



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, April 10, 2024 - 7:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:03 p.m.

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Sidney Filippis, Zach Funk, Trish Horstman, Kyle Medaugh, and Hollie Saraswat

Excused: Member Joe Hawthorne, 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 Medaugh, to approve the minutes of the March 13, 2024 meeting.

There was a voice vote.
Funk abstained

MOTION PASSED 6-0

4. APPROVAL OF THE AGENDA

Horstman offered a motion, seconded by Medaugh, to approve the agenda for April 10, 2024. Saraswat offered a friendly amendment to move old business below new business for the convenience of the applicant. Horstman and Medaugh agreed to the amendment.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

Saraswat commended fellow commission members for participating in the master plan public input sessions.

Sisolak congratulated Funk and his wife for the recent birth of twins.

6. PUBLIC HEARINGS

There were no public hearings.

7. NEW BUSINESS

a. SP 24-04 – 880 Fralick

Architect Tim Fought reviewed the plan for the Plymouth Brunch Place. He said that since the business would only be open from 7:30 a.m. to 3 p.m., the owners had secured an agreement with the adjacent building owner to share parking and a dumpster enclosure.

Motion

Silvers offered a motion, seconded by Filippis, to approve SP 24-04 for site plan review only.

Finding of Facts

The proposed plan meets the master plan of the city.

There is no perpetuation of nonconformities other than what already exists.

Conditions

The applicant is to provide lighting details including all items mentioned in the Carlisle Wortman report. The applicant is to provide updated drawings to the building department to show the newly discovered windows.

The dumpster screen is acceptable as shown on the plan as a wood enclosure in lieu of masonry, as it matches the building architecture and the adjacent buildings.

After further discussion, Silvers added the following amendment:

The approval exempts the applicant from providing a seventh parking space as the math is only fractionally above the six they have, they have a shared parking agreement, and the property is in the B-2 zoning area, which permits a Planning Commission waiver.

Filippis agreed to the amendment.

There was a voice vote.

MOTION PASSED UNANIMOUSLY.

8. OLD BUSINESS

a. Master Plan Discussion

The group reviewed the status of the public engagement, future land use, and transportation subcommittees and agreed on a timeline for their presentation to the entire Planning Commission.

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Brock Minton said he'd heard positive comments about the public participation meeting, and that the City Commission was also seeking public feedback.

Horstman said that the Old Village Association was scheduling yard sale and PRIDE events.

10. ADJOURNMENT

Saraswat offered a motion, seconded by Silvers, to adjourn the meeting at 7:41 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY