENTS

- 2.01 The Cross-Parking Easements. The Association and the Glasser Group hereby grant to each other perpetual, nonexclusive easements, licenses, rights and privileges to each other in the portions of the real property which

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each owns and which are used for parking areas as set forth in Exhibit "D" and so that they may utilize each other's said parking areas for purposes of parking by the parties, as well as their respective assigns, successors in interest, customers, visitors and invitees.

- 2.02 Outdoor Dining Area. The Association grants to the Glasser Group, and its successors and assigns, the right, license, and privilege to construct and operate the proposed outdoor dining area depicted on Exhibit "C", which proposed outdoor dining area may encroach upon the parcel depicted in Exhibit "A", as shown in Exhibit "C".
- 2.03 Right of Ingress and Egress. The Association grants the right to the Glasser Group and all of its respective employees, agents, sublessees, guests, invitees, successors and assigns, the right of ingress and egress across the property described in Exhibit "A" for purposes of ingress and egress to the property described on Exhibit "B" to and from Ann Arbor Road and Harvey Street through the existing curb-cuts and approaches, as identified on Exhibit "D".
- 2.04 The Sign License. The Association further grants the Glasser Group and its respective tenants, heirs, successors, and assigns, the right to continue to maintain a sign located at the Southeast portion of the property described on Exhibit "A" which is part of the common elements of the Association, where the Glasser Group or its tenant has its present sign, so long as this Permanent Cross-Easement Agreement remains in full force and effect.

ARTICLE III - PAYMENT AND MAINTENANCE PROVISIONS

- 3.01 Payment. In consideration for the rights provided to the Glasser Group, it is agreed that the Glasser Group shall pay the Association a sum of money totaling Fifty Thousand (\$50,000.00) Dollars, with Fourteen Thousand (\$14,000.00) Dollars of said sum to be paid to the Association at the time of the execution of this Permanent Cross-Easement Agreement. The remaining balance of Thirty Six Thousand (\$36,000.00) Dollars shall be paid without interest at the rate of One Thousand (\$1,000.00) Dollars per month commencing thirty (30) days after the execution of this Permanent Cross-Easement Agreement and continuing until the balance of the Thirty Six Thousand (\$36,000.00) Dollar sum is paid in full.

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- 3.02 Expenses, Maintenance and Replacement. The Glasser Group or its respective heirs, successors and/or assigns shall pay one-half (1/2) of all expenses pertaining to the maintenance, snow removal, repairs, striping, cleaning, rubbish removal and/or replacement costs or expenses pertaining to the entire parking area located on both Exhibits "A" and "B". This entire parking lot area includes the parking area which is the portion of the common elements of the Sunshine Acres Condominium as well as the parking area surrounding the restaurant which is presently owned by the Glasser Group. All sums due to the Association under this §3.02 shall be due within thirty (30) days of billing.
- 3.03 Sunshine Acres Condominium Association's Responsibility to Make Sure Maintenance and Snow Removal is Performed. It shall be the Sunshine Acres Condominium Association's responsibility to obtain pertinent bids, let appropriate contracts, and supervise all work concerning the maintenance, snow removal, repairs, striping, cleaning, rubbish removal and/or replacement costs or expenses referred to in § 3.02, above, and to make sure that such areas that are to be maintained and kept clean and free from debris and snow and kept stripped are reasonably maintained. If the Sunshine Acres Condominium Association fails to reasonably manage the maintenance, snow removal, striping, cleaning, rubbish removal and/or replacement work, then upon written notice to the Sunshine Acres Condominium Association, the Glasser Group or its successors or assigns shall have the right to take reasonable and necessary measures to have all such work reasonably carried out.
- 3.04 Outdoor Lighting. The Association and the Glaseer Group or their respective successors or assigns, shall each pay their own lighting as it is presently metered and established.
- 3.05 Property Taxes on the Common Area Encompassing the Parking Area of the Association. The Glasser Group or its respective successors and assigns shall be responsible for twenty-seven (27%) percent of the total real property taxes which are attributable to the parking area within the common area of the Condominium Association on the parcel described on the attached Exhibit "A". It is agreed that this parking area encompasses fifty eight thousand and forty nine (58,049) square feet. These property taxes shall be pro-rated each time a property tax statement is issued by the taxing authorities and the Glasser Group shall pay its pro-rata share to the Association prior to when the

