



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, July 6, 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: Economic Development Director John Buzuvis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Devine, to approve the minutes of the May 4, 2023, meeting.

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 July 6, 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

a. Z 23-06, 643 N. Mill: Use variance request for habitable space in a detached accessory structure

Applicant Pat O'Neill described his request to create a living space above a barn on the property facing the rear alley.

Citizen Comments

Kristie Holmes, 633 Starkweather, said she supported the project.

Cole Dennison, who has a business at 689 Mill, said he supported the project as well.

Board Member Comments

Latawiec disclosed that he has done business with the applicant in the past but is not currently working with him. Board members agreed that this would not be reason for him to recuse himself.

Board members discussed the proximity of the structure to the adjacent building and the ordinance that prohibits habitable space above an accessory building. It was noted that the ordinance referred to buildings zoned residential, and this property is zoned B-1, which allows residential space on an upper level of a commercial building.

Motion

Devine offered a motion, seconded by Pappas, to grant a variance to allow habitable space on the second floor of the accessory building at 643 N. Mill.

Findings of Fact

The building is located centrally within the B-1 Old Village District.
The use is allowed in the B-1 District and is encouraged by the master plan.

Condition

The habitable space is limited to the footprint of the existing structure.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

- b. 223-07, 247 W. Liberty: Rear and side yard setbacks for an accessory structure – applicant requested postponement.

7. BOARD MEMBER COMMENTS

Devine said he would be absent from the August meeting.

Burrows asked when the next training would take place and Buzuvis said it would likely be in September.

Latawiec said he was moving from the City in the next few months, which would make him ineligible to serve on the ZBA.

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

Pappas offered a motion, seconded by Burrows, to adjourn the meeting.

There was a voice vote.

MOTION PASSED 5-0