



City of Plymouth  
Zoning Board of Appeals  
Regular Meeting Minutes  
Thursday, March 7, 2024 - 7:00 p.m.

---

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170-1637

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

Also present: Mayor Suzi Deal, City Commission Liaison Brock Minton, Planning and Community Development Director Greta Bolhuis

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

Devine offered a motion, seconded by Pappas, to approve the minutes of the February 1, 2024 meeting.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Smith, Elliott

MOTION PASSED

**4. APPROVAL OF THE AGENDA**

Burrows offered a motion, seconded by Pappas, to approve the agenda for the March 7, 2024 meeting.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Smith, Elliott

MOTION PASSED

**5. OLD BUSINESS**

There was no old business.

**6. NEW BUSINESS**

a. Z 24-06, 840 Beech Ct: front and rear setbacks for a proposed addition

Applicant David Jensen explained his request.

### ***Citizen Comments***

Mary Decker, 1330 Carol, asked about the proposed addition's height. She was told it was within the ordinance requirements.

Ed Emmons, 1345 Carol, asked for clarification for the requested setbacks.

Robert Carr, 1329 Carol, asked if the setbacks were grandfathered in. It was explained to him that there was an existing nonconformity on the property.

### ***Board Member Discussion***

The applicant was asked whether he planned to demolish the structure, and the applicant replied that he would not, unless his variance request was denied.

### ***Motion***

Devine offered a motion, seconded by Burrows, to approve the variances being requested in Z24-06, 840 Beech Ct., for 8.1-feet into the rear yard setback and a 3.3-feet into the front yard setback.

### ***Findings of Fact and Conditions***

The existing nonconformity on the first floor is not being altered.  
Second floor construction coincides with the existing first-floor footprint.  
The construction in the rear yard that needs a variance is non-habitable.

Burrows offered a friendly amendment with the condition that the variance applies only to the portion of the property described in the submitted drawings and doesn't extend to the full length of the property. Devine accepted the friendly amendment.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Smith, Elliott

MOTION PASSED

## **7. BOARD MEMBER COMMENTS**

There were no board member comments.

## **8. REPORTS AND CORRESPONDENCE**

Elliott reminded the group to take the required IT training.

City Commission Liaison Brock Minton told the group that the first reading of the generator ordinance was approved.

## **9. ADJOURNMENT**

Burrows offered a motion, seconded by Pappas, to adjourn the meeting at 7:17 p.m.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Smith, Elliott

MOTION PASSED