



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, September 7, 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, Members Mike Devine, Dave Latawiec, Mike Pappas, Scott Silvers
Excused: Vice Chair Jim Burrows

Also present: Planning & Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Latawiec offered a motion, seconded by Pappas, to approve the minutes of the August 3, 2023, meeting.

There was a roll call vote.

YES: Latawiec, Pappas, Silvers, Elliott

ABSTAIN: Devine

MOTION PASSED

4. APPROVAL OF THE AGENDA

Devine offered a motion, seconded by Latawiec, to approve the agenda for the September 7, 2023, meeting.

There was a roll call vote.

MOTION PASSED 5-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

- a. Z 23-10, 189 Hamilton: Side yard setback

Applicant John Kinville described his request to build an addition to the rear of his home. He said that the home is not square to the lot and the building is already nonconforming, which is why the side setback variance is required.

Board Member Discussion

The group discussed the narrowness of the lot and the existing nonconformity. They also pointed out that the neighboring property was a service drive to a condo complex that is not likely to change.

Motion

Elliott offered a motion, seconded by Devine, to approve Z23-10 for a two-foot side yard setback variance for a rear addition as described in the application.

Finding of Fact

The requested variance is to extend the existing building rearward and the applicant is asking for the smallest practical variance.

The area of the lot where the proposed variance is being requested abuts a driveway for a condo complex to the northeast, so there is very little negative effect on any neighboring property.

The lot is narrower than is typical throughout the city.

The existing building is nonconforming, and the building is not aligned parallel to the lot line.

Condition

The variance is only granted for the area that is needed in the drawing and doesn't extend for the full length of the property.

There was a roll call vote.

MOTION PASSED 5-0

7. BOARD MEMBER COMMENTS

Latawiec said this would be his last meeting since he is moving out of the city. The group thanked him for his service.

8. REPORTS AND CORRESPONDENCE

Bolhuis asked the group to let her know if September 19, 21, or 25 worked better for them to attend a training. She also said that Doug Griffiths, author of *13 Ways to Kill your Community*, would be coming to Plymouth from December 5-7.

9. ADJOURNMENT

Latawiec offered a motion, seconded by Pappas, to adjourn the meeting at 7:16 p.m.

There was a voice vote.

MOTION PASSED