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property taxes become subject to penalties and interest for late payment. They shall also be pro-rated effective as of the date of execution of this Permanent Cross-Easement Agreement, on a due-date basis.

- 3.06 Failure of Any of the Owners of Condominium Units in the Sunshine Acres Condominium to Pay Property Taxes. If any owner of a condominium unit in the Sunshine Acres Condominium fails to pay property taxes pertaining to a unit, and if as a result of such failure a lien attaches to any of the real property which is the subject matter of this Permanent Cross-Easement Agreement, and if such a lien reasonably jeopardizes the rights of the Glasser Group or its successors or assigns under this Permanent Cross-Easement Agreement, then the Glasser Group or its successors or assigns shall have the right, but shall not be obligated, to pay any such delinquent taxes directly to the appropriate taxing authorities. Any portion paid by the Glasser Group in excess of its pro rata share as determined under paragraph 3.05 shall be reimbursed forthwith by the Association. Failure to pay such reimbursement shall constitute a default of the Association.
- 3.07 Prior Approval of Bids for Contracts in Excess of \$1,000.00. Bids for contracts in excess of \$1,000.00 shall be submitted to the Glasser Group or its successors or assigns for its approval prior to acceptance by the Sunshine Acres Condominium Association. The Glasser Group or its successors or assigns shall not unreasonably withhold its prompt approval of any such bids.
- 3.08 Insurance. The Association and the Glasser Group, as well as its respective successors and assigns shall maintain their own liability insurance pertaining to their rights to use parking areas as set forth in this Permanent Cross-Easement Agreement.

ARTICLE IV - DEFAULTS

- 4.01 Defaults in Payments by the Glasser Group or its Successors or Assigns. In the event the Glasser Group or its successors or assigns defaults in the payment of the Fifty Thousand (\$50,000.00) Dollar sum set forth in §3.01, then the Association or its respective successors or assigns shall have the right to bring an action in the Wayne County Circuit Court to have this Permanent Cross-Easement Agreement terminated and the burdens hereunder extinguished and cleared from the real property described on Exhibit "A".

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- 4.02 Other Defaults. In an event of a breach or threatened or attempted breach of this Permanent Cross-Easement Agreement by either the Association or the Glasser Group or their respective successors or assigns, other than breaches in payment as set forth in 14.01, the parties shall, after giving fifteen (15) days written notice of default, with an additional fifteen (15) days in which to owe any enumerated defaults, to the other party, have the right to bring an action in the Circuit Court to obtain full and adequate relief by injunction and all other appropriate legal and equitable remedies from the consequences of such actual, attempted or threatened breach.
- 4.03 No Waiver. No delay or omission of any party in the exercise of any right accruing upon any default of the other party shall impair any such right or be construed to be a waiver thereof, and every such right may be exercised by having first given the defaulting party ten (10) days written notice of default, during which time such alleged default may be cured by the defaulting party or a mortgagee. A waiver by any party of a breach or a default of any of the terms and conditions of this Permanent Cross-Easement Agreement by any other party shall not be construed to be a waiver of any subsequent breach or default of the same or any other provisions hereof. Except as otherwise herein provided, no remedy provided in this Permanent Cross-Easement Agreement shall be exclusive, but shall be cumulative to the extent not inconsistent with all other remedies herein and at law or in equity.

