



City of Plymouth  
Zoning Board of Appeals  
Regular Meeting Minutes  
Thursday, August 3, 2023 - 7:00 p.m.

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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 Dave Latawiec, Mike Pappas  
Excused: Member Mike Devine

Also present: Community Development and Planning Director Greta Bolhuis

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

Burrows offered a motion, seconded by Latawiec, to approve the minutes of the July 6, 2023, meeting.

There was a roll call vote.  
MOTION PASSED 4-0

**4. APPROVAL OF THE AGENDA**

Burrows offered a motion, seconded by Latawiec, to approve the agenda for the August 3, 2023, meeting.

There was a roll call vote.  
MOTION PASSED 4-0

**5. OLD BUSINESS**

There was no old business.

**6. NEW BUSINESS**

a. Z 23-07, 247 W. Liberty: Rear and side yard setback for an accessory structure, distance to principal structure, and lot coverage

Applicant Margaret Wingard described her request to continue building a shed that does not conform to the setback, distance to the principal structure and lot coverage ordinances due to the size of the lot.

***Citizen Comments***

Eric Washburn, 663 Starkweather, asked that the ordinances be enforced and expressed concern that the structure was too close to his fence and that water runoff from the roof would impact his property.

Mary Blottie, 685 Starkweather, said she had no issue with the shed location.

**Board Member Discussion**

Board members discussed the request and noted that the size of the property creates a hardship. There was also discussion about the location and ownership of the fence between the two properties.

Elliott explained that the applicant could choose to come back to the ZBA at a meeting when all members would be present, and she declined, stating that she would like to go forward at this meeting.

**Motion**

Elliott offered a motion, seconded by Pappas, to approve Z23-07 for a 2-foot side yard setback variance and a 1-foot rear setback variance to construct an accessory building at 247 W. Liberty.

**Finding of Fact**

The small distance between the building and the neighboring property creates a negative for the neighbor.

There was a roll call vote.

Yes: Latawiec, Pappas

No: Burrows, Elliott

MOTION FAILED

**Motion**

Elliott offered a motion, seconded by Pappas, to approve a variance to allow the accessory structure to be placed 7.3-feet from the primary structure.

**Finding of Fact**

The unusually small lot provides no other options.

There was a roll call vote.

MOTION PASSED 4-0

**Motion**

Elliott offered a motion, seconded by Burrows, to approve a lot coverage variance of 3.7% to allow a 96 square-foot accessory structure to be constructed in the rear lot.

**Finding of Fact**

The property is uniquely small.

There was a roll call vote.

MOTION PASSED 4-0

b. Z23-08, 173 W. Liberty: Reduce the required number of off-street parking spaces by 8 spaces

Applicant Rebecca Nicholson said she planned to open a retail specialty kitchen supply business in the renovated building. She said the hours of operation would be 11 a.m. to 6 p.m.

**Citizen Comments**

Eric Washburn, 663 Starkweather, said he was in support of the variance.

Jan Waller, 1051 N. Mill, said that the Old Village Association supports the variance.

A resident of Plymouth Township said she was a frequent visitor to Old Village, and she was in support.

Sidney Filippis, 697 Ann, said she didn't think parking restrictions were necessary, and that she supported the project.

Kristin Holmes, 633 Starkweather, said Old Village needed more retail and that any parking issue shouldn't be the responsibility of businesses.

Karen Sisolak, 939 Penniman, said she supported the variance.

***Board Member Discussion***

It was stated that a variance was the only option for this property, since payment in lieu of parking is only available in the B-2 district.

***Motion***

Elliott offered a motion, seconded by Burrows, to approve a variance for Z23-08 for 8 parking spaces at 173 W. Liberty for retail use.

***Finding of Fact***

Retail business hours complement the existing parking load in the Old Village district, and it is not feasible for any parking to be provided within 300 feet of this structure in the Old Village District.

There was a roll call vote.

MOTION PASSED 4-0

c. Z23-09 412 W. Ann Arbor Trail: Constructing a pool in a required front yard.

Applicant Jacquelyn Oulette provided an overview of the project. She said that her property had been designated as having two front yards, hence the need for a variance.

***Citizen Comments***

Karen Sisolak, 939 Penniman, asked whether the applicant had chosen to build the garage in the back yard, which would make the condition self-imposed. The applicant replied that the garage was in place when she purchased the home.

Diane Pray, 355 W. Ann Arbor Trail, said she was in support of the project.

***Board Member Discussion***

There was a discussion about the two-front-yard designation and some members argued the proposed location of the pool was a side yard. Bolhuis said the building official made the determination.

***Motion***

Elliott offered a motion, seconded by Latawiec, to approve Z23-09 for a variance to allow a pool in the required front yard on the Hamilton St. side in the location described in the application.

***Finding of Fact***

This property has been determined to have two front yards and there is no possible location for a pool without a variance.

There was a roll call vote.  
MOTION PASSED 4-0

**7. BOARD MEMBER COMMENTS**

Burrows said he might be absent from the September meeting.

Elliott said he would like the Planning Commission to look into getting rid of parking requirements, especially in Old Village.

**8. REPORTS AND CORRESPONDENCE**

Bolhuis said she was still working on scheduling a training, and that some Northville boards and commissions would be taking part.

Elliott reminded board members to complete the mandatory computer security training.

**9. ADJOURNMENT**

Burrows offered a motion, seconded by Latawiec, to adjourn the meeting at 8:17 p.m.

There was a voice vote.  
MOTION PASSED