



# City of Plymouth Planning Commission

## Regular Meeting Agenda

Wednesday, April 10, 2024 – 7:00 p.m.  
City Hall & Online Zoom Webinar

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234

<https://us02web.zoom.us/j/81513167205>

Passcode: 563923

Webinar ID: 815 1316 7205

1. **CALL TO ORDER**
  - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
  - a) Approval of the March 13, 2024 meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
7. **OLD BUSINESS**
  - a) Master Plan Discussion
8. **NEW BUSINESS**
  - a) **SP24-04**: 880 Fralick, Site Plan Review for a new restaurant
9. **REPORTS AND CORRESPONDENCE**
10. **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](mailto: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, 35<sup>th</sup> 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



**Plymouth Planning Commission**  
**Regular Meeting Minutes**  
**Wednesday, March 13, 2024 - 7:00 p.m.**  
**Plymouth City Hall 201 S. Main**

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City of Plymouth  
Plymouth, Michigan 48170-1637

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
734-453-1234

**1. CALL TO ORDER**

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

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Sidney Filippis, Joe Hawthorne, Trish Horstman, Kyle Medaugh, Hollie Saraswat, Eric Stalter

Excused: Member Zach Funk

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

**2. CITIZENS COMMENTS**

Sisolak reported that the Aqua and the Christian Science Church projects were both removed from the agenda at the request of the applicants.

Tom Doren, 1191 Sheridan (via Zoom) spoke in opposition to the Christian Science Church project, citing traffic and safety concerns.

Scott Lorenz, 1310 Maple (via Zoom) also spoke in opposition to the Christian Science Church project.

**3. APPROVAL OF MEETING MINUTES**

Medaugh offered a motion, seconded by Hawthorne, to approve the minutes of the February 14, 2024 meeting.

There was a voice vote.

Saraswat and Stalter abstained.

MOTION PASSED 6-0

**4. APPROVAL OF THE AGENDA**

Silvers offered a motion, seconded by Saraswat, to approve the agenda for March 13, 2024.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**5. COMMISSION COMMENTS**

Horstman said the first public engagement session would be on March 20 at 7 p.m. at the Bearded Lamb.

Filippis said the future land use subcommittee had its first meeting.

**6. PUBLIC HEARINGS**

a. SP24-02: 413 N. Main, Special Land Use and Site Plan

Silvers offered a motion, seconded by Hawthorne, to postpone this agenda item until the time when the applicant chooses to return.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

## **7. OLD BUSINESS**

There was no old business

## **8. NEW BUSINESS**

a. SP 24-03: 980 W. Ann Arbor Road, Signage

The applicant described her request to put signage on both the east and west sides of the brick tower structure.

### ***Citizen Comment***

Joe Elliott, 404 Irvin, said he supported the request.

### ***Motion***

Silvers offered a motion, seconded by Stalter, to approve SP24-03, 980 W. Ann Arbor Road for signage.

### ***Findings of Fact***

According to the Carlisle Wortman report, the visibility of having the sign on both the east and west face allows for motorist visibility, which is a requirement.

Duplicate signs are not visible at the same time, so clutter would not occur.

The sign can't be placed on the south face due to the narrowness of the brick tower structure, so the only logical place is on the east and west sides.

### ***Condition***

The top of the sign shall be no greater than 35-feet from the finished grade.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

## **9. REPORTS AND CORRESPONDENCE**

Bolhuis announced that the Community Development Department was awarded a Michigan State Housing Development Authority grant in the amount of \$50,000 to implement parts of the zoning audit related to housing.

Silvers gave a report on the future land use subcommittee and Sisolak gave a report on the March Mayor and Chairs meeting.

## **10. ADJOURNMENT**

Silvers offered a motion, seconded by Medaugh, to adjourn the meeting at 7:42 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY



## Administrative Memorandum

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

To: Planning Commission  
From: Greta Bolhuis, AICP, Planning and Community Development Director  
Date: April 4, 2024  
Re: Public Engagement Sub-Committee Update

As you are aware, the City of Plymouth Planning Commission the Planning Commission created two sub-committees to undertake the Master Plan review and update. One of those sub-committees is the Public Engagement Sub-Committee which is focused on gathering feedback and opinions from residents, business owners, and other interested parties on city-wide development. On March 20, 2024 the sub-committee took their meeting to Meridian Coffee in Old Village. The group presented on the Master Plan process to residents and business owners who attended the session. Approximately 30 people came out to learn more and provide input. Opportunities were afforded to ask questions and a survey was offered at the end for additional feedback.

Overall, attendees found the meeting to be informative and that their questions were answered. The specifics of the survey results from this session will be compiled with the survey results of the general session that will be held on April 24, 2024 at the Cultural Center at 7:00 p.m. We will release the completed results after that meeting.

The other upcoming informational session is Saturday, April 20. The administration has secured a booth at the Spring Artisan Market held in Downtown Plymouth from 9:00 a.m. to 3:00 p.m. Staff will be on-site all day to conduct an exercise collecting feedback on transportation routes and patterns. We will have an opportunity to provide information on the master planning process and answer any questions about the update. If you have additional ideas for how to make the booth engaging and interesting, please bring your ideas to the meeting or reach out to me directly. To staff the booth on Saturday, April 20, I am hoping to secure one Planning Commission volunteer for a one to two hour shift between 8:30 and 3:30. Please consider your availability and be ready to volunteer as we discuss this in the Planning Commission meeting.

Should you have any questions, please contact me directly.

Spring Artisan Market Volunteer Sign Up Sheet – Saturday, April 20, 9:00 a.m. – 3:00 p.m.

8:30-9:30 \_\_\_\_\_

9:30-10:30 \_\_\_\_\_

10:30-11:30 \_\_\_\_\_

11:30-12:30 \_\_\_\_\_

12:30-1:30 \_\_\_\_\_

1:30-2:30 \_\_\_\_\_

2:30-3:30 \_\_\_\_\_



## Administrative Memorandum

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Phone 734-453-1234  
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To: Planning Commission  
From: Greta Bolhuis, AICP, Planning and Community Development Director  
Date: April 4, 2024  
Re: 880 Fralick – Site Plan Approval Only

The applicant for the project at 880 Fralick has decided to rescind their pursuit of special land use approval, which is required for any liquor serving establishment. At this time, the applicant will not be considering alcoholic service by the glass. The applicant made us aware of this request at the time of their submission, but I did not relay that information to Sally prior to her completion of the review document. Please accept my apologies for the confusion and additional information in her review. This project is only being considered for site plan approval as of this writing.

Should you have any questions, please contact me directly.



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: April 3, 2024

**Special Land Use and  
Site Plan Review  
For  
Plymouth, Michigan**

<b>Applicant:</b>	Klajdi Ibi 621 Broadacre Ave. Clawson, MI 48017
<b>Project Name:</b>	Brunch House
<b>Plan Date:</b>	March 13, 2024
<b>Location:</b>	880 Fralick
<b>Zoning:</b>	B-2 – Central Business District
<b>Action Requested:</b>	Special Land Use and Site Plan Approval
<b>Required Information:</b>	Any deficiencies are noted in the report.

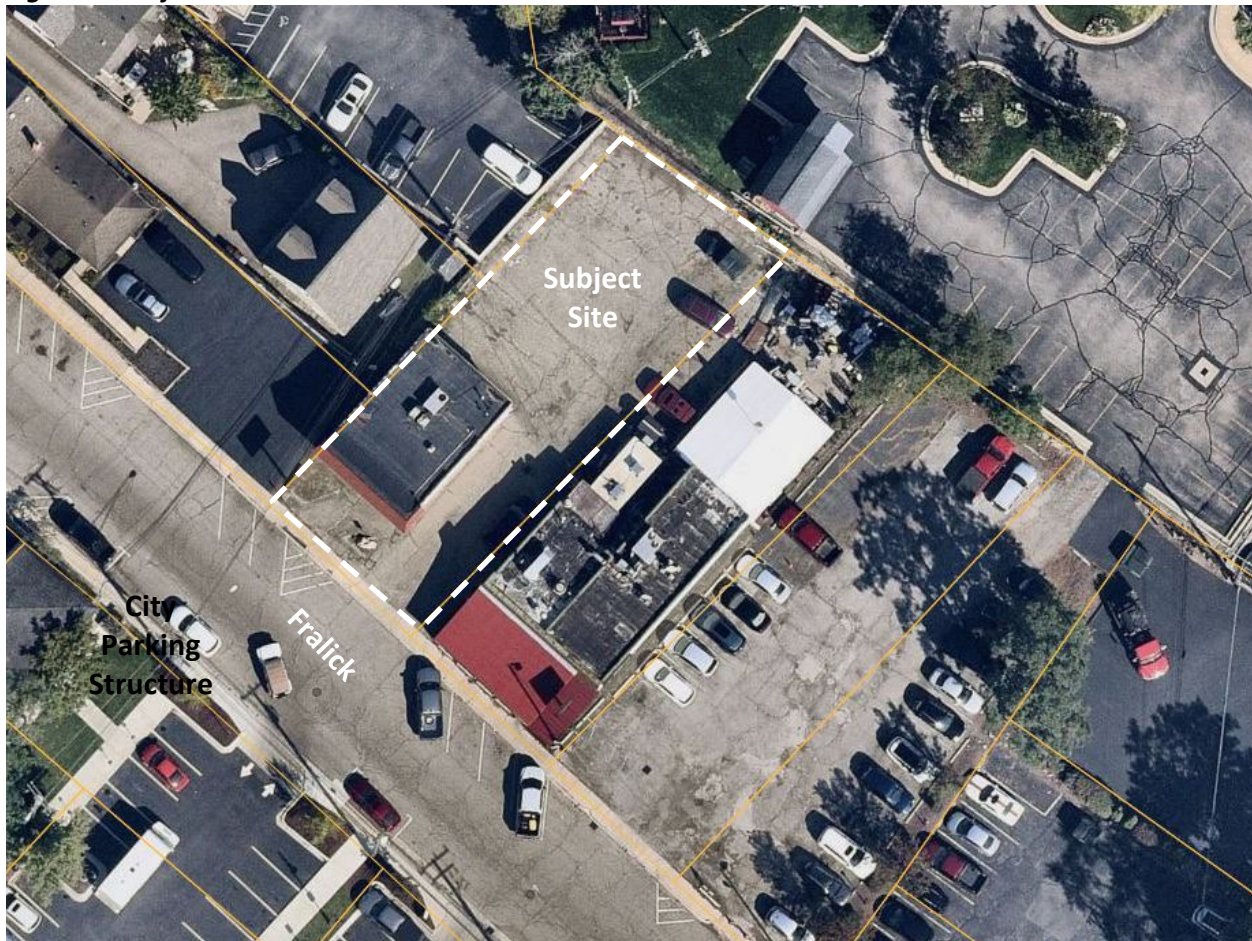
**PROJECT AND SITE DESCRIPTION**

The applicant is proposing to renovate the interior and exterior of this existing, single-story building at 880 Fralick, and change the current office use to a restaurant serving breakfast and lunch. They are proposing to add approximately 266 square feet of space to the rear of the building, for a total gross floor area of approximately 1,505 square feet.

The establishment will also serve alcoholic beverages. Bars and lounges or restaurants serving alcohol are allowed in the Central Business District as a Special Land Use. Special Land Use provisions for alcohol sales apply to this proposal, per Sec. 78-102(2)(a) - (f). For a Special Land Use in the B-2, Central Business District, the Planning Commission will hold a Public Hearing, and then make a decision on the Special Land Use and Site Plan.

An aerial of the subject site is shown in **Figure 1** on the next page.

**Figure 1. Subject Site**



Source: Near Map (Capture Date 10-2-24)

### SPECIAL LAND USE STANDARDS

The restaurant/bar use must meet the special land use standards in Section 78-281. These standards are as follows. Our comments regarding each are provided below:

- (1) **Will be harmonious and in accordance with the general objectives or any specific objectives of the City of Plymouth Master Plan.**

**CWA Comment:** This property is identified in the 2018 Master Plan as “Central Business - Retail.” This designation states that the following are appropriate uses:

*“The Central Business-Retail District (CBD) land use designation provides the central gathering place and commercial area of the City, accommodating pedestrian access to local businesses, restaurants, and entertainment, as well as office and upper-level residential uses. The CBD area also coincides with the City of Plymouth Downtown Development Authority.”*

This section of the City is also discussed in the Downtown Sub Area Plan in the Master Plan. The Sub Area Plan identifies the City of Plymouth’s downtown as a vibrant, pedestrian-friendly environment characterized by an attractive collection of retail shops, restaurants, offices, residences, parks, and public amenities.

In our opinion, this proposed use is consistent with the Master Plan, as the Plan strives to create new opportunities for local business endeavors.

This use will require the City Commission approval of the appropriate liquor license for this business.

- (2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.**

CWA Comment: From the information provided, the exterior of the building will be renovated, proposing new exterior finishes including simulated wood siding, face brick, metal accent band, and stacked stone siding. A new entry door from Fralick is proposed on the southern façade, accented with a taller stacked-stone “pillar” element. A glass door-wall into an outdoor seating area is also proposed along the front facade. Windows, light fixtures, and decorative vertical elements similar to columns are proposed on the east elevation facing the parking lot. We consider these changes to be consistent with this criterion. However, the west elevation will be solid simulated wood siding, which we don’t consider consistent, as there is no decorative or architectural feature providing any interest on this facade. The current building has a decorative foundation; the proposed design should have some interest on the west elevation since it is so visible from the neighbor’s parking lot (see photo below).

The applicant is also proposing to re-use the existing pylon sign in the front of the building. In our opinion, this pylon sign is not consistent with the intended character of the downtown, and renovation of this building is an opportunity to eliminate this non-conforming sign (pole signs are not permitted by the Sign Ordinance).



The proposed hours of operation for the new restaurant are provided in the table below. Hours of operation for other restaurants and food establishments in the vicinity are also provided, as a comparison.

**Table 2: Hours of Operation Comparison**

	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.	Sun.
<b>Brunch House</b>	7am – 3pm	7am – 3pm	7am – 3pm	7am – 3pm	7am – 3pm	7am – 3pm	7am – 3pm
<b>Stella’s Black Dog Tavern</b>	11am – 10pm	11am – 10pm	11am – 10pm	11am – 10pm	11am – 10pm	11am – 10pm	10am – 7pm
<b>Plymouth Coffee Bean</b>	7am-9pm	7am-9pm	7am-9pm	7am-9pm	7am-9pm	7am-9pm	7am-9pm
<b>Westborn Market</b>	8am-9pm	8am-9pm	8am-9pm	8am-9pm	8am-9pm	8am-9pm	8am-7pm
<b>The Post</b>	3pm-2am	3pm-2am	3pm-2am	3pm-2am	11am-2am	11am-2am	11am-2am
<b>Simply Fresh</b>	Noon-7pm	Noon-7pm	Noon-7pm	Noon-7pm	Noon-7pm	Noon-7pm	--

The Plymouth Coffee Bean and Westborn Market, while not restaurants, will be open in the early morning hours, and have breakfast-type fare available. All other restaurants, except for The Post, offer lunch throughout the week, and The Post adds this service on Friday, Saturday and Sunday.

In our opinion, the operating hours of the proposed restaurant will complement the other restaurants in the vicinity. All of the adjoining land uses (to the west and north) are non-residential. Therefore, an early-morning start time should not negatively impact these uses.

**(3) Will not be hazardous or disturbing to existing or future nearby uses.**

CWA Comment: See our comments above.

**(4) Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.**

CWA Comment: This area of the City is a mix of commercial uses, including service shops, restaurants, a food market, and bar. Therefore, we would consider a new restaurant to fit into this mix.

Regarding the compatibility with adjacent uses, the applicant has submitted a “Use Agreement,” signed by the applicant and the owners of Stella’s Black Dog tavern, allowing the applicant to use the four (4) parking spaces located on 860 Fralick (Stella’s). These spaces are located behind Stella’s building, but are only accessible from the Brunch House driveway. (Note that Stella’s parking lot to the east of their restaurant is not on 860 Fralick, but addressed as 825 Fralick. Therefore, Stella’s large parking lot to the east of their building is not available to the Brunch House customers.) This agreement also allows the use of the driveway (egress), which straddles the common property line, by both the Brunch House and Stella’s. They are also proposing to share the dumpster, located on the shared property line between the two restaurants.

**(5) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.**

CWA Comment: The City’s existing utilities will serve the proposed use.

**(6) Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.**

CWA Comment: Given that the use is primarily a breakfast and lunch restaurant, we don’t expect the proposal to create excessive additional public costs.

**(7) Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and or/regulations.**

CWA Comment: The submitted plans are reviewed later in this report for conformance with the Zoning Ordinance. The main issue with the Site Plan is parking, as described further in the review.

Sec. 78-35. - District regulations of the Zoning Ordinance state the following:  
*Each district, as created in this article, shall be subject to the regulations contained in this ordinance. Uses not expressly permitted are prohibited. Uses for enterprises or purposes that are contrary to federal, state, or local laws or ordinances are prohibited.*

The last sentence of this section requires that all other laws related to a use must be met to permit the Special Land Use. The proposed tasting room will require a liquor license from the City of Plymouth, and a permit from the State of Michigan. We recommend that if the Planning Commission decides to approve the special land use, that it be conditioned on the applicant obtaining the required licensing/permits related to alcohol sales.

In addition to the criteria for Special Land Use, Sec. 78-102 includes the following restrictions for establishments serving alcohol:

1. No more than ten seats shall be allowed at the bar. CWA Comment: The floor plan (A.2) does not show a bar.
2. Alcohol shall be served only to seated patrons or persons standing in the designated standing area as outlined in subsection 78-102(2)(c). CWA Comment: As mentioned above, the floor plan only shows tables, and no bar or “standing area.” The applicant should confirm, in writing, that the establishment will only serve alcohol to seated patrons.
3. The standing area adjacent to the bar shall not exceed 150 square feet. CWA Comment: No “standing area” has been identified on the floor plans. See comment above.
4. No dance floor or dancing area allowed. CWA Comment: The site plan does not illustrate a designated “dancing area.” A “dancing area” is not typically associated with breakfast/lunch service.
5. The bar, lounge, or restaurant serving alcohol shall be restricted to a specific size and square footage. Any increase in square footage or expansion of restaurant operations which serve alcoholic beverages shall be subject to a new or amended special use permit. CWA Comment: We assume that the dining room (approximately 776 s.f.) and the outdoor patio (approximately 261 s.f.) will be used to serve alcoholic beverages. The applicant should confirm this in writing.

6. The community development director shall request a report from the city’s director of public safety regarding the possible impacts of the establishment serving alcoholic beverages. The planning commission shall consider this report in their evaluation of the request for special land use approval.  
CWA Comment: The Community Development Director will provide this report.

In summary, we consider the proposed use to meet many of the criteria for Special Land Use approval. However, the Planning Commission should consider items #1, #2, and #3 below, and the applicant should provide the requested additional information below:

1. Planning Commission to consider proposed blank western elevation, and whether this treatment is consistent with the criterion: “The use is designed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity...” The current building has a decorative foundation; the proposed design should have some interest on the west elevation since it is so visible from the neighbor’s parking lot (see photo below).
2. Planning Commission to consider eliminating pole sign, to a) comply with the criterion that the property will be designed so as to be harmonious in appearance with the intended character of the general vicinity; and b) eliminate a non-conforming sign.
3. Recommend Planning Commission condition any Special Land Use approval on the applicant obtaining the required licensing/permits related to alcohol sales
4. Applicant to confirm, in writing, that only seated patrons will be served alcohol.
5. The Special Land Use criteria for alcohol sales require that the floor area (in square feet) where alcohol will be served is included in the Site Plan. The applicant should provide this information to the City in writing.
6. Community Development Director to provide report from the city’s director of public safety regarding the possible impacts of the establishment serving alcoholic beverages.

**Items to be Addressed:** 1) Planning Commission to consider how the proposed blank western façade and pole sign comply with the Special Land Use criterion for harmony in appearance with the intended character of the general vicinity. 2) Recommend that Planning Commission condition any special land use approval on the applicant obtaining the required licensing/permits related to alcohol sales. 3) Applicant to address questions identified above. 4) Community Development Director obtain report from the City’s Director of Public Safety regarding possible impacts of the establishment serving alcoholic beverages.

**REQUIRED INFORMATION**

Per Section 78-247 lists the requirements for a site plan. A site plan has been furnished, locating the building on the parcel, and locating the parcel within the context of the downtown area.

There doesn’t appear to be any proposed changes to the site. We consider the information provided to offer the needed information for this proposal.

**Items to be Addressed:** None.

## PARKING, LOADING

This building is currently vacant, and will be occupied by the restaurant on the first floor.

Sec. 78-270(a)(10) lists the parking requirements for the B-2, Central Business District, as follows:

	Required Parking Calculation	Proposed Parking	Difference
Restaurant	One space for each 250 s.f. of gross floor area  Or  $1,505 \text{ s.f.} / 250 = 6 \text{ spaces}$	6 spaces	- 0 -

The existing parking spaces on site meet the ordinance requirements for a new restaurant in the existing building, with the proposed small rear addition.

**Items to be Addressed:** None.

## SITE ACCESS AND CIRCULATION

This site has direct vehicular access from Fralick. Customers using this building can also access four (4) additional parking spaces behind Stella’s restaurant from this site.

Pedestrian access is provided via the front door along Fralick.

**Items to be Addressed:** None.

## LIGHTING

Sec. 78-204 requires site plans to show all lighting in sufficient detail with appropriate photometric studies to allow determination of the effects of such lighting on adjacent properties, traffic safety and overhead sky glow.

New exterior building-mounted light fixtures are shown on the south (front), east (driveway side), and north (parking space side) elevations. No pole-mounted lights are proposed within the parking lot. Information, including manufacturer cut sheets and a photometric plan, which allows the Planning Commission to establish that the plans meet these standards needs to be provided. The applicable standards include the following:

1. The light source shall not be visible, and lighting shall be shielded.
2. Maximum light intensity along property lines abutting non-residential land uses shall not exceed 0.3 footcandles.

3. Minimum light intensity anywhere to be illuminated shall be 0.3 footcandles, with an average minimum of 0.5 footcandles.
4. Minimum light intensity within parking lots of this size shall be 0.4 footcandles.

**Items to be Addressed:** *Provide lighting details, including manufacturer cut sheets and a photometric plan, to determine whether the proposal complies with the ordinance.*

#### DUMPSTER/REFUSE

The plans show a shared dumpster straddling the property line between this property and Stella's. Sheet A.2 shows a dumpster screen made of cedar boards is proposed. The Planning Commission will need to determine if this dumpster screen design is consistent with the architecture of the building.

**Items to be Addressed:** *Planning Commission to determine if proposed dumpster screen material is consistent with the building architecture.*

#### LANDSCAPING

The applicant is proposing to add outdoor seating at the front of the building, between the sidewalk and front façade. The seating area will be enclosed with a combination of fencing and planter boxes, with a narrow landscape bed adjacent. The height of the fence or planter boxes is unknown. The proposed shrubs will only reach a few feet tall.

The parking lot is too small to require any interior landscaping. Also, the parking lot is behind the building, and therefore not visible or abutting a public road. Therefore, no landscaping is required to screen the parking from the road.

**Items to be Addressed:** *None.*

#### SIGNS

As mentioned in the discussion of the Special Land Use criteria, the applicant is proposing to retain the pole-mounted sign. This is a non-conforming sign, as pole signs are not permitted by Sec. 78-223 in the ordinance. The Planning Commission could require that this sign be taken down if they determine that a pole-mounted sign doesn't meet the Special Land Use criteria (or isn't consistent with the intended character of the downtown). Renovation of this building to a Special Land Use is an opportunity to eliminate this non-conforming sign.

If Commissioners think the sign is consistent with the Special Land Use criterion, the sign could remain as a "non-conforming" sign as long as the sign structure was changed.

**Items to be Addressed:** *Status of existing non-conforming pole-mounted sign.*

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## FLOOR PLAN AND ELEVATIONS

Floor plans and elevations of the proposal have been provided. We describe the proposed changes in the section of this review evaluating the project against the Special Land Use criteria.

**Items to be Addressed:** None.

## RECOMMENDATIONS

### Special Land Use

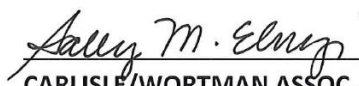
Regarding the Special Land Use request, it is our opinion that the proposal meets most of the criteria in the ordinance. However, the following features of the proposal need to be considered by the Planning Commission, and the applicant provide several items on the plans or in writing:

1. Community Development Director obtain report from the City's Director of Public Safety regarding possible impacts of the establishment serving alcoholic beverages.
2. Recommend that Planning Commission condition any special land use approval on the applicant obtaining the required licensing/permits related to alcohol sales.
3. Regarding the Special Land Use criterion for harmony in appearance with the intended character of the general vicinity, the Planning Commission to consider how the following features of the proposal comply with this criterion:
  - a. Blank western building facade.
  - b. Pole-mounted sign.
4. Applicant to confirm, in writing, that only seated patrons will be served alcohol.
5. Applicant to provide on plans the floor area (in square feet) where alcohol will be served.

### Site Plan

Regarding the Site Plan:

1. Lighting: Applicant to provide lighting details, including manufacturer cut sheets and a photometric plan, to determine whether the proposal complies with the ordinance.
2. Refuse: Planning Commission to determine if the proposed dumpster screen coordinates with the building architecture.

  
\_\_\_\_\_  
CARLISLE/WORTMAN ASSOC., INC.  
Sally M. Elmiger, AICP, LEED AP  
Principal

# 152-2402

c: Greta Bolhuis  
John Buzuvis  
Marleta Barr  
Klajdi Ibi ([GoldGrille17@gmail.com](mailto:GoldGrille17@gmail.com))

**CITY OF PLYMOUTH**  
**SITE PLAN REVIEW APPLICATION**

Community Development Department  
 201 S. Main Street Plymouth, MI 48170  
 Ph. 734-453-1234 ext. 232  
[www.plymouthmi.gov](http://www.plymouthmi.gov)

**I. Site/Project Information**

Site Address 880 FRALICKS	Current Zoning Classification B-2	Date of Application 03/13/2024
Name of Property Owner KLADJI IBI	Phone Number 734-673-2892	
Mailing Address 621 BROADACRE AVE	Email Address (Required) GoldGrille17@GMAIL.COM	
City CLAWSON	State MI	Zip Code 48017

**II. Applicant and Contact Information**

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name KLADJI IBI	Phone Number 248-514-3195			
Applicant/Company Address 621 BROADACRE AVE	City CLAWSON	State MI	Zip Code 48017	
Email Address (Required)				

**III. Site Plan Designer and Contact Information**

Site Plan Designer Company Name	Phone Number		
Company Address	City	State	Zip Code
Registration Number	Expiration Date	Email Address (Required)	

**IV. Type of Project (Please Select All that Apply)**

<input type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> New	<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Industrial	<input type="checkbox"/> Addition	<input type="checkbox"/> Interior Finish	<input type="checkbox"/> Special Land Use

**V. Historic District**

Is this project located in the Historic District?  
 Yes  No

**VI. Description of Work**

SITE PLAN REVIEW FOR NEW RESTAURANT

**VII. Applicant Signature**

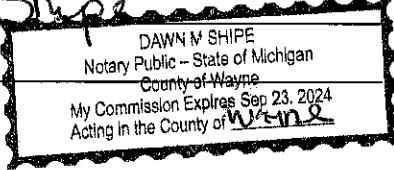
Signature of Applicant <i>[Handwritten Signature]</i>	Date 03/13/2024
--	--------------------

**VIII. Property Owner Signature**

Signature of Property Owner <i>[Handwritten Signature]</i>	Date 03/13/2024
---	--------------------

Subscribed and sworn before me this 13 day of March, 2024.

Notary Public: Dawn Shipe  
 My Commission expires: \_\_\_\_\_



**For Office Use Only**

	YES/DATE	NO	N/A
1. Pre-Application Meeting			
2. Digital Copy of Application Package			
3. Public Hearing Notice			
4. CWA Review			
5. Municipal Services Review			
6. Fire Department Review			
7. Engineering Review			

To : Klajdi Ibi

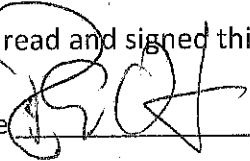
From: Bob Osten Dore (Owner of Stellas)

Subject : Use Agreement

1. Parking: Understanding the lot line Stellas restaurant will allow the tenant at 880 Fralick to use any unused Stellas parking spots on 860 Fralick until 3 pm
2. We understand and agree to mutual egress to the agreement between 860 and 880 Fralick for delivery and customer and employee parking (drivable space)
3. Enclosed dumpster will be shared between 860 and 880 Fralick tenants.

All side read and signed this document.

Signature



Date

02-07-2024

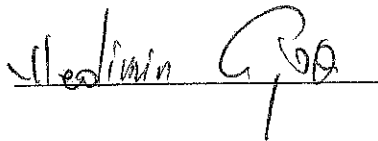
Signature



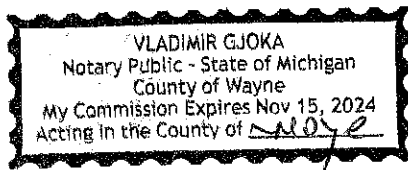
Date

02-07-2024

On this 27<sup>th</sup> day of February 24 before me, Vladimir G. Gjoka, the undersigned Notary Public, in the county of Wayne personally Klajdi Ibi and Bob Osten Dore. Provided to me on the basis of satisfactory evidence to be the person whose name are subscribed to the within instrument, and acknowledged to me that he/she executed the same for the purpose therein stated.



Vladimir Gjoka Notary Public



# PLYMOUTH'S BRUNCH HOUSE

880 FRALICK ST

PLYMOUTH, MI 48107

OWNER: KLAJDI IBI

(734) 673-2892C

**PRELIMINARY**  
NOT FOR CONSTRUCTION

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PROJECT  
PLYMOUTH'S BRUNCH HOUSE  
RENOVATION & ADDITION  
880 FRALICK  
PLYMOUTH, MI 48107

SUBJECT  
SITE & FLOOR PLANS

ARCHITECTS  
CHESTER STEMPIEN ASSOCIATES • AIA  
29995 GREENFIELD ROAD SOUTHFIELD, MICHIGAN 48076  
(248) 557-2145 FAX: (248) 569-2856

ISSUED:  
SITE PLAN  
APPROVAL  
03/13/2024

T.J.F.  
T.J.F.  
T.J.F.

