



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, October 9, 2024 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/83593363033>

Passcode: 690131

Webinar ID: 835 9336 3033

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the September 11, 2024 meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
 - a) **SP 24-07:** 904 Starkweather, Special land use and site plan review for office and “creator/maker space” uses such as co-working, photo/video shoots, podcast recording, and ad-hoc meetings. The property is zoned MU, Mixed Use.
7. **OLD BUSINESS**
 - a) **SP24-06:** 630 S. Main, Revised Site Plan Review
 - b) Master Plan Discussion – November 6, 2024 working session
8. **NEW BUSINESS**
 - a) **SP24-09:** 620 W. Ann Arbor Road, Fence material waiver
9. **REPORTS AND CORRESPONDENCE**
10. **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

Planning Commission 2024 Goals

1. Complete the master plan review
2. Engage in a training session
3. Review a compatibility ordinance

***“The government in this community is small
and accessible to all concerned.”***

-Plymouth Mayor Joe Bida November 1977



**Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, September 11, 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 7:00 p.m.

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Zachary Funk, Joe Hawthorne, Trish Horstman, Hollie Saraswat, and Eric Stalter

Excused: Commissioners Sidney Filippis, Kyle Medaugh

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

2. CITIZENS COMMENTS

There were no citizen comments

3. APPROVAL OF MEETING MINUTES

Hawthorne offered a motion, seconded by Funk, to approve the minutes of the August 14, 2024 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Hawthorne offered a motion, seconded by Horstman, to approve the agenda for September 11, 2024.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

Horstman said the Fall Festival was enjoyable.

Saraswat thanked the Department of Municipal Services for their prompt cleanup after the recent storm.

6. PUBLIC HEARINGS

a. SP24-07: 904 Starkweather, Special land use and site plan review for office and “creator/maker space” uses such as co-working, photo/video shoots, podcast recording, and ad-hoc meetings.

Bolhuis said the applicant asked to postpone the hearing to give them time to respond to the questions in the administrative review.

Stalter offered a motion, seconded by Hawthorne to postpone the public hearing on SP24-07 to the October 9, 2024 Planning Commission meeting.

There was a voice vote.
MOTION PASSED UNANIMOUSLY.

b. SP 24-08 PARKING LOT-ARTHUR & WIL (008 04 0022 300) and 0 PARKING LOT-IRVIN CHURCH (008 04 0063 300), Special land use and site plan review for parochial school playground located in an existing parking lot at what is commonly known as 1151 William

Elmiger provided a background and said it appeared that the project meets the criteria for special land use.

Our Lady of Good Counsel Pastor Msgr. Todd Lajiness, Facility Manager Dave Eley, and architect Joe Phillips were present to answer questions.

Sisolak said she was a member of the parish and asked whether she should be recused from this item.

Silvers offered a motion that Sisolak not be recused. Hawthorne seconded the motion.

There was a voice vote.
MOTION PASSED

Silvers said he had worked with the architect in the past. Elmiger said that would not be a conflict, since he was not working or profiting from this project.

Phillips referred to a section of the City of Plymouth code of ordinances that states playground structures are excluded from building and structure ordinances.

The group discussed the project and noted that the applicants stated the playground would be open to the public outside of school hours.

Motion

Silvers offered a motion, seconded by Hawthorne, to approve SP24-08 for special land use.

Findings of Fact

****Strikethroughs reflect amendments to the motion.***

The property meets the objectives of the master plan.

~~The Planning Commission discussed and determined the property is zoned R-1 and play structures are exempt from setback requirements.~~

~~The Planning Commission has determined that a play structure is not a structure that is restricted by the setback ordinance.~~

Stalter offered a friendly amendment stating that the structure would remain open to the public outside of school hours.

Silvers accepted the friendly amendment.

Silvers said he wanted to strike the contention that the play structure was not a structure under the ordinance.

Hawthorne accepted the friendly amendments.

Silvers added that the parking use exists and is in line with present uses.
Hawthorne accepted this friendly amendment.

There was a roll call vote.

YES: Horstman, Funk, Stalter, Saraswat, Hawthorne, Silvers, Sisolak

MOTION PASSED.

The group discussed the site plan and Bolhuis explained that the property functions as a single property but includes multiple parcels – and that the ordinance states an accessory use must be on a property with a building. Elmiger said the applicant would be required to go to the Zoning Board of Appeals for a variance to this requirement.

Motion

Saraswat offered a motion, seconded by Hawthorne, to approve the site plan for SP24-08.

Findings of Fact

The setback requirements are not applicable because play structures are not considered a structure by the ordinance.

The dumpster and screen have already been relocated and addressed.

Condition

The approval is contingent on approval of a variance by the Zoning Board of Appeals for the location of an accessory use not on a parcel with a primary structure.

There was a roll call vote.

YES: Horstman, Funk, Stalter, Saraswat, Hawthorne, Silvers, Sisolak

MOTION PASSED.

The public hearing was not held for agenda item SP24-08.

7. OLD BUSINESS

a. Master Plan Discussion

The group agreed that the future land use subcommittee would meet one more time, and the Planning Commission would schedule a working session for Wednesday, November 6 at 6:00 p.m. to review the document. They set a target for December to send a recommendation to the City Commission.

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

Elmiger reviewed her report on the impact a residential compatibility ordinance would have on the neighborhoods. She suggested discussing the numbers and conducting a more robust analysis. City Commission Liaison Brock Minton asked whether such an ordinance would impact both additions and new construction. He was told it would impact all types of single-family residential construction.

10. ADJOURNMENT

Stalter offered a motion, seconded by Saraswat, to adjourn the meeting at 8:38 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY



Administrative Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

To: Planning Commission
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: October 3, 2024
Re: 904 Starkweather Public Hearing Postponement

As you are aware, the applicant pursuing special land use and site plan approval for 904 Starkweather requested postponement at your August 14, 2024 meeting. The applicant has informed our office that they are not ready to submit revisions for the October 9, 2024 meeting. They intend to return at your November 13, 2024 meeting. As noted at your August meeting, the public hearing is required to be postponed to a date certain. Therefore, you will need to postpone this agenda item again to your November meeting.

Should you have any questions, please don't hesitate to contact me directly.

RECEIVED

SEP 24 2024

SP24-06 630 S. Main
Revised Site Plan Review
PC Mtg 10/9/24

CITY OF PLYMOUTH
SITE PLAN REVIEW APPLICATION

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

Community Development Department
201 S. Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

ITEM 7) a

I. Site/Project Information

Site Address 630 S MAIN ST	Current Zoning Classification B1	Date of Application 06/18/2024
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Name of Property Owner MH HOLDINGS LLC	Phone Number 3136586118	
Mailing Address 22207 MICHIGAN AVENUE	Email Address (Required) MOE@FAMOUSHAMBURGER.COM	
City DEARBORN	State MICHIGAN	Zip Code 48124

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	<input checked="" type="checkbox"/> Architect	<input type="checkbox"/> Developer	<input type="checkbox"/> Engineer	<input type="checkbox"/> Lessee
Applicant/Company Name ORNAMICS GROUP	Phone Number 3132092772			
Applicant/Company Address 930 MASON ST	City DEARBORN	State MI	Zip Code 48124	
Email Address (Required) RIHAM@ORNAMICS.COM / OLIVER@ORNAMICS.COM				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name	Phone Number		
Company Address	City	State	Zip Code
Registration Number	Expiration Date	Email Address (Required)	

IV. Type of Project (Please Select All that Apply)

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Remodel	<input checked="" type="checkbox"/> Change of Use	V. Historic District Is this project located in the Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Industrial	<input type="checkbox"/> Addition	<input type="checkbox"/> Interior Finish	<input type="checkbox"/> Special Land Use	

VI. Description of Work

REQUESTING CHANGE OF OCCUPANCY FOR THE CONVERSION OF EXISTING MESSAGE BUSINESS INTO A FAST-CASUAL ALL-AMERICAN BURGER JOINT. WE PLAN TO PRESERVE EXISTING PARKING AND SITE CONDITIONS WITH NO MAJOR STRUCTURAL CHANGES TO BUILDING. WE WILL UPGRADE EXTERIOR FACADE/SIGNAGE AND ADD PATIO SEATING.
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VII. Applicant Signature

Signature of Applicant

Date 06/18/2024

VIII. Property Owner Signature

Signature of Property Owner

Date 06/18/2024

Subscribed and sworn before me this 18th day of June, 2024.

Notary Public:

My Commission expires: 7-27-2029

NABEEL N HAMAMEH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 7-27-2029
Acting in the County of WAYNE

For Office Use Only

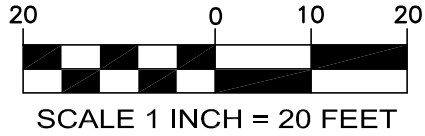
	YES/DATE	NO	N/A
1. Pre-Application Meeting			
2. Digital Copy of Application Package			
3. Public Hearing Notice			
4. CWA Review			
5. Municipal Services Review			
6. Fire Department Review			
7. Engineering Review			

IX. Site Plan Review Checklist

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Name of person preparing plan*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Date, north point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Property line dimension	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Street right-of-way widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Existing utilities (sewer, water, gas, etc.) and easements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.	Show adjacent property and buildings, including zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Existing topography, trees and other features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 feet contours	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.	Number of dwelling units per building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Height of structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Percent one room apartments (efficiencies)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15.	Total number of rooms if multiple-family	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16.	Parking requirements met (See Section 78-270)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	Number of units and bedrooms each building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18.	Parking lot layout (showing paved area) including ingress and egress and service area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19.	Parking lot space dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20.	Loading and unloading space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22.	Utility connections (sanitary sewer, water, storm sewers)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23.	On-site storm water retention	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24.	Fire hydrants within 300 feet (on- and off-site)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25.	Sidewalks and elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26.	Sedimentation and erosion control plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27.	Landscape plan showing plant materials to be used	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28.	Sign requirements met	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29.	Require walls and fences or greenbelts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30.	Corner clearance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31.	Service drive needed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32.	Acceleration lanes and traffic pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33.	Trash receptacle locations including screening type and height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34.	Mail box locations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

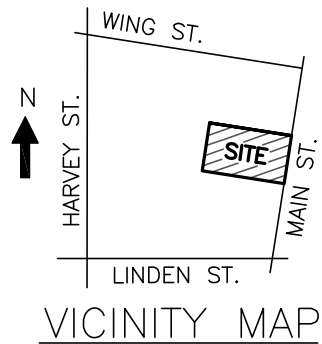
Please include the following applicable information on the site plan.		YES	NO	N/A
35.	Air conditioner unit locations	[]	[]	[X]
36.	Special site features (play areas, pools, etc.)	[]	[]	[X]
37.	Handicapped facilities	[]	[]	[X]
38.	Building elevation drawings	[]	[X]	[]

*Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan.

