



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, February 14, 2024 - 7:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
www.plymouthmi.gov
734-453-1234
Plymouth, Michigan 48170-1637

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, Zachary Funk, Joe Hawthorne, Trish Horstman, Kyle Medaugh

Excused: Member Hollie Saraswat, and Eric Stalter

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

2. CITIZENS COMMENTS

There were no citizen comments

3. APPROVAL OF MEETING MINUTES

Silvers offered a motion, seconded by Funk, to approve the minutes for the January 10, 2024, meeting. Medaugh asked that the minutes be amended to indicate that he was not present.

There was a voice vote.
MOTION PASSED

4. APPROVAL OF THE AGENDA

Hawthorne offered a motion, seconded by Silvers, to approve the agenda for February 14, 2024.

There was a voice vote.
MOTION PASSED

5. COMMISSION COMMENTS

There were no commission comments.

6. PUBLIC HEARINGS

a. RZ24-01: 353 Starkweather, Conditional rezoning request from O-1, Office Service District to RT-1, Two Family Residential

Sisolak opened the public hearing at 7:05 p.m.

Applicant Harold Polemitis described his rationale for requesting rezoning for his building, which has been used for his business. He said he no longer needs the entire building for office space and was considering moving his family there.

Drake Filippis, 697 Ann, said he supported the rezoning.

Sisolak closed the public hearing at 7:09 p.m.

Elmiger reminded the group that in conditional rezonings, the applicant offers the conditions. There was a discussion about parking, signage, and retaining the character of the home.

Motion

Silvers offered a motion, seconded by Horstman for RZ24-01 – 353 Starkweather to recommend to that the City Commission to approve a conditional rezoning from O-1 to RT-1.

Findings of Fact

The proposal aligns with the Master Plan.

In future land use maps, the multi-family, low density category is associated with the RT-1, two family residential zoning district.

The proposed action will advance the vision the city has set forth in its master plan.

Conditions

The permitted use is limited to two-family or single-family detached dwellings.

The permitted use on the subject site is limited to home occupations subject to the provisions of 78-212.

There was a voice vote.
MOTION PASSED

b. Amendment to Zoning Ordinance 78-127, Projections into Setbacks

Sisolak opened the public hearing at 7:29 p.m.

Pete Mundt, 643 N. Harvey, asked whether the amendment would restrict or expand the space where generators can be located. Silvers explained that the amendment would only define it for the first time.

Sisolak closed the public hearing at 7:31 p.m.

Silvers offered a motion, seconded by Filippis, to send the generator ordinance section 78-217 to the City Commission for review and approval.

There was a voice vote.
MOTION PASSED

7. OLD BUSINESS

a. PUD22-01: 100 S. Mill, PUD Extension

Bolhuis explained that the Planning Commission already approved the site plan, but the builder has not taken it to the City Commission because they have been working on difficulties with the water connection.

Silvers offered a motion, seconded by Medaugh, to approve a one-year extension to the PUD site plan, to end on November 9, 2024, and that the City Commission review and approve the extension.

There was a voice vote
MOTION PASSED

8. NEW BUSINESS

a. SP 24-01: 165 Liberty, Site Plan Review

Applicant Sharon Watson said she had received a variance for parking from the Zoning Board of Appeals. She distributed photos of her signs and offered to answer questions.

Drake Filippis, 697 Ann, said he supported the plan.

Motion

Silvers offered a motion, seconded by Hawthorne, to approve SP24-01 for site plan review.

Findings of Fact

The application meets all requirements of the master plan.

The project has passed the ZBA for concerns mentioned in previous meetings.

Condition

The applicant is to abide by recommendations contained within the Carlisle Wortman report.

There was a voice vote.

MOTION PASSED

b. 2024 Planning Commission Goals

Bolhuis reviewed her recommendations and said that the suggested public participation plan would be a city-wide effort. After a discussion, the group agreed on the following goals:

- Complete the master plan review
- Engage in a training session
- Review a compatibility ordinance

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Brock Minton said the strategic plan's one-year tasks had been approved.

Sisolak gave a report on the engagement subcommittee, and Silvers gave a report on the future land use subcommittee.

10. ADJOURNMENT

Silvers offered a motion, seconded by Sisolak, to adjourn the meeting at 8:10 p.m.

There was a voice vote.

MOTION PASSED