ARTICLE V - GENERAL

- 5.01 Covenants Running with the Land. The terms, covenants and agreements contained herein shall be binding upon and inure to the benefit of the Association and the Glasser Group, their successors, assigns and mortgagees and the owners from time-to-time of land described in Exhibits "A" and "B" and shall run with and against land described in Exhibits "A" and "B".
- 5.02 Least Interference. The easements, rights and privileges hereinbefore granted shall be used and enjoyed in such a manner by each party so as to cause the least possible interference with the conduct and operations of the business of the other party.
- 5.03 Headings. The Article and Section headings herein are for convenience and reference only and in no way define the scope or content of this Permanent Cross-Easement Agreement.

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- 5.04 Notices. All bills, notices and other communications upon a party to the Permanent Cross-Easement Agreement or a subsequent owner of Parcel A or Parcel B shall be in writing and be deemed delivered if served personally or mailed by United States Certified Mail, Return Receipt Requested with sufficient postage prepaid thereon. Notices by either party concerning this Permanent Cross-Easement Agreement shall be directed to the address shown below or at such address as the parties shall advise each other of from time to time in writing. Notice to subsequent owners shall be directed to the address on the recorded conveyance document or such other address as they shall advise in writing.
- 5.05 Addresses. For the purpose of serving notice the addresses of the parties to this Agreement are as follows:
- a. Sunshine Acres Condominium Association
45715 W. Ann Arbor Trail
Plymouth, MI 48170
 - b. William G. Fehlig and Virginia Fehlig
45715 W. Ann Arbor Trail
Plymouth, MI 48170
 - c. Taurence Investment Company
9355 Island Drive
Grosse Ile, MI 48138
 - d. Michael A. Gubert and Susan C. Gubert
3630 N. Prospect Road
Ann Arbor, MI 48105
 - e. Gary Burnstein, Melvyn Rubenfire, and Allen Glascer
30000 Northwestern Highway
Farmington Hills, MI 48334
- 5.06 Interpretation. This Permanent Cross-Easement Agreement shall be interpreted in accordance with the laws of the State of Michigan.

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Mary Ann Gonsale
VARI AND JONES
Michelle Kott
MICHIGAN

TAURENCE INVESTMENT COMPANY

By: Chas E Taurence
Its: Chas E Taurence
CHESTER E. TAURENCE

STATE OF MICHIGAN)
COUNTY OF WAYNE) ss.

The foregoing instrument was acknowledge before me, a Notary Public, on this 2nd day of April, 1992 by CHESTER E. TAURENCE, the _____ of _____.

John Foremba
JOHN FOREMBA Notary Public
County of Wayne
My Commission Expires: _____
JOHN FOREMBA
Notary Public, Wayne County, MI
My Commission Expires Aug. 28, 1993

David C. Pehlig
DAVID C. PEHLIG
Frederick C. Eisenlord
FREDERICK C. EISENLORD

Michael A. Gubert
Michael A. Gubert
Susan C. Gubert
Susan C. Gubert

STATE OF MICHIGAN)
COUNTY OF WAYNE) ss.

The foregoing instrument was acknowledge before me, a Notary Public, on this 30th day of March, 1992 by MICHAEL A. GUBERT, & ~~the~~ SUSAN C. GUBERT of _____.

David C. Pehlig
DAVID C. PEHLIG Notary Public
County of Wayne
My Commission Expires: 3-31-92

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EXHIBIT "A"