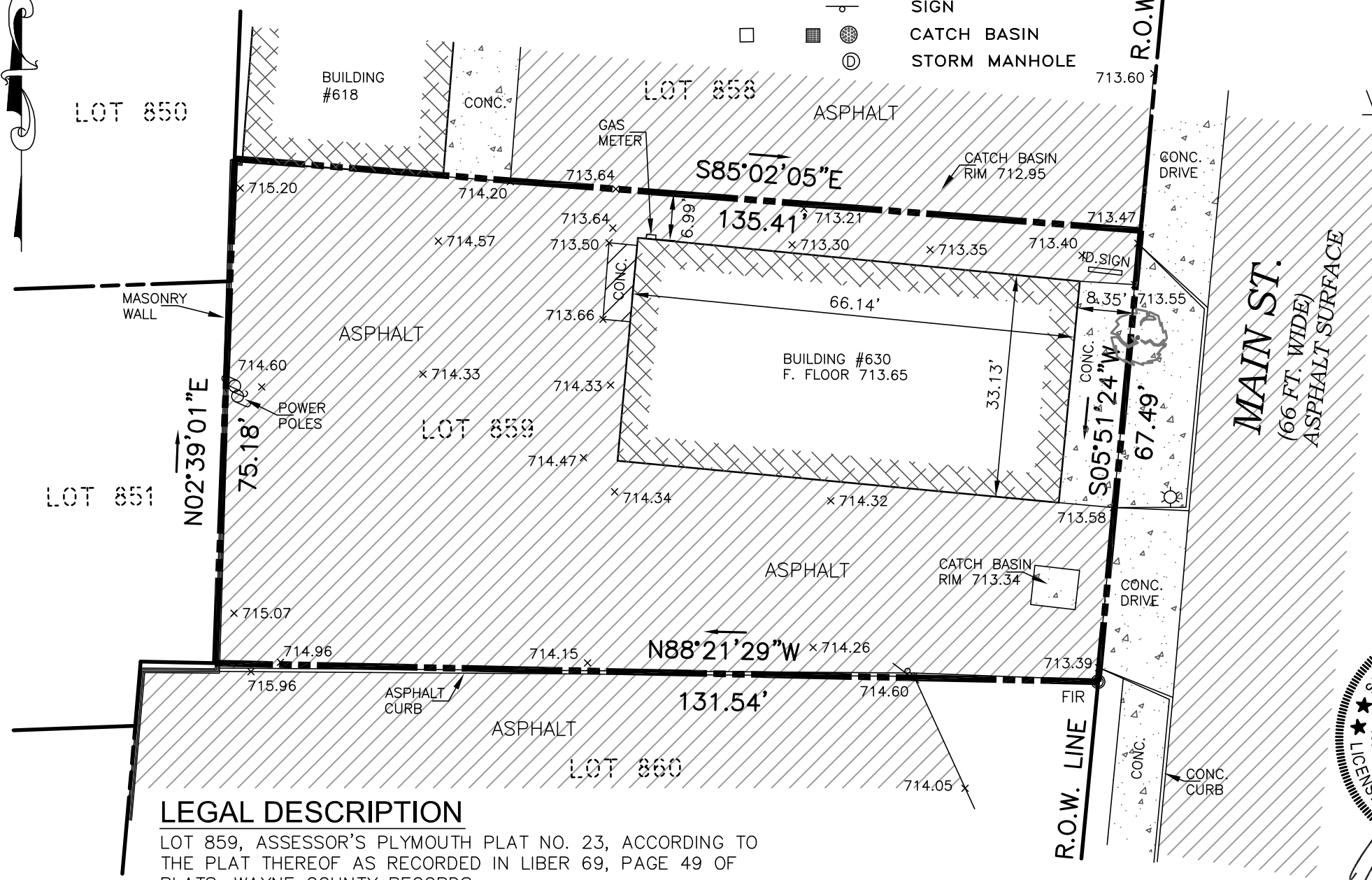


LEGEND:

- BOUNDARY LINE
- LIGHT POLE
- FIR
- FOUND IRON ROD
- SIGN
- CATCH BASIN
- STORM MANHOLE



DATE: 9/9/2024
 FILE NO.
 24-127BS01.dwg
 SHEET 1 OF 1



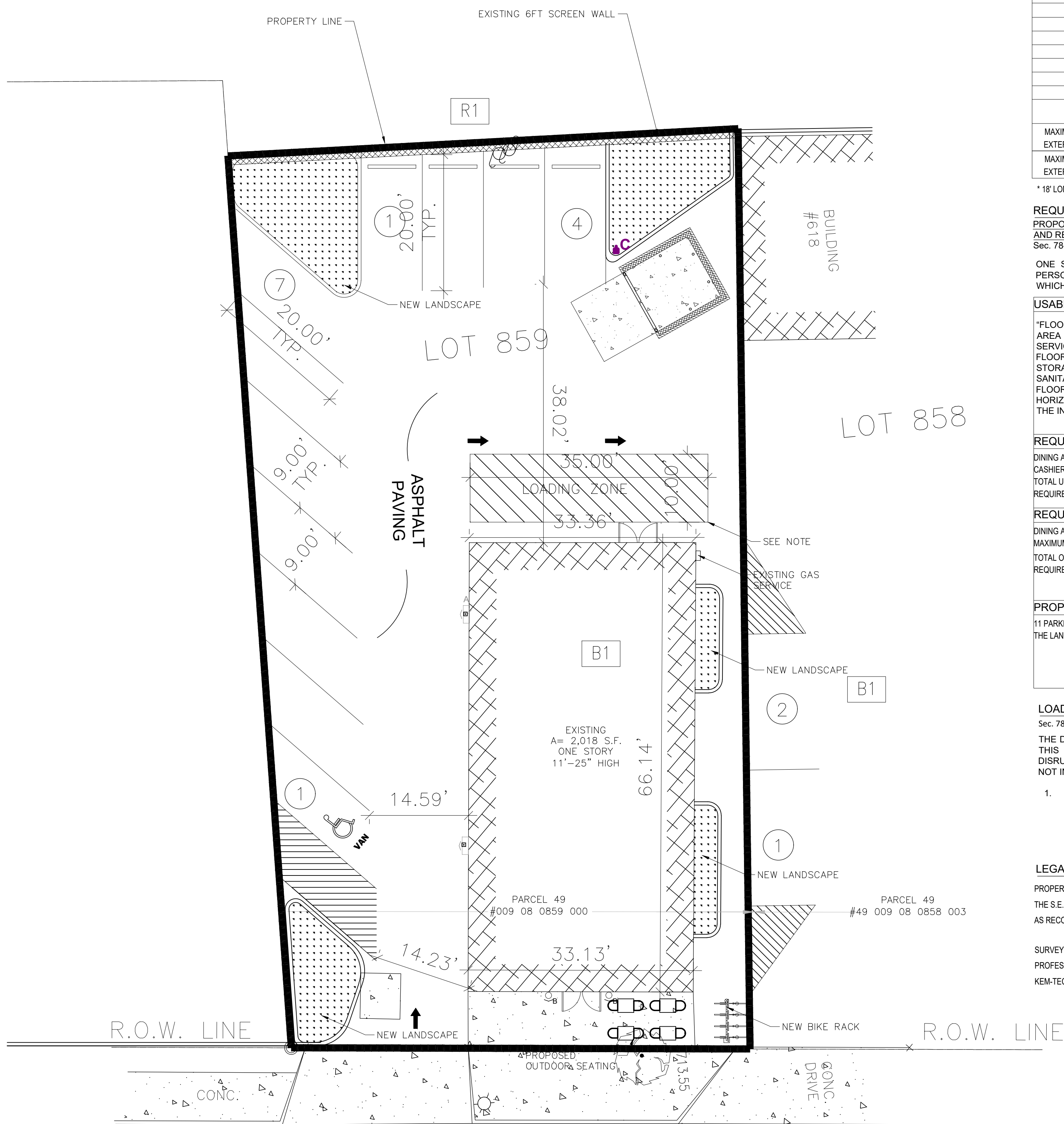
LEGAL DESCRIPTION

LOT 859, ASSESSOR'S PLYMOUTH PLAT NO. 23, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 69, PAGE 49 OF PLATS, WAYNE COUNTY RECORDS.

BOUNDARY SURVEY
 PARCEL# 49-009-08-0859-00
 630 S MAIN ST.
 PLYMOUTH, WAYNE COUNTY, MI



Landwise Inc.
 Civil Engineers · Land Surveyors
 P.O. Box 1952, Dearborn, MI 48121
 Tel: 248-257-5700, Fax: 248-257-5555
 email: info@landwiseinc.com



MAIN ST.
 (66 FT. WIDE)
 ASPHALT SURFACE

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
ZONING	B1	B1	B1
FRONT YARD-BLDG	NONE	-	0'
SIDE YARD	NONE	7'-8"	7'-8"
REAR YARD	35'	60'	60'
LOADING	1	NONE	1
PARKING	13	13	13
PARKING SPACE	9x20(9x18')	-	9x20(9x18')
HC PARKING	1 VAN	1	1
MAXIMUM HEIGHT	25'	11.25'	11.25'
STORIES	-	-	ONE
FLOOR AREA	NONE	-	2,018 S.F.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS	15% PROTECTED ON NORTH SIDE
MAXIMUM AREA OF EXTERIOR WALL OPENINGS	25% NOT PROTECTED ON SOUTH SIDE

*18" LONG IF 2' OF OVERHANG IS PROVIDED WHEN PARKING AGAINST THE CURB

REQUIRED PARKING CALCULATIONS:
 PROPOSED ESTABLISHMENT FOR SALE & CONSUMPTION OF BEVERAGES, FOOD, AND REFRESHMENT
 Sec. 78-271. - Schedule

ONE SPACE FOR EACH 75 S.F. OF USABLE FLOOR AREA, OR ONE SPACE PER PERSONS ALLOWED MAXIMUM OCCUPANCY, AS DESCRIBES BY APPLICABLE CODE WHICHEVER IS GREATER.

