



City of Plymouth Planning Commission Public Engagement Sub-Committee Meeting Agenda

Wednesday, April 3, 2024 – 10:30 a.m.
City Hall Conference Room

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

1. **CALL TO ORDER**
 - a) Roll Call: Sisolak, Horstman, Saraswat, Hawthorne
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MEETING NOTES**
 - a) Meeting notes from March 11, 2024
 - b) Meeting notes from March 20, 2024
4. **MASTER PLAN DISCUSSION**
 - a) Old Village engagement session survey results
 - b) Upcoming engagement sessions
5. **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

Planning Commission 2024 Goals

1. Complete the master plan review
2. Engage in a training session
3. Review a compatibility ordinance

***“The government in this community is small
and accessible to all concerned.”***

-Plymouth Mayor Joe Bida November 1977



City of Plymouth Planning Commission Public Engagement Sub-Committee Meeting Minutes

Monday, March 11, 2024 – 10:00 a.m.

City Hall Conference Room

City of Plymouth
201 S. Main
Plymouth, MI 48170

www.plymouthmi.gov
Phone 734-453-1234

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 10:10 a.m.

Present: Chair Sisolak, Commissioners Joe Hawthorne, Latricia Horstman

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

None.

3. APPROVAL OF THE MEETING MINUTES

Hawthorne offered a motion, seconded by Horstman to approve the minutes for the February 21, 2024, meeting as presented.

There was a voice vote.

MOTION PASSED

4. MASTER PLAN DISCUSSION

a. Review Draft Presentation for Old Village Engagement Session

The group reviewed the presentation. Changes were agreed to which included minor wording changes and clarification. Suggestions were made to include more background information on the topic of Housing Stock. Sisolak agreed to work with Bolhuis to update the draft per the discussion.

b. Review Draft Survey for Old Village Engagement Session

The group reviewed the draft survey. Changes were discussed corresponding with the discussed changes to the presentation. Bolhuis agreed to create an online survey with a QR code. It was agreed that the survey would only be available online for 2 hours after the meeting. She will send the final survey to the group for review prior to the next meeting.

c. Determine Final Preparation Required for Old Village Engagement Session

Along with finalizing the presentation and survey discussed above, it was agreed that the group will meet at the Bearded Lamb to verify setup of the projector on Tuesday March 19, 2024 at 10:00 AM. Bolhuis will bring the projector, laptop, and copies of the final presentation. Bolhuis will also bring 20 paper copies of the survey and sign in sheets to the session on March 20th.

5. ADJOURNMENT

Hawthorne offered a motion, seconded by Horstman to adjourn at 11:28 AM. There was a voice vote.

MOTION PASSED



City of Plymouth Planning Commission Public Engagement Sub-Committee Meeting Minutes

Wednesday, March 20, 2024 – 7:00 p.m.

Meridian Coffee – 636 Starkweather

City of Plymouth
201 S. Main
Plymouth, MI 48170

www.plymouthmi.gov
Phone 734-453-1234

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:00 p.m.

Present: Chair Sisolak, Commissioners Joe Hawthorne, Latricia Horstman, Hollie Saraswat

Also present: Planning and Community Development Director Greta Bolhuis

2. MASTER PLAN PRESENTATION

The group presented a PowerPoint. Topics covered included what the master plan is, what is changing in the current master plan, master planning process, desirable characteristics for Old Village, housing stock and diversity, accessory dwelling units (ADUs), City character, form-based codes, the future land use map, and presentation of the survey. Throughout the presentation, attendees were given an opportunity to ask questions.

3. ADJOURNMENT

Saraswat offered a motion, seconded by Horstman to adjourned at 8:16 p.m. There was a voice vote.

MOTION PASSED



City of Plymouth Planning Commission March 20, 2024 - Old Village Engagement Session

Survey Results

As part of the process for updating the Master Plan, a Public Engagement session was held by the planning commission on March 20, 2024. Members of the Planning Commission present were Chair Karen Sisolak, Commissioners Joe Hawthorne, Hollie Saraswat and Latricia Horstman. Also present was Planning and Community Development Director Greta Bolhuis.

The Planning Commissioners gave a presentation providing an overview of what the Master Plan is and the process for updating it. Other topics reviewed included:

- Desirable Characteristics for Old Village
- Housing Stock and Diversity
- Accessory Dwelling Units
- City Character
- Form-Based Codes
- Future Land Use

The presentation included questions the Planning Commission had on each topic for the community. At the end of the session the participants were asked to complete an online survey using a QR code that would be available online for only 2 hours following the session. Paper copies were available at the session.