PART OF LOTS 116 AND 117, LOTS 118 AND 119, AND PART OF LOTS 130 THRU 133 INCLUSIVE; RESUBDIVISION OF LOTS 3 TO 7, 24 TO 33, 40, 48 TO 52, 54, 55, 57 TO 66, 14 TO 22, AND PART OF LOTS 23, 47, AND 56, ALL INCLUSIVE, OF PLAT SUNSHINE ACRES SUBDIVISION, OF PART OF N.E. 1/4 OF SEC. 34, T.1.S., R.8.E., PLYMOUTH TOWNSHIP, NOW CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, RECORDED IN LIBER 51, PAGE 44 OF PLATS, WAYNE COUNTY, RECORDS; MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT N 89 49'50" W 736.02 FEET, ALONG THE EAST-WEST 1/4 LINE OF SECTION 34 (CENTERLINE OF ANN ARBOR ROAD), AND N 00 02'00" W 53.01 FEET, FROM THE EAST 1/4 CORNER OF SECTION 34, T.1.S., R.8.E., AND PROCEEDING THENCE N 89 40'50" W 20.00 FEET, ALONG THE NORTH LINE OF ANN ARBOR ROAD; THENCE N 00 02'00" W 71.05 FEET; THENCE N 89 40'50" W 25.00 FEET; THENCE N 00 02'00" W 107.28 FEET; THENCE N 89 40'50" W 57.33 FEET; THENCE S 00 02'00" E 178.33 FEET; THENCE N 89 40'50" W 158.67 FEET, ALONG THE NORTH LINE OF ANN ARBOR ROAD; THENCE N 00 02'00" W 364.38 FEET, ALONG THE WEST LINE OF LOTS 130 AND 119; THENCE DUE EAST 261.00 FEET, ALONG THE CENTERLINE OF VACATED BYRON STREET; THENCE S 00 02'00" E 365.84 FEET, ALONG THE EAST LINE OF LOTS 116 AND 133 (ALSO BEING THE WEST LINE OF HARVEY STREET); TO THE POINT OF BEGINNING; CONTAINING 1.912 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RESTRICTIONS OF RECORD, IF ANY.

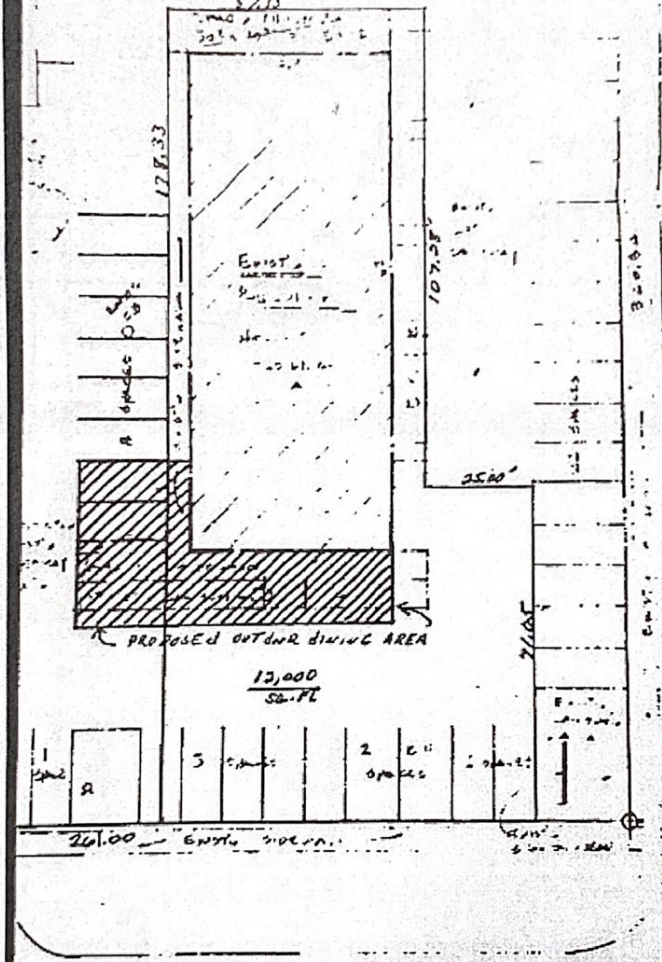
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EXHIBIT "a"

Part of Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 and 54 and part of Lots 55, 56 and 57 and part of Lots 58, 59 and 60, all inclusive, of Plat of "Sunshine Acres Subdivision" of Part of N.E. 1/4 of Sec. 34, T 1 S, R 8 E, Plymouth Township, now City of Plymouth, Wayne Co., Michigan, recorded in Liber 51, Page 44 Plats, W.C.R.

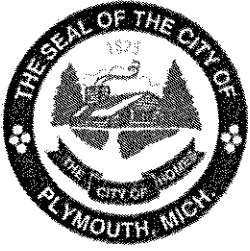
More particularly described as beginning at a point on the North line of Ann Arbor Road 106 feet wide distant South 89° 40' 50" West 20.00 feet from the Westline of South Harvey Street 50.0 feet wide; thence South 89° 40' 50" West 82.33 feet along said North line of Ann Arbor Road; thence North 0° 02' 00" West 178.33 feet; thence North 89° 40' 50" East 57.33 feet; thence South 0° 02' 00" East 107.277 feet; thence North 89° 40' 50" East 25.00 feet; thence South 0° 02' 00" East 71.053 feet to point of beginning. Containing 12,000 square feet.

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ANN ARBOR Rd.
EXHIBIT A





Administrative Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

To: Planning Commissioners
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: September 6, 2023
Re: Projections into Setbacks Amendments (Generator Placement Edits)

Background:

The Planning Commission has been asked by the Zoning Board of Appeals to review Section 78-217 – Projections into setbacks for the allowed placement of generators. Over the last few years, the ZBA has considered five generator variance requests. The suggested amendments would allow generators to be placed within the side yard setback up to 2-feet away from the side property line, which is where an air conditioning condenser can be located. The suggested amendments would allow generators to be placed within the rear yard setback up to 3-feet away from the rear property line, which is where an accessory structure can be located. It should be noted that other mechanical and plumbing code requirements restrict the location of generators away from openings like doors and windows.

The proposed amendments are attached. The next step is to set a public hearing for further consideration.

Should you have any questions, please don't hesitate to contact me directly.

Sec. 78-217. Projections into setbacks.

Projections into setbacks shall be permitted as follows:

Projection...	...Into Front Yard Setback	...Into Side Yard Setback	...Into Rear Yard Setback
<i>At or Below Grade:</i>			
Egress window/areaway recess*	Not permitted	3 feet from face of structure (interior dimension)	3 feet from face of structure (interior dimension)
Stairs from basement	Not permitted	Not permitted	4 feet (interior dimension)
Patios	4 feet, but no closer than 10 feet from the front property line	Not permitted	10 feet from property line
<i>Above Grade but Below Roof:</i>			
Air conditioning condensers	Not permitted	4 feet	4 feet
Architectural features, as defined	4 inches	4 inches	4 inches
Awning/canopy	3 feet	Not permitted	3 feet
Balcony	4 feet	Not permitted	4 feet
Bay window (limited to 8 feet in width; maximum 2 per side)	2 feet	Not permitted	2 feet
Cantilevered floor area (Box Out)	2 feet	Not permitted	2 feet
Cellar door	Not permitted	Not permitted	8 feet
Chimney(limited to 8 feet in width)	1 foot	Not permitted	1 foot
Deck**	Not permitted	Not permitted	12 feet, but limited to three feet high
Generators	Not permitted	4 feet Not permitted	3 feet from property line Not permitted
Porch, uncovered	6 feet	Not permitted	12 feet, but limited to three feet high
Porte cochere (excluding gutters)	Not permitted	2 feet from property line	Not permitted
<i>Roof Area:</i>			
Cornices, eaves, overhangs, brackets, soffits (excluding gutters)	2 feet	2 feet	2 feet
Dormers	¹ Not permitted	Not permitted	Not permitted

*Areaway construction can project above grade no more than 12 inches.

**The portion of a deck which occupies the rear yard setback shall not be converted into any enclosed habitable spaces.

(1) Projections containing floor area, including decks, shall be included in the lot coverage calculation. See Sections 78-43 and 78-53 for the front porch exclusion from lot coverage.

(Ord. of 10-6-03; Ord. No. 16-02, § 2, 7-18-16)