DO NOT SCALE  
PRINTS - USE  
FIGURED  
DIMENSIONS ONLY

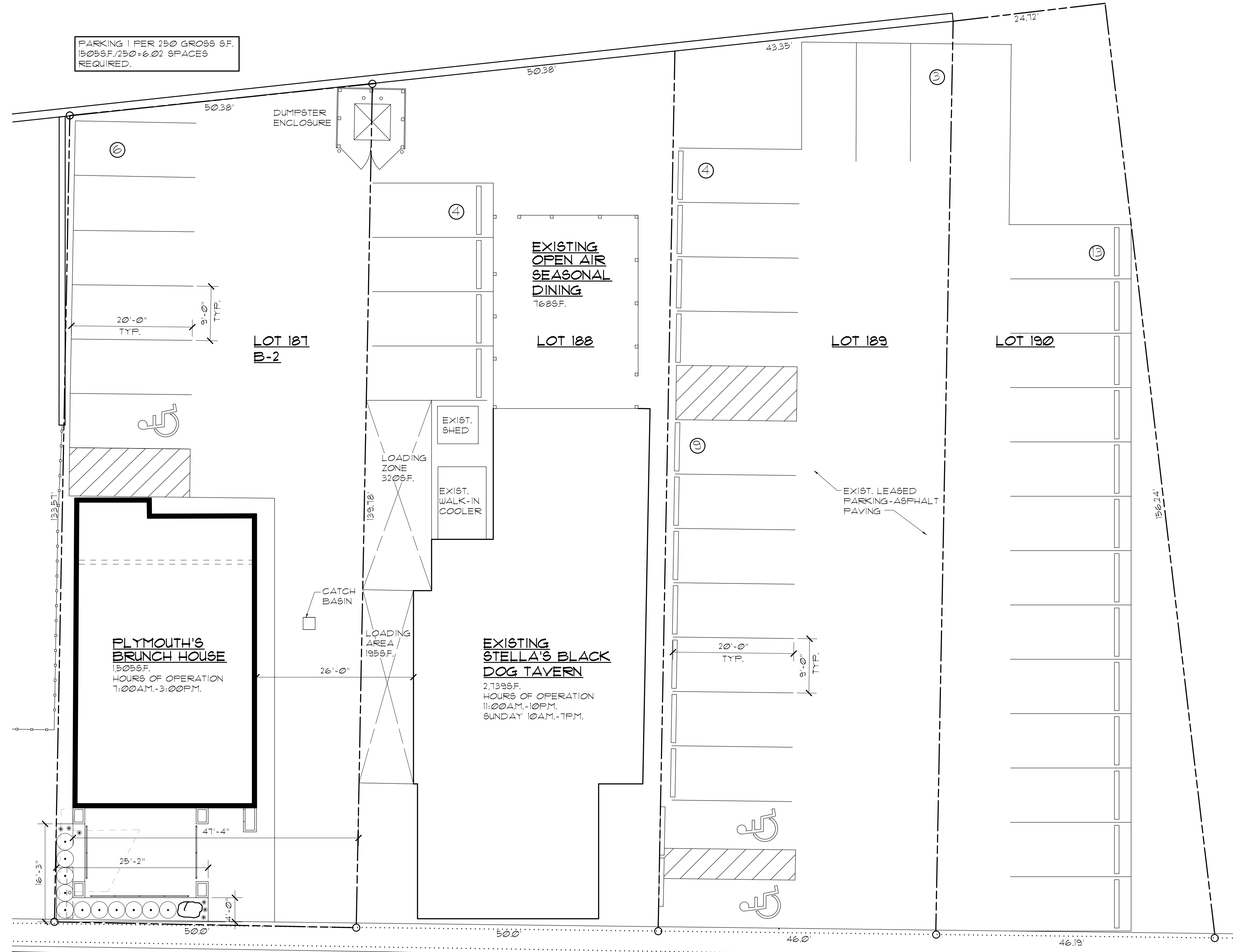
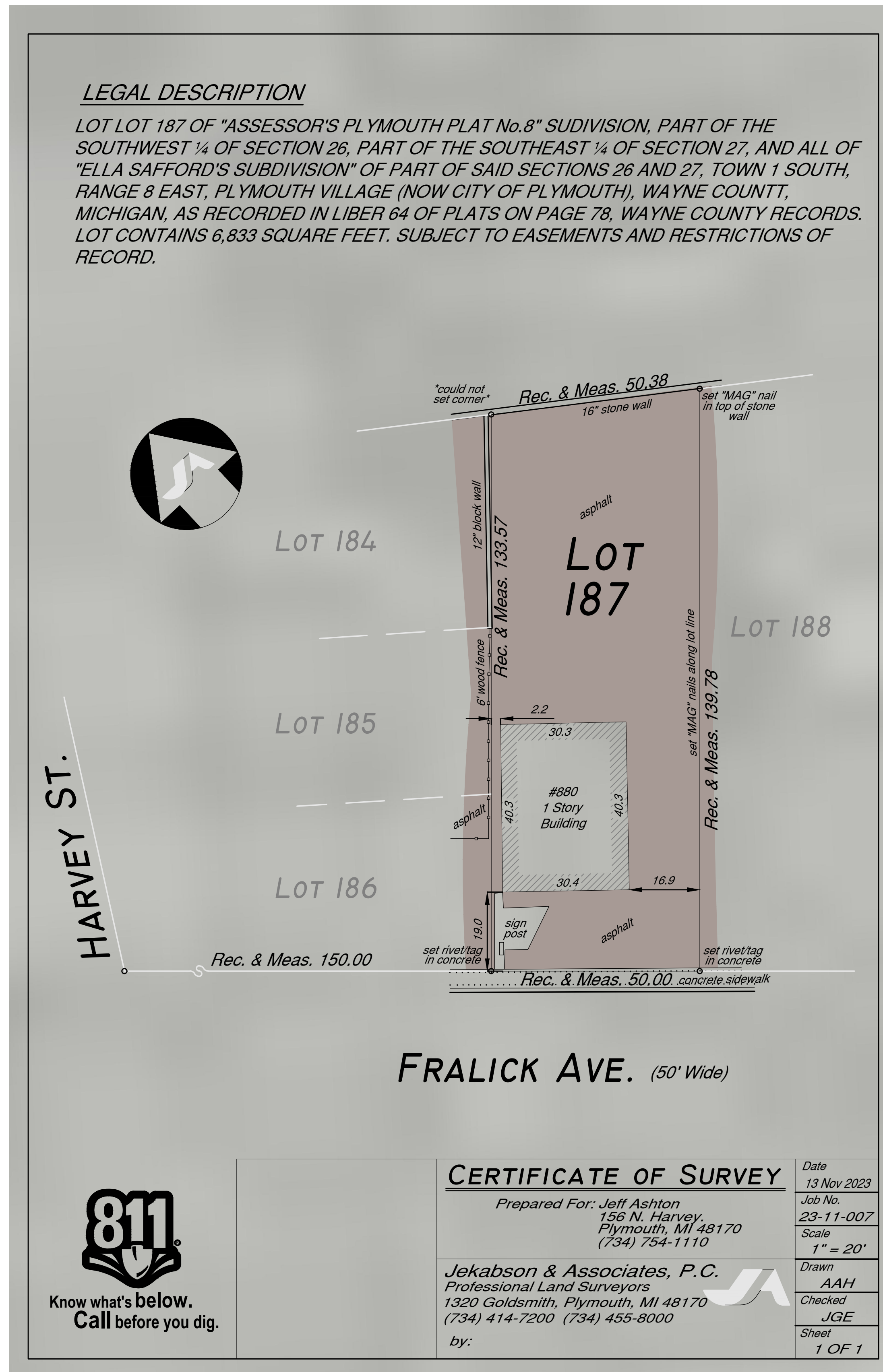
JOB NO.  
T2024006

SHEET  
A.1

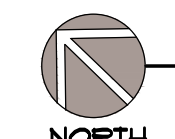
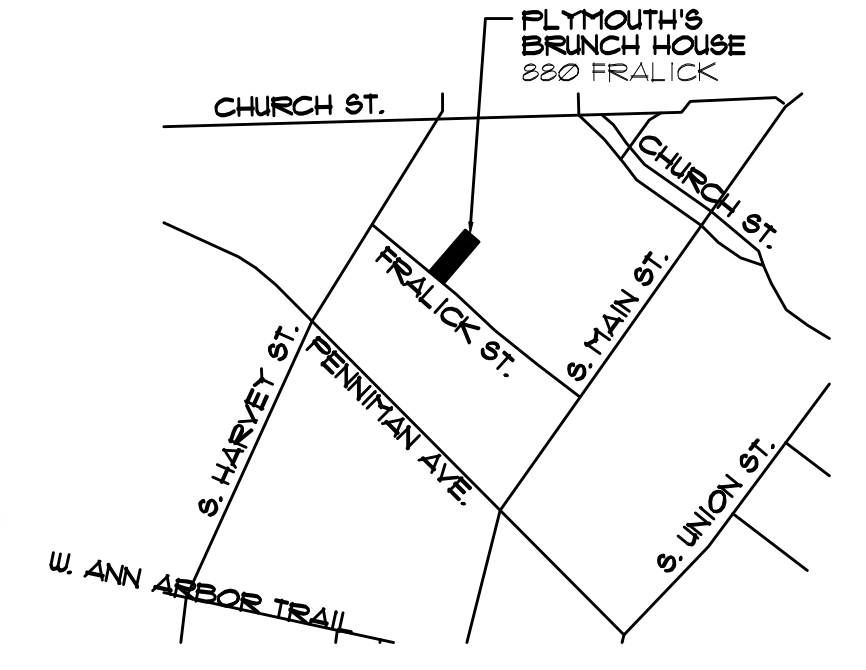
PLYMOUTH'S BRUNCH HOUSE