Attendees were asked to sign in when arriving at the session. Based on the sign-in sheets, 31 individuals attended the session. 32 surveys were completed. 28 individuals completed the online survey. 4 individuals returned a paper survey. The following provides the age information provided by the respondents.

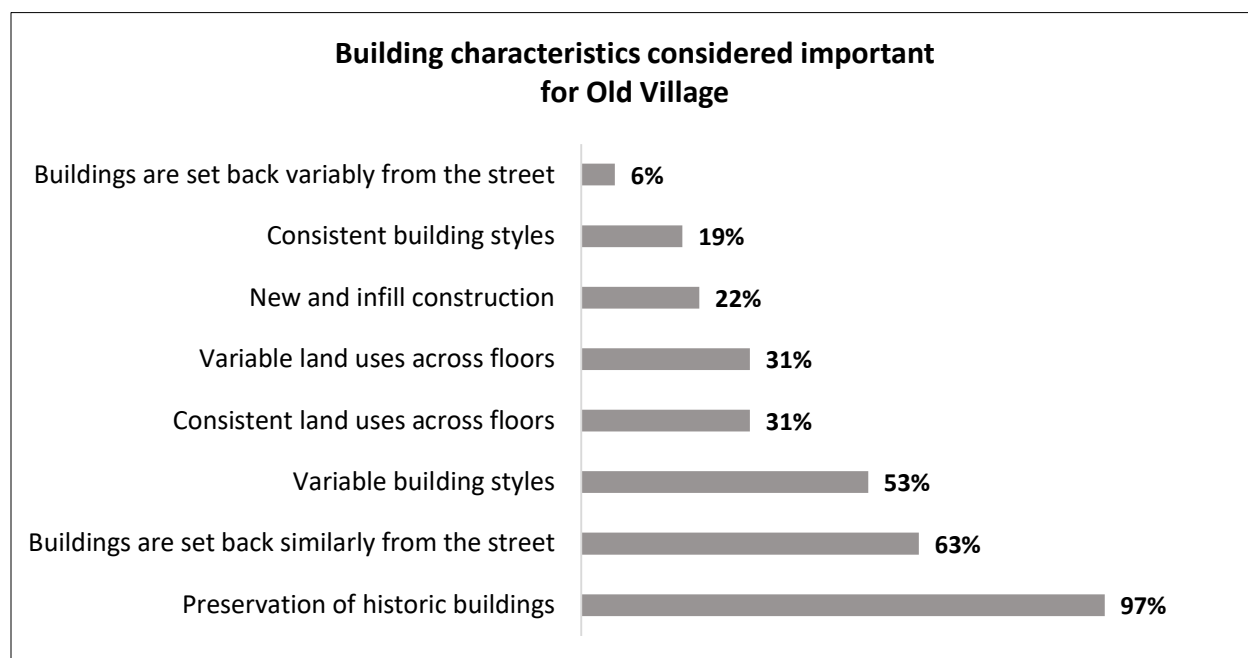
Age Range	Surveys Completed
18 to 34 years	3
35 to 49 years	10
50 to 64 years	15
65 and over	4

Total: 32

QUESTIONS 1 & 2: Desirable Characteristics for Old Village

Question 1 asked respondents to identify building characteristics they considered important for Old Village. They were provided a list of 8 characteristics to consider. The intent of this question is to verify characteristics identified as important in the 2016 survey have not changed.

Of the 32 responses, all but 1 respondent identified preservation of historic buildings as important. Having buildings set back similarly from the street and variable building styles were also identified as important by a majority of the respondents. These characteristics can also be identified as important when considering the opposite characteristics, buildings set back variably from the street and consistent building styles had only 6% and 19% of respondents identify them as important. Land uses across floors was tied at 31% which may indicate a lack of importance from the public.



Question 1 also provided the respondents the opportunity to list any other important characteristics. The following were the responses to this open-ended question.

Other Important Characteristics Listed
Explorability
Proportion of dwellings built are in keeping with the other houses/buildings - please stop allowing these bloated McMansions that dwarf the homes around them
I like the small parking lots and on-street parking. Big parking lots are not attractive.
Evolving in a pro-urban manner (adding density, diversity)
Building styles not being too modern and oversized compared their neighboring buildings.
Consistent sizing!
Maintenance of and expansion of parks and trees
Building sized appropriately for lots,

Question 2 asked respondents to please rank a list of pedestrian amenities in order of importance to you from 1 = Highest Priority to 8 = Lowest Priority. This question was asked to identify the level of importance of the pedestrian amenities for Old Village.

The results in the table below provide the average of the responses for each amenity. Also listed are the times each amenity was identified by a participant as their highest priority and lowest priority.

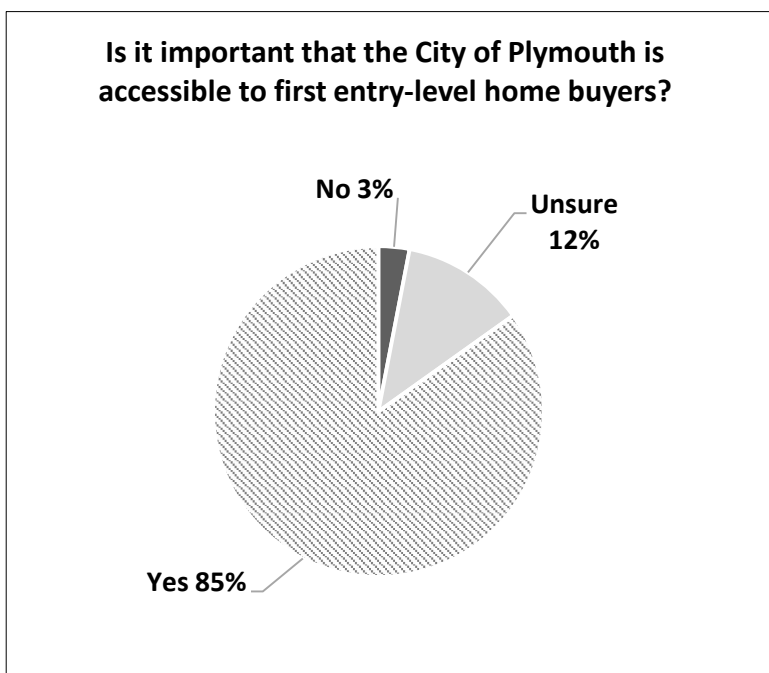
15 of the 32 respondents (47%) identified signalized pedestrian crossings as their highest priority.

11 of the 32 respondents (34%) identified drinking fountains as their lowest priority.

Pedestrian Amenities	Average of Responses	Rank Based on Average	Times Identified as Highest Priority	Times Identified as Lowest Priority
Signalized Pedestrian Crossings	2.56	Highest	15	2
Planters	3.25		4	2
Trash Cans	3.59		2	1
Benches	3.72		1	1
Bike Lanes	4.34		6	5
Bike Racks	5.09		0	2
Directional Signage	5.47		1	6
Drinking Fountains	5.94	Lowest	1	11

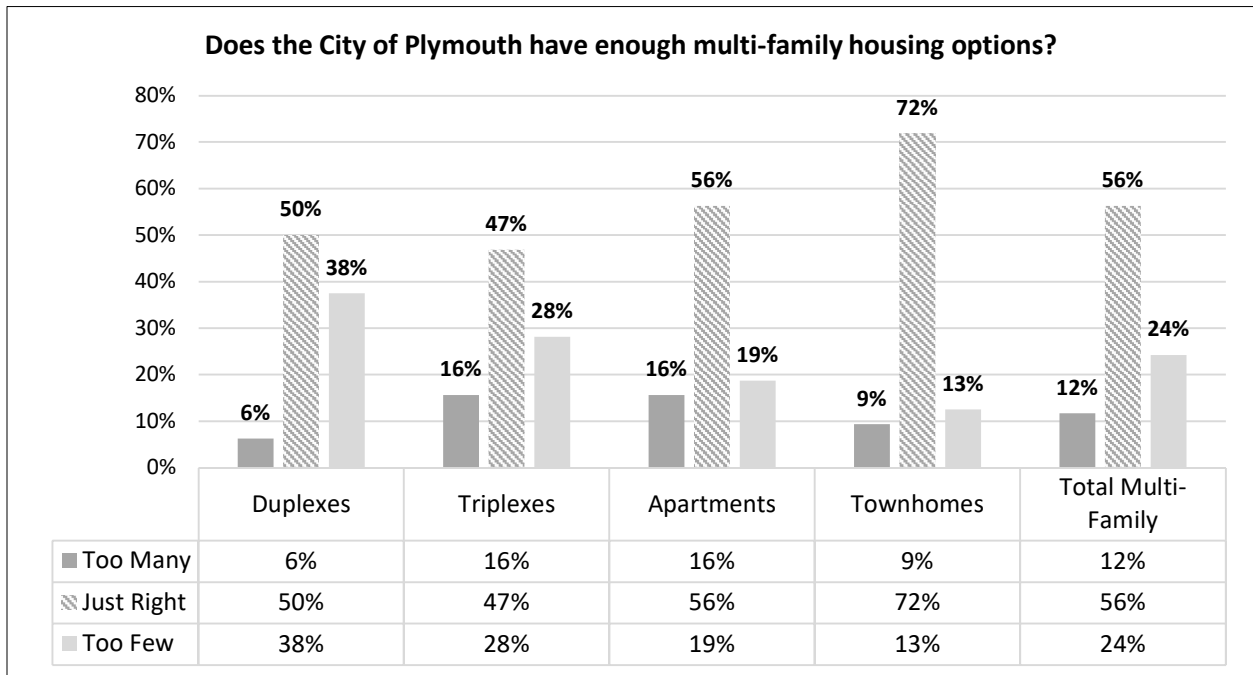
QUESTIONS 3, 4 & 5: Housing Stock and Diversity

For questions 3, 4 and 5, respondents were asked to answer the questions considering housing city-wide. **Question 3** asked if they consider it important that the City of Plymouth is accessible to first time home buyers or entry-level home buyers.



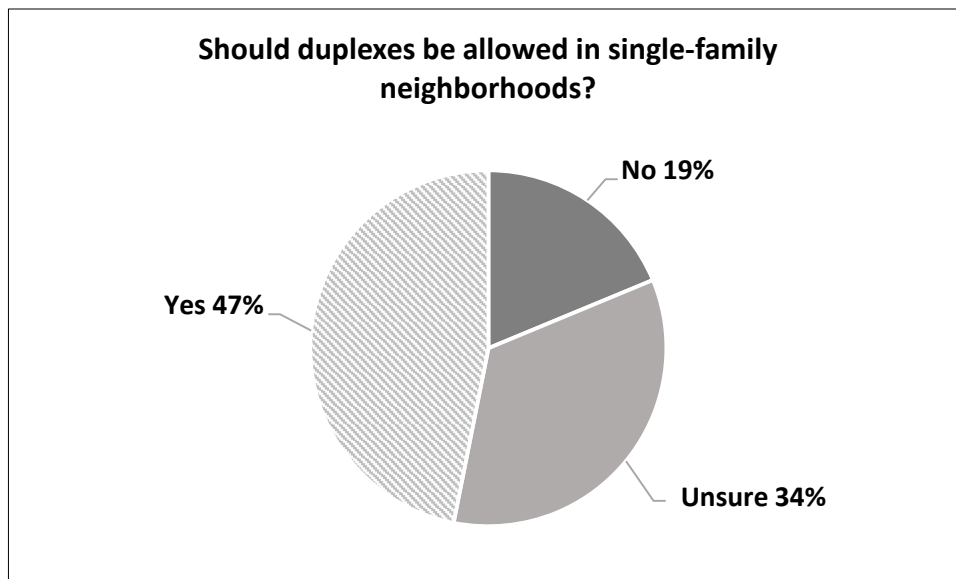
85% of the respondents consider having housing stock accessible to entry-level home buyers important.

Question 4 asked respondents to consider if the City of Plymouth has enough of specific types of multi-family housing (duplexes, triplexes, apartments, townhomes). The intent of this question was to solicit the opinion of respondents on the city’s need to increase specific types (duplexes, triplexes, apartments, townhomes) of multi-family housing.



While the previous question did ask about duplexes, **question 5** was specifically targeted to solicit the opinion of respondents on allowing duplexes in single-family districts.

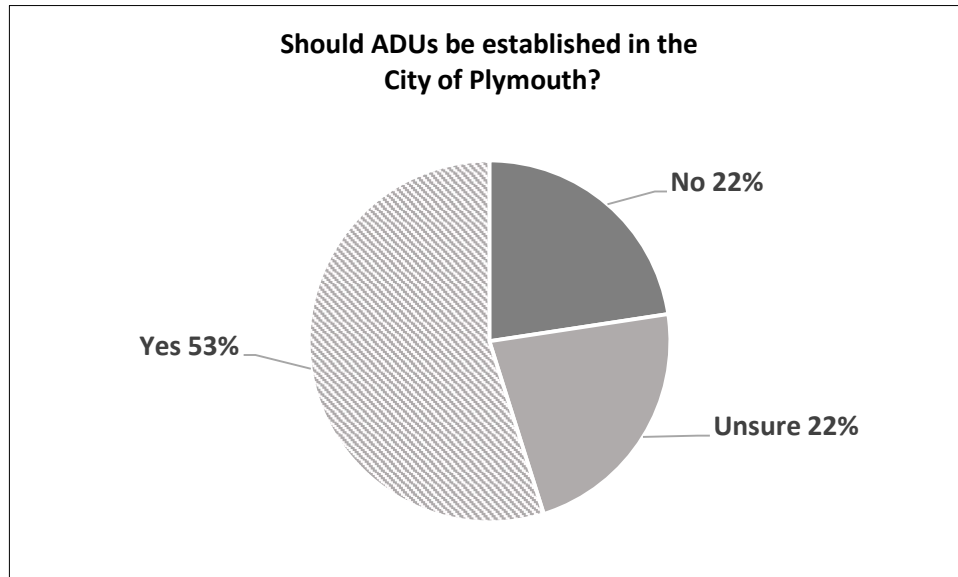
Given the high percentage of unsure responses, it is difficult to make a conclusion on this question. More information with additional examples should be considered for future public engagement sessions.



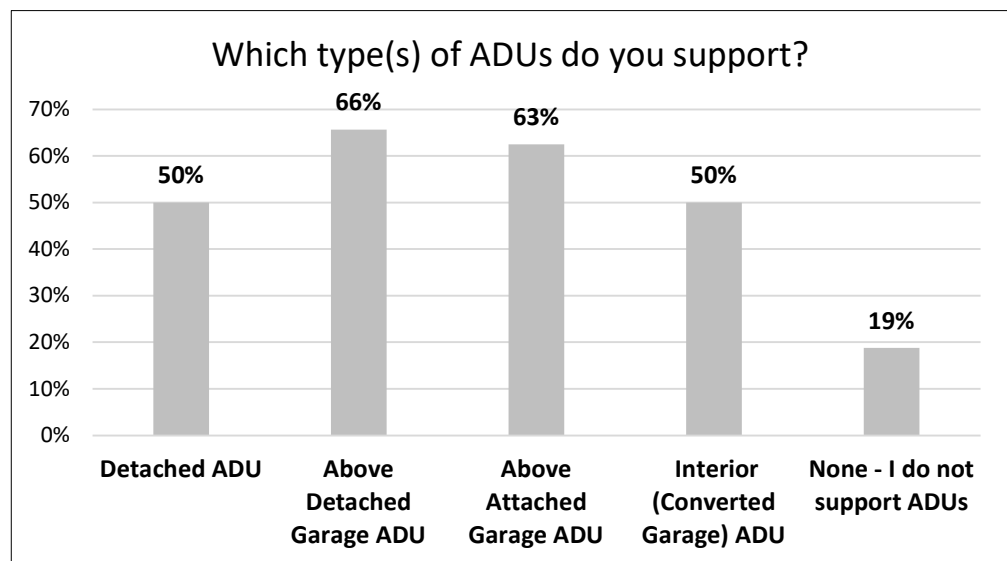
QUESTIONS 6, 7 & 8: Accessory Dwelling Units (ADUs)

A definition of an ADU was provided as part of the presentation at the engagement session which included pictures and graphical representations of various configurations. Questions were asked during the presentation to clarify what is different with an ADU than what is allowed today in accessory buildings.

