



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, June 12, 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 7:01 p.m.

Present: Chair Sisolak, Commissioners Sidney Filippis, Joe Hawthorne (left at 8:27 p.m.), Trish Horstman, Kyle Medaugh, Hollie Saraswat, and Eric Stalter

Excused: Vice Chair Scott Silvers, Member Zachary Funk

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

Hawthorne offered a motion, seconded by Saraswat, to approve the minutes of the May 8, 2024 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Medaugh offered a motion, seconded by Hawthorne, to approve the agenda for June 12, 2024. Saraswat offered a friendly amendment to move item 8 before item 7. Medaugh and Hawthorne accepted the friendly amendment.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

Hawthorne remarked on how nice the city looks.

Saraswat suggested that the Planning Commission study the PUD ordinance and consider how the public benefit component should be addressed. She added that more detail in the ordinance as to what constitutes a public benefit would be helpful for the Planning Commissioners when reviewing Planned Unit Development projects.

Hawthorne said he disagreed, and that some projects have obvious public benefits and others do not.

Filippis suggested a matrix for objectivity.

Sisolak said the zoning audit suggested an update of the PUD ordinance.

Stalter said residential compatibility should be reviewed.

Hawthorne suggested the City Commission put this on their one-year plan.

6. PUBLIC HEARINGS

a. SP 24-02: 413 N. Main: Aqua Fine Dining, special land use and site plan review

Architect Jim Korf explained the request to use two parking spaces for outdoor dining. He replied to questions in the Carlisle Wortman report, including right-of-way concerns, a shared parking agreement, hours of operation, and landscaping. He said he calculated the square footage of the restaurant's usable space and that they had more parking spaces than required.

Elmiger said there was an enclosed porch on the building in the city right-of-way that needed to be addressed.

Sisolak opened the public hearing at 7:37 p.m.

Building owner Victor Nikollbibaj said he hadn't been aware that the porch space was in the right-of-way or that replacing plastic with glass windows would be an issue.

Sisolak closed the public hearing at 7:40 p.m.

Motion

Hawthorne offered a motion, seconded by Horstman, to approve SP24-02 for special land use as proposed.

Conditions

No music

The patio hours may be 4-close, or per city outdoor dining policy

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Motion

Hawthorne offered a motion, seconded by Filippis, to approve SP 24-02 for site plan review.

Conditions

The applicant is to restripe barrier-free parking to meet the 8-foot code.

City Commission approval of existing permanent porch with easement.

Patio is to be surrounded with temporary planters on the west side of the dining area of approximately four feet with greenery height in addition.

This is conditional approval for applicant to resurrect the temporary removable patio for summer of 2024.

Applicant is to have approval of the existing permanent porch by City Commission prior to temporary removable patio installation for patio season 2025.

Applicant is to submit a shared parking agreement to the city for review in June 2024.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

7. NEW BUSINESS

a. PUD 24-01: 230 Wilcox, Preliminary PUD

Greg Donofrio shared a presentation about restoring the Wilcox Mill. He said he was working with a surveyor to remove the property from the floodplain map. Specific uses for the building and impacts on neighboring properties were discussed. Donofrio said he wanted to add a photometric study and a bike rack to the plan prior to a public hearing.

8. OLD BUSINESS

a. Master Plan Discussion – public engagement survey results

The group reviewed results of surveys taken at two public engagement sessions. There was a discussion about the age of respondents, and that a large majority were over the age of 50. Sisolak said she emailed and texted her friends about the meetings, and it was agreed that all members of the Planning Commission would reach out to their friends of all ages if there are future meetings. The group also discussed logistics of conducting the surveys and it was stated that hearing a presentation prior to completing the survey helped participants formulate their responses.

The future land use subcommittee reported they are nearing completion of their studies, as did Medaugh, who is studying transportation.

They scheduled a working session for July 24 at 6:30 p.m.

9. REPORTS AND CORRESPONDENCE

City Commission liaison Brock Minton said the Planning Commission's public engagement work was appreciated.

Bolhuis reviewed a special land use article that Silvers provided prior to the meeting.

Bolhuis said she would be out of the office from July 1-15 and that Economic Development Director John Buzuvis would be available to them during that time.

10. ADJOURNMENT

Stalter offered a motion, seconded by Filippis, to adjourn the meeting at 9:15 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY