



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, November 8, 2023 - 7:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
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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 7:11) Tim Joy, Kyle Medaugh, Hollie Saraswat, and Eric Stalter

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

2. CITIZENS COMMENTS

There were no citizen comments

3. APPROVAL OF MEETING MINUTES

Joy offered a motion, seconded by Funk, to approve the minutes for the October 11, 2023, meeting as presented.

There was a voice vote.

Stalter abstained.

MOTION PASSED

4. APPROVAL OF THE AGENDA

Medaugh offered a motion, seconded by Hawthorne, to approve the agenda for November 8, 2023.

There was a voice vote.

MOTION PASSED

5. COMMISSION COMMENTS

Hawthorne said he liked the way the Saxtons Lot turned out.

Adams reminded the group that Veterans Day was coming up and he thanked veterans for their service.

Sisolak said the zoning audit was received by the City Commission at their last meeting.

6. PUBLIC HEARINGS

There were no public hearings.

7. OLD BUSINESS

a. Master Plan Discussion

Bolhuis reviewed a memo she wrote outlining the steps needed to complete the master plan review. The subcommittee, comprising Funk, Silvers, and Saraswat, reported that they met and agreed that the framework of the plan didn't need to be changed. They said they'd like to schedule a joint meeting with the City Commission to align goals and to gauge their interest in moving forward on

form-based codes, and they recommended establishing subcommittees for the future land use map, for public engagement, and for form-based code implementation.

City Commission Liaison Jennifer Kehoe said the City Commission should have the role of deciding the what, and the Planning Commission should decide the how.

There was a discussion about rezoning for form-based codes versus creating an overlay district. Further discussion included the large number of items in the zoning audit and how these items could be included in the master plan.

The timing for public input on form-based codes was debated, whether before the master plan is updated or after. A master plan or board and commission citizens academy was suggested.

Bolhuis offered to develop a work plan and the group agreed that would be an appropriate first step.

Ron Picard, 1373 Sheridan, spoke about public engagement.

b. Generator Ordinance Discussion

Bolhuis reviewed a list of proposed amendments, and the group was reminded that these amendments would be placed in the zoning ordinance and would require approval only from the City Commission, and that the Planning Commission's purview was recommending setbacks. Noise levels were discussed. Looking at the reasons for variances that have been granted over the past several years was suggested. Elmiger suggested using stronger language (required as opposed to preferred) and identifying factors that would have to be present to allow a deviation. It was agreed that Bolhuis would work with the building inspector to identify these factors and that she would bring the document to a future meeting.

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

Hawthorne gave an analysis of how the residential compatibility ordinance information provided by Funk and used in the City of Detroit would work in Plymouth. He said he would like the Planning Commission to consider writing a similar ordinance for Plymouth to sustain the availability of entry-level homes. It was agreed that this item would be placed on the next agenda for consideration.

Bolhuis asked Planning Commissioners to attend the Doug Griffiths presentation on December 5. She also gave an update on the Christian Science Church property and the Wiltsie building project.

10. ADJOURNMENT

Joy offered a motion, seconded by Adams, to adjourn the meeting at 9:07 p.m.

There was a voice vote.

MOTION PASSED