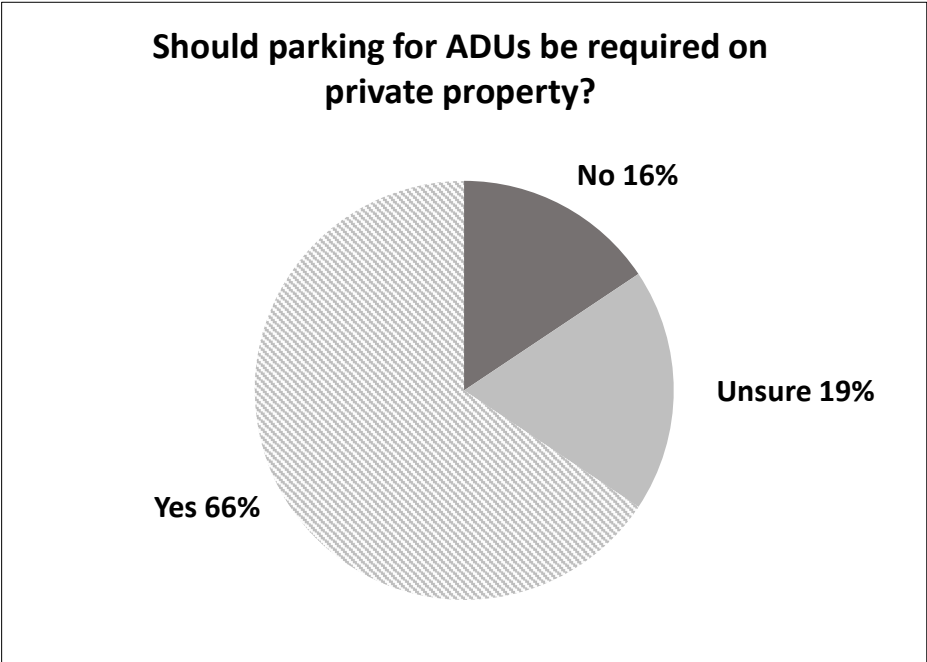
Question 6 asked the participants if they would support allowing ADUs to be established in the City of Plymouth.



Question 7 asked participants to identify which types of ADUs they would support in the City of Plymouth. The graphic below was provided as part of the survey. The options they were asked to consider included Detached ADU, Above Detached Garage ADU (not pictured), Above Attached Garage ADU, Interior (Converted Garage) ADU, and None – I do not support ADUs.



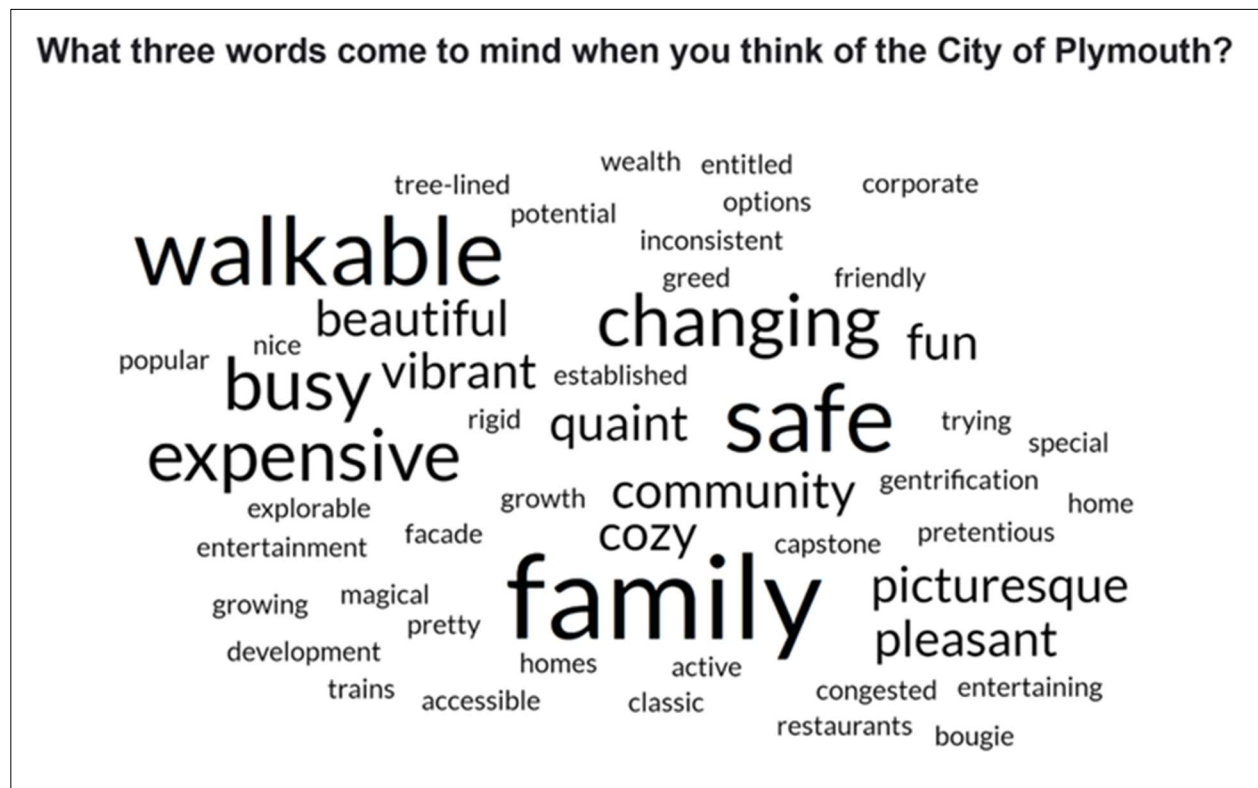
Question 8 Asked the participants for their opinion on requiring parking for ADUs on private property.



