



City of Plymouth  
Zoning Board of Appeals  
Regular Meeting Minutes  
Thursday, January 4, 2024 - 7:00 p.m.

---

City of Plymouth [www.plymouthmi.gov](http://www.plymouthmi.gov)  
201 S. Main Phone 734-453-1234  
Plymouth, Michigan 48170-1637 Fax 734-455-1892

**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, Mike Pappas, Rebecca Smith  
Also present: Planning and Community Development Director Greta Bolhuis

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

Burrows offered a motion, seconded by Pappas, to approve the minutes of the December 7, 2023 meeting.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Smith, Elliott

MOTION PASSED

**4. APPROVAL OF THE AGENDA**

Burrows offered a motion, seconded by Pappas, to approve the agenda for the January 4, 2024 meeting.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Smith, Elliott

MOTION PASSED

**5. ELECTION OF OFFICERS**

Burrows nominated Elliott for the office of chairperson. Bolhuis asked three times whether there were any other nominations. There were not.

There was a voice vote.

Elliott was unanimously elected as chairperson of the Zoning Board of Appeals for 2024.

Devine nominated Burrows for the office of vice chairperson. Elliott asked three times whether there were any other nominations. There were not.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Smith, Elliott

MOTION PASSED

## 6. OLD BUSINESS

There was no old business.

## 7. NEW BUSINESS

a. Z 24-01 1020 W. Ann Arbor Rd.: front and rear setbacks

Devine offered a motion, seconded by Elliott, to recuse himself from this agenda item because he is employed by the architectural firm representing the applicant.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Smith, Elliott

MOTION PASSED

Architect Joe Phillips described the variance request for canopies extending into the front and rear setbacks.

### ***Citizen Comments***

Keith Kwasny, 1361 Byron, asked about the distance between the building and the adjacent apartment complex he owns.

### ***Board Member Discussion***

The group discussed the request and the unusual lot configuration that requires a setback variance even though it is approximately 150-feet from the adjoining property.

### ***Motion***

Elliott offered a motion, seconded by Pappas, to approve Z24-01 for front and rear setbacks at 1020 W. Ann Arbor Rd.

### ***Finding of Fact***

This is a unique property – essentially a lot within a lot.

The rear yard setback meets the spirit of the ordinance when considering the entire property.

The front yard setback is larger than the neighboring property on the north side of Ann Arbor Rd.

The hardship was not self-imposed.

Elliott informed the applicant that there were only four members voting and gave them the option of waiting for a meeting when five would be present.

There was a roll call vote.

YES: Burrows, Pappas, Smith, Elliott

MOTION PASSED

Devine re-joined the meeting.

## 8. BOARD MEMBER COMMENTS

Elliott welcomed Smith and she introduced herself to the group. Members introduced themselves to her as well.

**9. REPORTS AND CORRESPONDENCE**

City Commission Liaison Brock Minton introduced himself to the group.

**10. ADJOURNMENT**

Burrows offered a motion, seconded by Pappas, to adjourn the meeting at 7:24 p.m.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Smith, Elliott

MOTION PASSED