



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

City of Plymouth 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, Scott Silvers

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 September 7, 2023 meeting.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Elliott

MOTION PASSED

Silvers offered a motion, seconded by Burrows, to approve the minutes of the September 25, 2023 joint training meeting.

There was a roll call vote.

YES: Burrows, Devine, Silvers, Elliott

ABSTAIN: Pappas

MOTION PASSED

4. APPROVAL OF THE AGENDA

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

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Elliott

MOTION PASSED

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

- a. Z 23-11 - 1185 Carol: Lot coverage and accessory structure located in an easement

Applicant Mark Gardner described his request to locate a shed in the easement. He explained that due to the drainage basin he installed, there is nowhere else in the yard to place the shed. Jane Gardner added that the drainage basin alleviated a flooding issue for the neighbors as well as themselves.

Several letters, both in support of and in opposition to the project were received.

Board Member Discussion

The group discussed the request and stated the importance of keeping the easement clear for the transformer on the edge of the property. It was suggested that the applicant move the shed to the southeast corner of the garage or elsewhere. Lot coverage was calculated and was found to be in compliance.

Motion

Devine offered a motion, seconded by Silvers, to deny the request for 1185 Carol.

Finding of Fact

There is no finding of fact that prove a practical difficulty and maintaining a clear utility easement is a priority.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Elliott

MOTION PASSED (to deny the request)

- b. Z 23-12-451 Starkweather: side yard setback

Applicant Heather Doba and a representative from Northgate Construction described their request.

Glen Schulz, 312 Blanche, spoke in support of the project.

Board Member Discussion

It was agreed that the project did not increase the nonconformity of the property, and that the RT-1 zoning was unique.

Motion

Devine offered a motion, seconded by Burrows, to approve a 1.9-foot side yard setback on the north side of the property.

Finding of Facts

The 40-foot width and RT-1 zoning contributes to the practical difficulty. Vehicle access to the rear yard is still supported by the public alley. The adjacent property to the north has a driveway on the property line to the north so there is no encroachment to the building.

Elliott offered a friendly amendment that the variance is limited to the structure as proposed in the application. Devine accepted the friendly amendment.

Elliott offered a friendly amendment stating the variance does not exceed the existing nonconforming side yard setback. Devine accepted this friendly amendment as well.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Elliott

MOTION PASSED

7. BOARD MEMBER COMMENTS

There were no board member comments.

8. REPORTS AND CORRESPONDENCE

Elliott gave a report on the 13-Ways Community Leader Summit and public presentation.

9. ADJOURNMENT

Burrows offered a motion, seconded by Pappas, to adjourn the meeting at 7:46 p.m.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Elliott

MOTION PASSED

From: [Scott Chambery](#)
To: [Bolhuis, Greta](#)
Cc: [Lynn](#)
Subject: Zoning Appeal - Z23-11 1185 Carol
Date: Friday, December 1, 2023 1:14:39 PM

Hello Greta,

I am writing on behalf of my wife, Lynn, and I in response to the notice recently received for a zoning variance request for 1185 Carol.

We are aware of the shed in question as it is visible from the rear windows of our home as well as from our backyard. It's unfortunate that the residents built the shed without obtaining proper approvals from the neighbors and the City of Plymouth. We feel bad for them having done this and now possibly having to remove the shed if they do not get a zoning variance. However, I guess that is the risk they took by proceeding without approvals.

We do not like the location and positioning of the subject shed. It looks terrible built immediately adjacent and partially under the eaves of their existing garage. Also, almost on the lot line with their neighbor. It is visible from at least 3 backyards on Sutherland Street and is also readily visible from the road so it is not discreet or hidden in any way. Also, as a result of building this shed, the residents are now storing more stuff (trailers, motorcycles, etc...) in their driveway and parking more vehicles on the road overnight (which I also thought was not allowed in the City of Plymouth).

For these reasons, we object to granting them a zoning variance.

Please call or email if you have any questions.

Best Regards,

Scott & Lynn Chambery
1154 Sutherland Street
Plymouth, MI 48170