Question 10 asked the participants to provide three words that come to mind when they think of the City of Plymouth. Again, the intent was to gain a different perspective of how the participants perceive the City of Plymouth. The following words were the responses received.

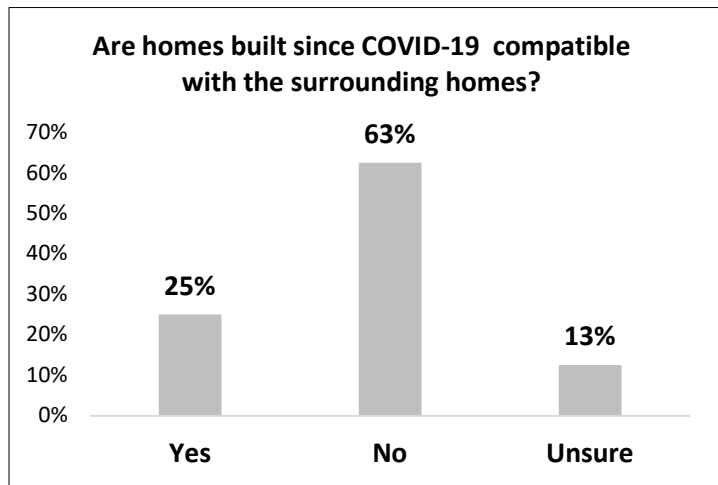
cozy, busy, gentrification	Pleasant homes trains	Upscale, Trendy, Social
Family friendly magical tree-lined	Has more potential	Quaint, vivacious and warmth
Community Development Growth	family, fun, inconsistent	picturesque, walkable, vibrant
Family, explorable, expensive	Wealth, facade, rigid.	Safe, walkable, attractive
Capstone, congested, pretentious	Home nice safe	Changing, busy, beautiful
Active, restaurants, entertaining	Options Family Entertainment	Quaint, community, beautiful
Established, growing, and fun	Walkable safe changing	Exclusive, downtown, changing
Corporate, greed, trying	Vibrant, Safe, Accessible	Hip, convenient, cozy
Bougie busy expensive	Pleasant, pretty, popular	Walkable, Charming, Picturesque
Family , classic , special	Entitled, Expensive, Overfunded	

The following word cloud was generated using the responses provided.

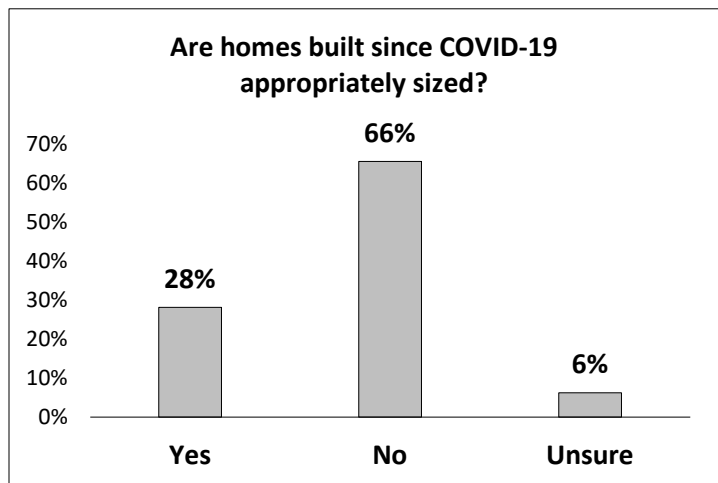


Questions 11, 12 and 13 ask about the character of the city related to changes relating to home size and compatibility of new construction in the city.