## LEGAL DESCRIPTION

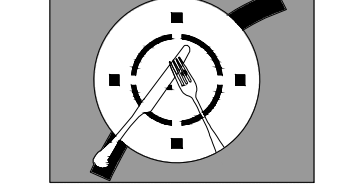
LOT 187 OF "ASSESSOR'S PLYMOUTH PLAT No. 8" SUBDIVISION, PART OF THE SOUTHWEST ¼ OF SECTION 26, PART OF THE SOUTHEAST ¼ OF SECTION 27, AND ALL OF "ELLA SAFFORD'S SUBDIVISION" OF PART OF SAID SECTIONS 26 AND 27, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH VILLAGE (NOW CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 64 OF PLATS ON PAGE 78, WAYNE COUNTY RECORDS. LOT CONTAINS 6,833 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



**SITE PLAN**  
SCALE: 1"=10'-0"



**PLYMOUTH'S BRUNCH HOUSE**



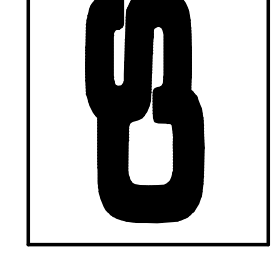
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PROJECT  
**PLYMOUTH'S BRUNCH HOUSE RENOVATION & ADDITION**  
880 BRAICK  
PLYMOUTH, MI 48107

SUBJECT  
**FLOOR PLANS & ELEVATIONS**

ARCHITECTS  
**CHESTER STEMPIEN ASSOCIATES • AIA**  
29895 GREENFIELD ROAD SOUTHFIELD, MICHIGAN 48076  
(248) 557-2145 FAX: (248) 569-2856



ISSUED:  
SITE PLAN APPROVAL  
03/13/2024

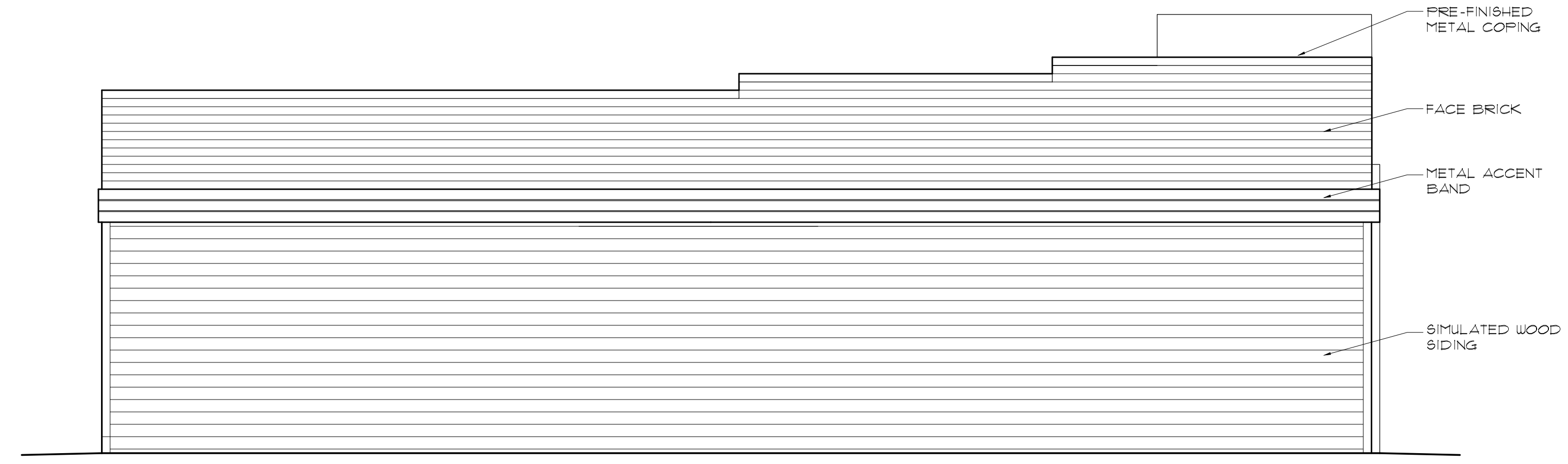
DESIGNED BY T.J.F.  
CHECKED BY T.J.F.  
APPROVED BY T.J.F.

