



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, December 13, 2023 - 7:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
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Plymouth, Michigan 48170-1637

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1. CALL TO ORDER

Member Tim Joy called the meeting to order at 7:00 p.m.

Present: Commissioners Shannon Adams, Zachary Funk, Tim Joy, Kyle Medaugh, Hollie Saraswat, and Eric Stalter

Excused: Chair Karen Sisolak, Vice Chair Scott Silvers, Member Joe Hawthorne

Also present: Economic Development Director John Buzuvis, Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

Kathy Simone of Tonquish Creek Manor asked if there was any update on the sale of the Christian Science Church property. Buzuvis said there was no update.

3. APPROVAL OF MEETING MINUTES

Stalter offered a motion, seconded by Medaugh, to approve the minutes for the November 8, 2023, meeting as presented.

There was a voice vote.
MOTION PASSED

4. APPROVAL OF THE AGENDA

Stalter offered a motion, seconded by Adams, to approve the agenda for December 13, 2023.

There was a voice vote.
MOTION PASSED

5. COMMISSION COMMENTS

Medaugh said he went to the 13 Ways presentation and noted that the city administration does great work.

Saraswat said she was concerned about pedestrian safety in the city.

Joy said he was also concerned about pedestrian safety. He thanked Adams for serving on the Planning Commission and noted this would be Adams' last meeting. Joy also announced that he would not be seeking reappointment.

6. PUBLIC HEARINGS

There were no public hearings.

7. OLD BUSINESS

a. SP23-09: 1020 W. Ann Arbor Road – Special Land Use and Site Plan Review

Elmiger reviewed her report on the project. She said the project would require two variances – one for a covered outdoor dining space and the other for a covered dumpster enclosure. She stated her

concern about using a type of Buckthorn in the landscaping because some varieties of the plant are known to be invasive. She also asked commissioners to review whether the architecture fits into the Ann Arbor Rd. Corridor (ARC) zoning requirements and to consider a barrier between outside diners and cars backing up in the parking lot.

Architect Mike Devine said the building was designed to be unique. He asked that an approval not be contingent on being granted the variances because they could continue to build without them. He said he would substitute a different landscape plant if the commission required it but stated that the variety he selected didn't seed and wasn't invasive.

Public Comment

Mark Blaufuss, 1059 Penniman, said the owners have a great track record and asked that the plan be approved.

Rob Mengel, 1293 S. Harvey, spoke in support of the project.

Kelly Katynski, 986 Dewey, said she loves outdoor dining and wouldn't be concerned about safety.

Pat O'Neill, 843 Penniman, spoke in support of the project.

Adam Covington, 674 Sunset, spoke in support of the project.

Joy said he received three emails supporting the project.

Commission Discussion

Commission members discussed the two variances and whether any approval should be contingent on the applicant receiving them. There was also discussion about the ARC language, landscaping, and safety for the outdoor dining area.

Motion

Funk offered a motion, seconded by Stalter, to approve the special land use for SP23-09.

Condition

The applicant must seek a variance for the front setback for the canopy.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Motion

Funk offered a motion, seconded by Saraswat, to approve the site plan review for SP23-09.

Conditions

Any paving at the subject site is to be repaired to good condition and striped to be determined by the building official.

Curb cuts and city utilities are to be evaluated by the city engineer.

The Buckthorn to be substituted for a noninvasive species.

Landscaping along Ann Arbor Rd. meets the ARC standards.

Stalter offered a friendly amendment to remove the landscaping screening along the Ann Arbor Rd. streetscape.

Funk and Saraswat accepted the friendly amendment.

Medaugh asked to add that the signage will be met by a separate permit reviewed by the city administration.

The applicant is to add a curb to the east side of the patio area along the parking drive.

There was a voice vote.

MOTION PASSED UNANIMOUSLY.

There was a five-minute break.

b. Master Plan Discussion

Buzuvis reviewed the status of the master plan project. He said the group needed to form a public engagement subcommittee and a future land use subcommittee. Stalter and Funk said they would like to be on the future land use subcommittee, and Saraswat and Funk said they would like to be on public engagement.

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Brock Minton introduced himself to the group.

Adams said this was his last meeting and he thanked everyone.

10. ADJOURNMENT

Joy offered a motion, seconded by Adams, to adjourn the meeting at 8:20 p.m.

There was a voice vote.

MOTION PASSED

From: [Richard McKinney](#)
To: [Group - Planning Commission](#)
Subject: Ryan Yaquinto
Date: Tuesday, December 12, 2023 5:45:01 PM

My Wife and I have been going too first Yaquinto restaurant on Main Street from when it opened. We continue going there for our Family celebration as well as personal times.

Ryan's father Frank is a super guy and great businessman and Ryan is following in his footsteps for sure.

Their restaurant's have brought thousands of people with their money to our town of Plymouth. We both feel that opening this new location will do the same. Plus it will also bring jobs too our people in Plymouth.

Please take all this history into careful consideration while allowing Ryan to his success and support him in this endeavor.

Thank you.

Sent from my iPhone

From: [Scott Lorenz](#)
To: [Group - Planning Commission](#)
Subject: RE: THE DRIFT
Date: Tuesday, December 12, 2023 7:47:47 AM

To The Planning Commission:

Regarding **THE DRIFT** proposal I would like to extend my support for the project. Whenever a building is closed for years it reflects badly on a community. This Harvey Street / Ann Arbor Road corner is an important part of the Ann Arbor Road corridor. With this development, along with the improvements at the former NBD bank across the street, it will once again be a vibrant area.

That is why I was thrilled with the fact that not only was this restaurant going to be reopened, but it would be redeveloped by a known restaurant family from Plymouth, the Yaquinto family.

The reputation of the Yaquinto family speaks volumes. They have all the capabilities to successfully undertake this project.

We are fortunate to have local entrepreneurs who are members of the community, who have high integrity, who care about the community and will follow the standards expected by the residents and the city commission.

I highly recommend the approval of this project.

Scott Lorenz
President

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[@aBookPublicist](#)

From: [Nick Schultz](#)
To: [Group - Planning Commission](#)
Subject: Support for the THE DRIFT Proposal
Date: Tuesday, December 12, 2023 9:59:55 AM

Dear Planning Commission,

I am writing to express my wholehearted support for THE DRIFT proposal. The prolonged closure of buildings cast a negative light on our community, and revitalizing the Harvey Street / Ann Arbor Road corner is crucial for the overall well-being of the Ann Arbor Road corridor. The proposed development, coupled with the enhancements at the former NBD bank across the street, promises to restore vitality to this significant area.

I am particularly excited about the prospect of reopening and redeveloping the restaurant, especially under the stewardship of the esteemed Yaquinto family from Plymouth. The involvement of such a reputable restaurant family ensures that the project will be handled with the utmost professionalism and expertise.

The Yaquinto family's well-established reputation is a testament to their capabilities and commitment to excellence. Having local entrepreneurs like them, who are not only community members but also uphold high standards of integrity, demonstrates a genuine concern for the well-being of residents and the city of Plymouth.

In light of these considerations, I strongly urge the approval of this project.

Sincerely,

Nick Schultz

[REDACTED]

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233 S Union Street
523 Roe Street
50367 Fellows Hill Drive
Plymouth, MI 48170

[REDACTED]



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