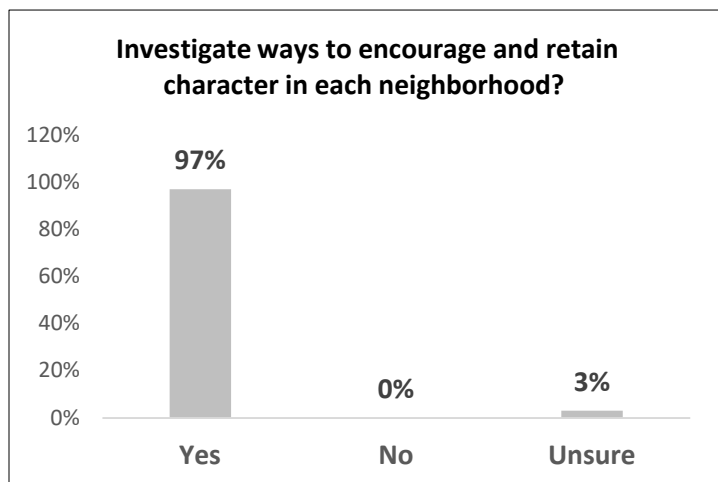
Question 11 asked participants if homes built since COVID-19 (March 2020) compatible with the surrounding homes.



Question 12 asked participants if homes built since COVID-19 (March 2020) are appropriately sized.



Question 13 asked participants if the Planning Commission should investigate possible ways to encourage and retain character in each neighborhood.



QUESTIONS 14 & 15: Form-Based Codes (FBC)

As FBCs is a complex topic, the presentation provided background information on Euclidean Zoning and how FBCs will not change what we regulate but change the focus to ensure that what is built is what the city wants.

The presentation also informed the public that a “test” FBC zoning district was research in 2023. It was recommended as part of this research that as with any major zoning change, the businesses and residents should be educated as to what a form based code is, informed of proposed changes, and consulted as to whether those changes are appropriate.

The group was informed that implementation is at least 2 years out, and further discussions with the public will be required prior to beginning the implementation of FBCs. The following 2 questions were asked to identify the interest by the participants in learning more about FBCs to plan for the future public engagement on the topic.

Are you interested in learning more about Form-Based Codes?	
Yes	88%
No	3%
Maybe	9%

If yes, when?	
2024	66%
2025	13%
When the work begins	22%

QUESTIONS 16 to 19: Engagement Session Feedback

Questions 16, 17 and 18 asked the participants to give feedback on the engagement session with regards to the information provided, length of the sessions, and obtaining answers to their questions. Summary of the responses are below.

Did you find the engagement session informative?	
Yes	97%
No	

How did you feel about the length of the session?	
Too Short	6%
Just Right	91%
Too Long	

Did your questions get answered?	
Yes	88%
No	

Question 19 provided the respondents the opportunity to provide comments or suggestions on the engagement session. The following were the responses to this open-ended question.

Any comments or suggestions?
Great and very informative presentation
Thanks! We need more of this as long as the feedback is used.
Thank you for having this meeting to share the information. Some of Old Village businesses off the main streets don't have great curb appeal. Is there anything we can do to encourage them to tidy them up?
Great and informative meeting.
Thank you for coming to Old Village!
I like having meetings in local businesses rather than public buildings.
Consider allowing street parking overnight with permits. Streets are an underutilized asset and driveways / curb cuts are getting out of control.
Thank you for a great engagement meeting to ensure all completing the survey understand.
Keep asking for community feedback. This is great!
Keep up the amazing work, I'll send ideas
Thank you for meeting in Old Village. I hope Old Village can receive the attention it has been lacking in my 25 years living here.
Thank you. I'm glad to hear that OVP is getting some attention. It would be nice if the sidewalks, parks and planters could be addressed to create a similar aesthetic to the downtown area.
Define or give examples of duplexes in residential neighborhoods, including photos. I think people might associate duplex with a certain form or scale that they view as incompatible, rather than a subdivided home that is virtually indistinguishable from a single family home. Also, I think there is confusion among my neighbors about what kind of finished space is allowed above a garage currently vs the idea of allowing ADUs. I was able to get a clear understanding by asking a few clarifying questions. With ADUs, I support them but fear they could encourage more lot coverage and impermeable surfaces (for parking).
Appreciate your time! Happy to be included
I'm so proud of this team!