DO NOT SCALE PRINTS - USE DIMENSIONS ONLY

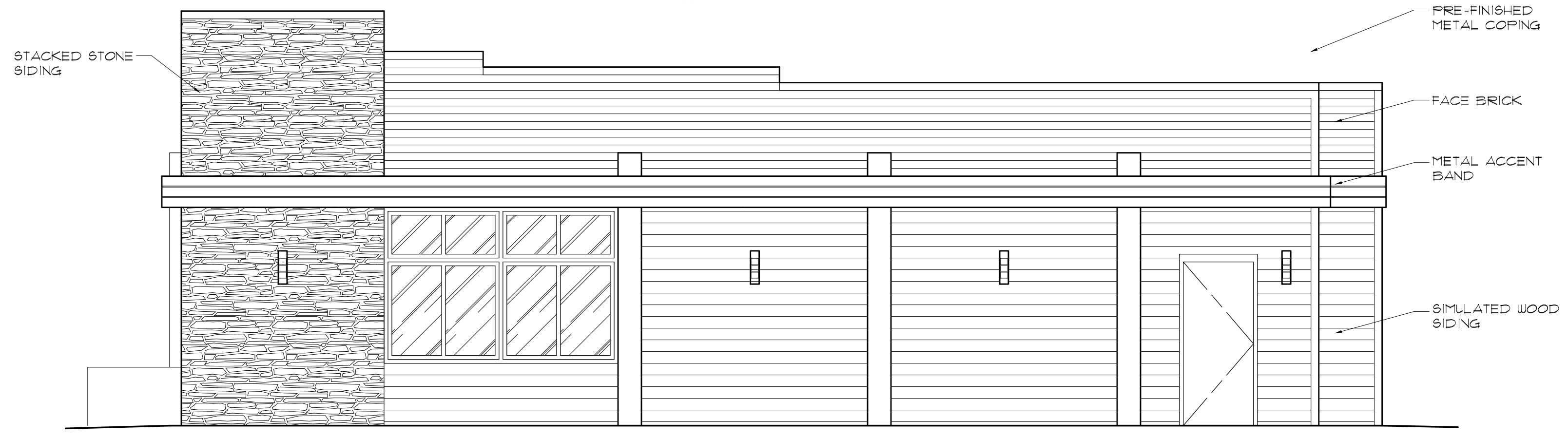
JOB NO.  
**T2024006**

SHEET  
**A.2**

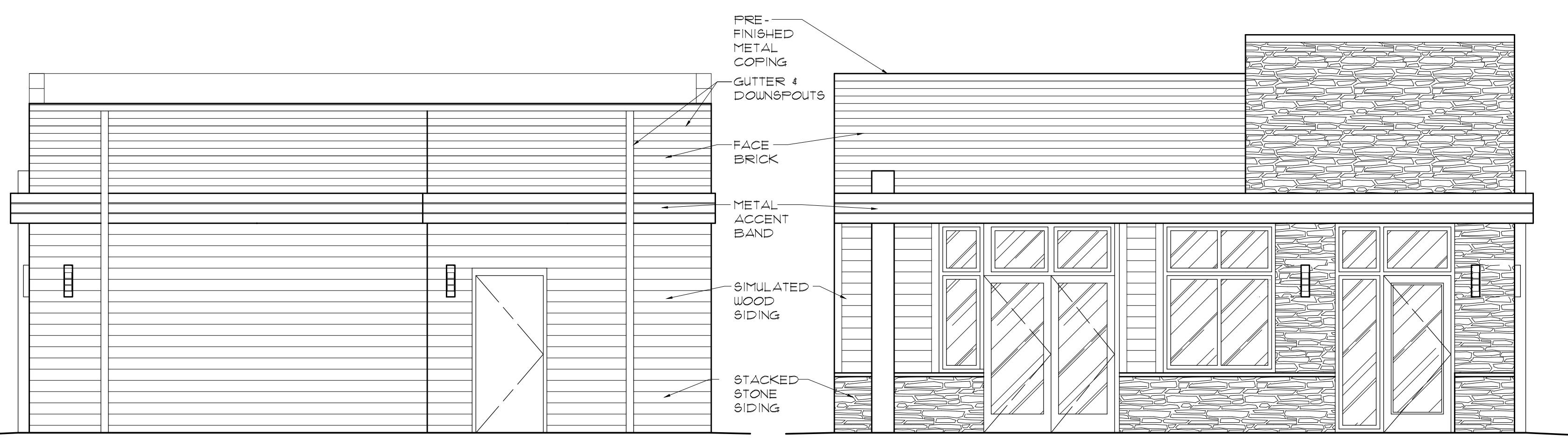
PLYMOUTH'S BRUNCH HOUSE



**WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

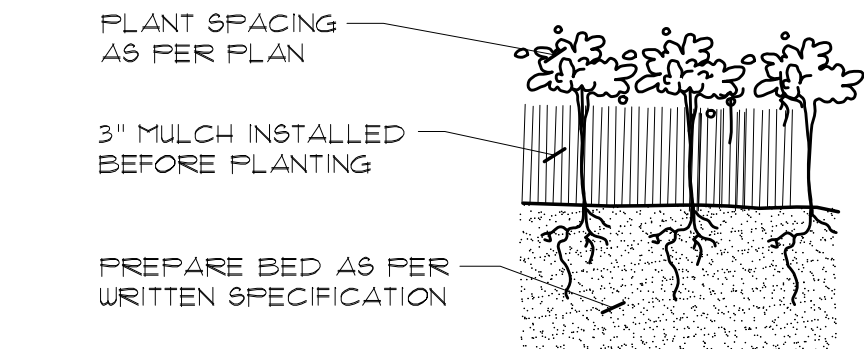
**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

**REUSE PYLON SIGN**  
**PLANT MIX SPECIFICATIONS**

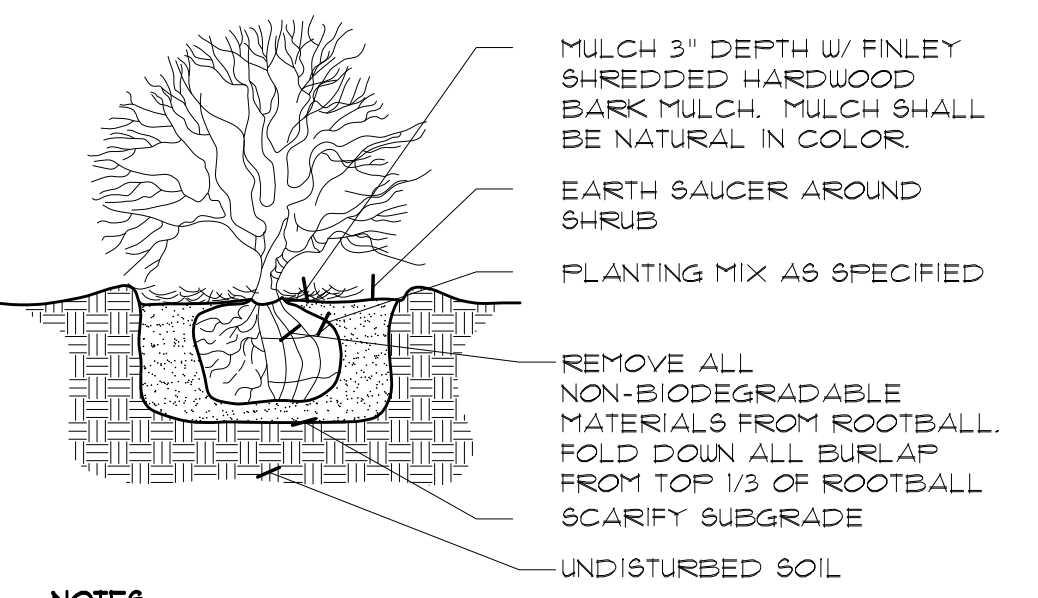
PLANT MIX SHALL BE PROVIDED FOR ALL PROPOSED PLANTINGS. PLANT MIX FOR ANNUAL, PERENNIAL & GROUNDCOVER PLANTINGS SHALL INCLUDE AMENDMENT W/ FERTILIZER PER RATES DESCRIBED BELOW.

PLANT MIX:  
1/3 SCREENED TOPSOIL  
1/3 CLEAN COARSE SAND  
1/3 FEAT MOSS

FERTILIZERS FOR ANNUAL, PERENNIALS & GROUNDCOVER PLANTINGS: "DRIMAMURE", OR APPROVED EQUAL APPLIED @ MANUFACTURERS RECOMMENDATIONS RATES 13: 13: 13 FERTILIZER, APPLIED @ MANUFACTURERS RECOMMENDED RATES BONE MEAL, APPLIED @ 5LBS. PER CUBIC YARD OF SOIL MIX

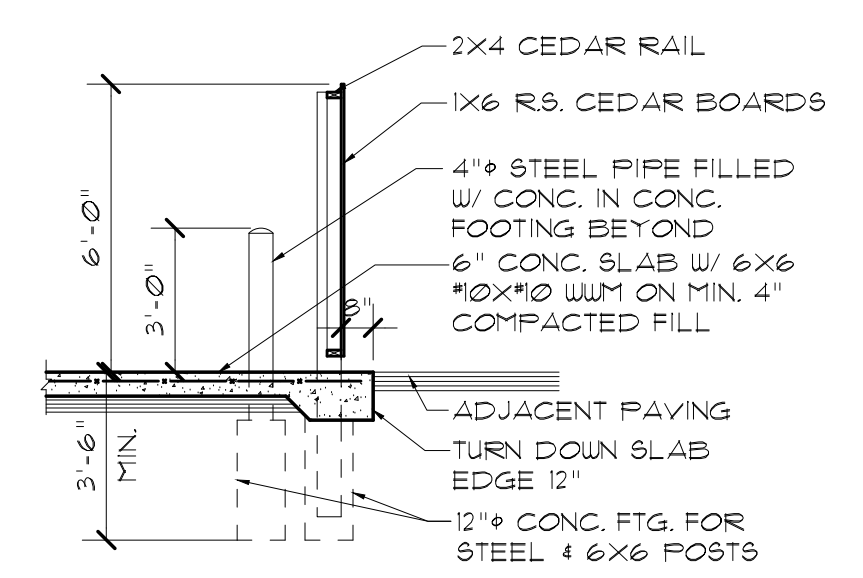


**GROUNDCOVER PLANTING DETAIL**  
NO SCALE

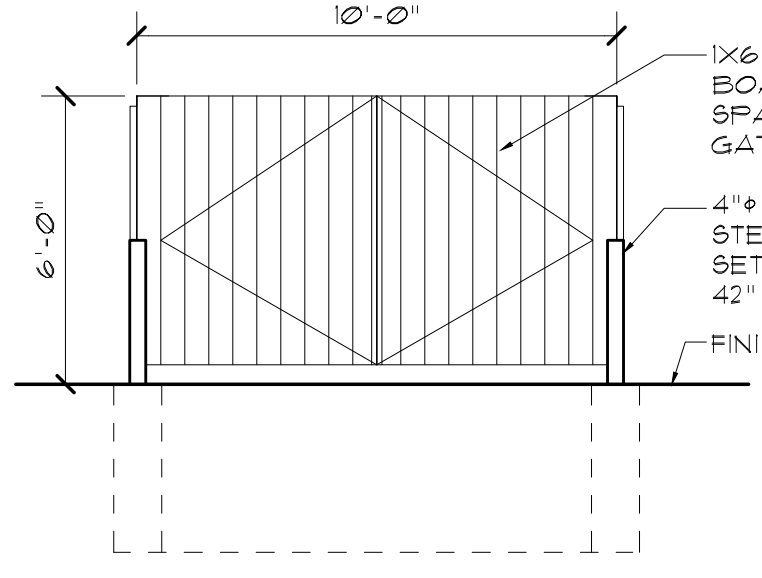


**NOTES:**  
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY.  
DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

