



City of Plymouth  
Zoning Board of Appeals  
Regular Meeting Minutes  
Thursday, July 2, 2024 - 7:00 p.m.

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

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**1. CALL TO ORDER**

Chair Joe Elliott called the meeting to order at 7:00 p.m.

Present: Chair Elliott, Members Mike Devine, Mike Pappas, Rebecca Smith

Excused: Vice Chair Jim Burrows

Also present: Economic Development Director John Buzuvis

**2. CITIZENS COMMENTS**

Peggy Kremer, 636 Jener, asked about utility lines that were not buried deep enough. She was advised to call the Michigan Public Service Commission.

**3. APPROVAL OF THE MEETING MINUTES**

Smity offered a motion, seconded by Pappas, to approve the minutes of the June 6, 2024 meeting.

There was a roll call vote.

YES: Devine, Pappas, Smith, Elliott

MOTION PASSED UNANIMOUSLY

**4. APPROVAL OF THE AGENDA**

Smith offered a motion, seconded by Pappas, to approve the agenda for the July 2, 2024 meeting.

There was a roll call vote.

YES: Devine, Pappas, Smith, Elliott

MOTION PASSED UNANIMOUSLY

**5. OLD BUSINESS**

There was no old business.

**6. NEW BUSINESS**

a. Z 24-11-664 Herald: non-use variances to construct a second story addition within the side yard setback including a new driveway that is less than the required 9-foot width and does not provide the 1-foot landscape buffer along the side property line.

Applicant John Kachalla gave a brief description of the project and requested variances.

### ***Citizen Comments***

Peggy Kremer, 636 Jener, said he'd had water issues from new construction in the neighborhood, and she asked that any grading issues be resolved with this project.

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

The group discussed the request and confirmed that it would not go outside of the existing footprint of the home.

### ***Motion***

Smith offered a motion, seconded by Pappas, to approve Z24-11 for a 2.7-foot side yard setback variance and a 0.1-foot driveway width variance, and a 1-foot landscape buffer variance based on the following findings of fact:

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

The setback variance does not increase the existing non-conformity.  
The driveway variances are necessary to allow access to the rear yard.  
The homes on this street have common issues due to the narrow lot widths.

### ***Conditions***

The driveway shall be graded to prevent water from draining into the adjacent property.  
The driveway shall be parallel to the house to accommodate a 9-foot driveway and the 1-foot landscape buffer where possible.  
The driveway shall not be narrower than 8.9-feet after application of exterior materials including the porch addition.

### ***Friendly Amendment***

Devine offered a friendly amendment to state the driveway width condition would include the porch addition, and that the setback variance was only applicable to the current footprint. Smith and Pappas agreed to the friendly amendment.

There was a roll call vote.

YES: Devine, Pappas, Smith, Elliott

MOTION PASSED UNANIMOUSLY

## **7. BOARD MEMBER COMMENTS**

There were no board member comments.

## **8. REPORTS AND CORRESPONDENCE**

Elliott reminded the group to take their quarterly IT training.

## **9. ADJOURNMENT**

Smith offered a motion, seconded by Pappas, to adjourn the meeting at 7:26 p.m.

There was a roll call vote.

YES: Devine, Pappas, Smith, Elliott

MOTION PASSED UNANIMOUSLY