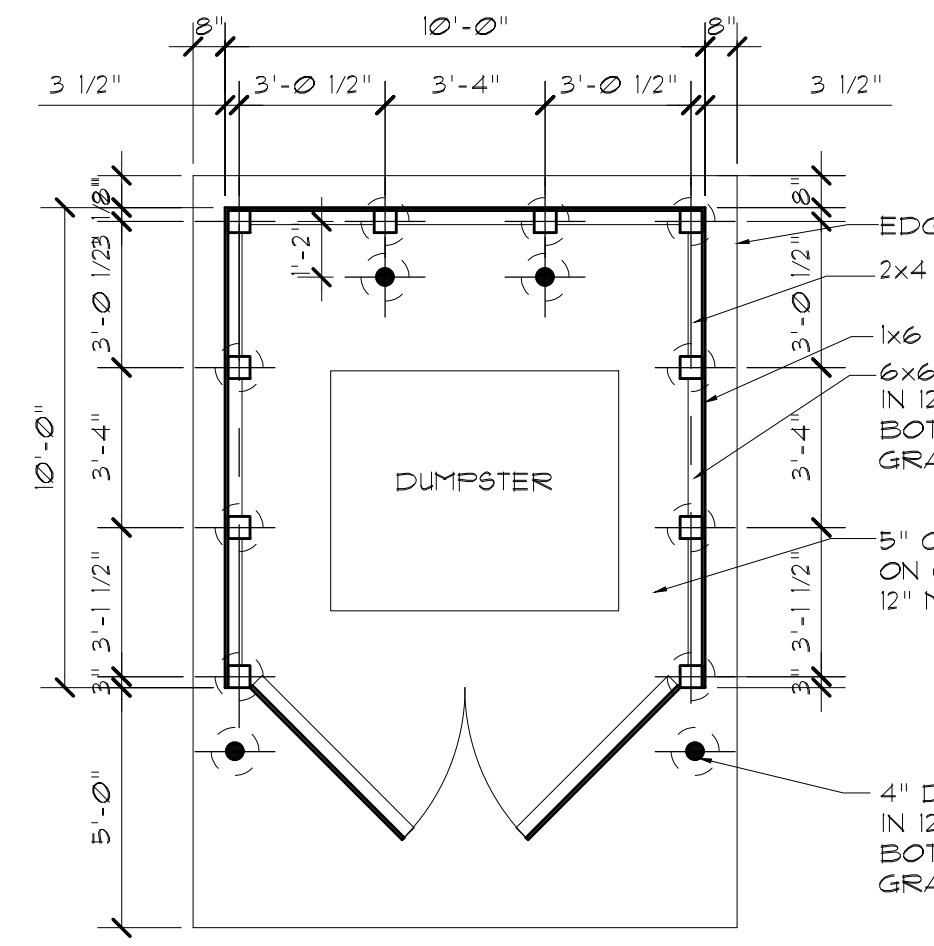
**SHRUB PLANTING DETAIL**  
NO SCALE



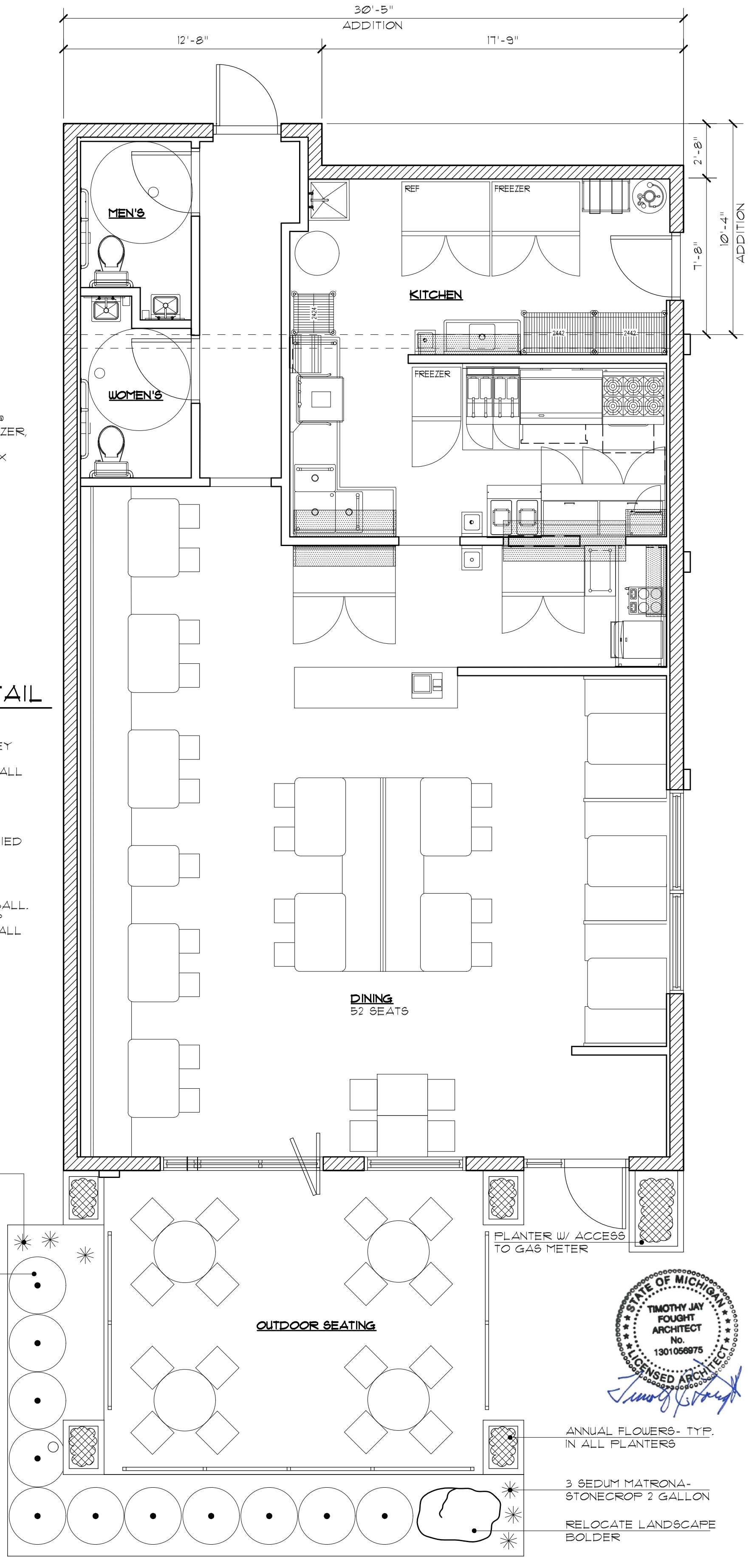
**SECTION @ DUMPSTER SCREEN**  
SCALE: 1/4"=1'-0"



**REFUSE GATE ELEVATION**  
SCALE: 1/4"=1'-0"



**TRASH DUMPSTER ENCLOSURE**  
SCALE: 1/4"=1'-0"



**FLOOR PLAN**  
SCALE: 1/4"=1'-0"



ANNUAL FLOWERS- TYP. IN ALL PLANTERS  
3 SEDUM MATRONA- STONECROP 2 GALLON  
RELOCATE LANDSCAPE BOLDER