USABLE FLOOR AREA:
 FLOOR AREA, USABLE, FOR THE PURPOSES OF COMPUTING PARKING, MEANS THAT AREA USED FOR OR INTENDED TO BE USED FOR THE SALE OF MERCHANDISE OR SERVICES, OR FOR USE TO SERVE PATRONS, CLIENTS OR CUSTOMERS, SUCH FLOOR AREA WHICH IS USED OR INTENDED TO BE USED PRINCIPALLY FOR THE STORAGE OR PROCESSING OF MERCHANDISE, HALLWAYS OR FOR UTILITIES OR SANITARY FACILITIES, SHALL BE EXCLUDED FROM THE COMPUTATION OF USABLE FLOOR AREA. MEASURE OF USABLE FLOOR AREA SHALL BE THE SUM OF THE HORIZONTAL AREAS OF THE SEVERAL FLOORS OF THE BUILDING, MEASURED FROM THE INTERIOR FACES OF THE EXTERIOR WALLS.

REQUIRED PARKING BASED ON USABLE FLOOR AREA:
 DINING AREA: 660 SQ.FT
 CASHIER AREA: 178 SQ.FT
 TOTAL USABLE FLOOR AREA: 838 SQ.FT
 REQUIRED PARKING: 838/75 = 11.17 = 12 PARKING SPOTS

REQUIRED PARKING BASED ON MAXIMUM OCCUPANCY:
 DINING AREA: 32 FIXED SEATS (ASSEMBLY WITH FIXED SEATS 1004.4)= 32 PEOPLE
 MAXIMUM NUMBER OF EMPLOYEES PER SHIFT: 6 EMPLOYEES
 TOTAL OCCUPANCY= 38 PEOPLE
 REQUIRED PARKING = 38/3 = 12.6 = 13 PARKING SPOTS

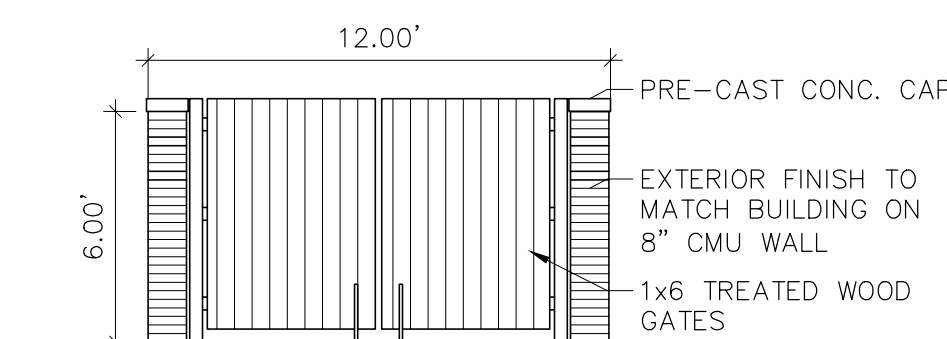
PROPOSED PARKING:
 11 PARKING SPOTS ON SITE, ADDITIONAL 2 PARKING SPOTS ON LOT 858 GUARANTEED BY A CONTRACT WITH THE LANDLORD

LOADING ZONE-SIZE AND TYPE OF DELIVERY TRUCKS
 Sec. 78-191(j) -LOADING /UNLOADING SPACE
 THE DELIVERY TRUCKS FOR FAMOUS BURGER RESTAURANT ONLY ARRIVE AT 5 AM. THIS EARLY MORNING SCHEDULE IS INTENDED TO MINIMIZE ANY POTENTIAL DISRUPTION TO THE SURROUNDING AREA AND ENSURE THAT OUR OPERATIONS DO NOT INTERFERE WITH REGULAR TRAFFIC OR NEIGHBORHOOD ACTIVITIES.

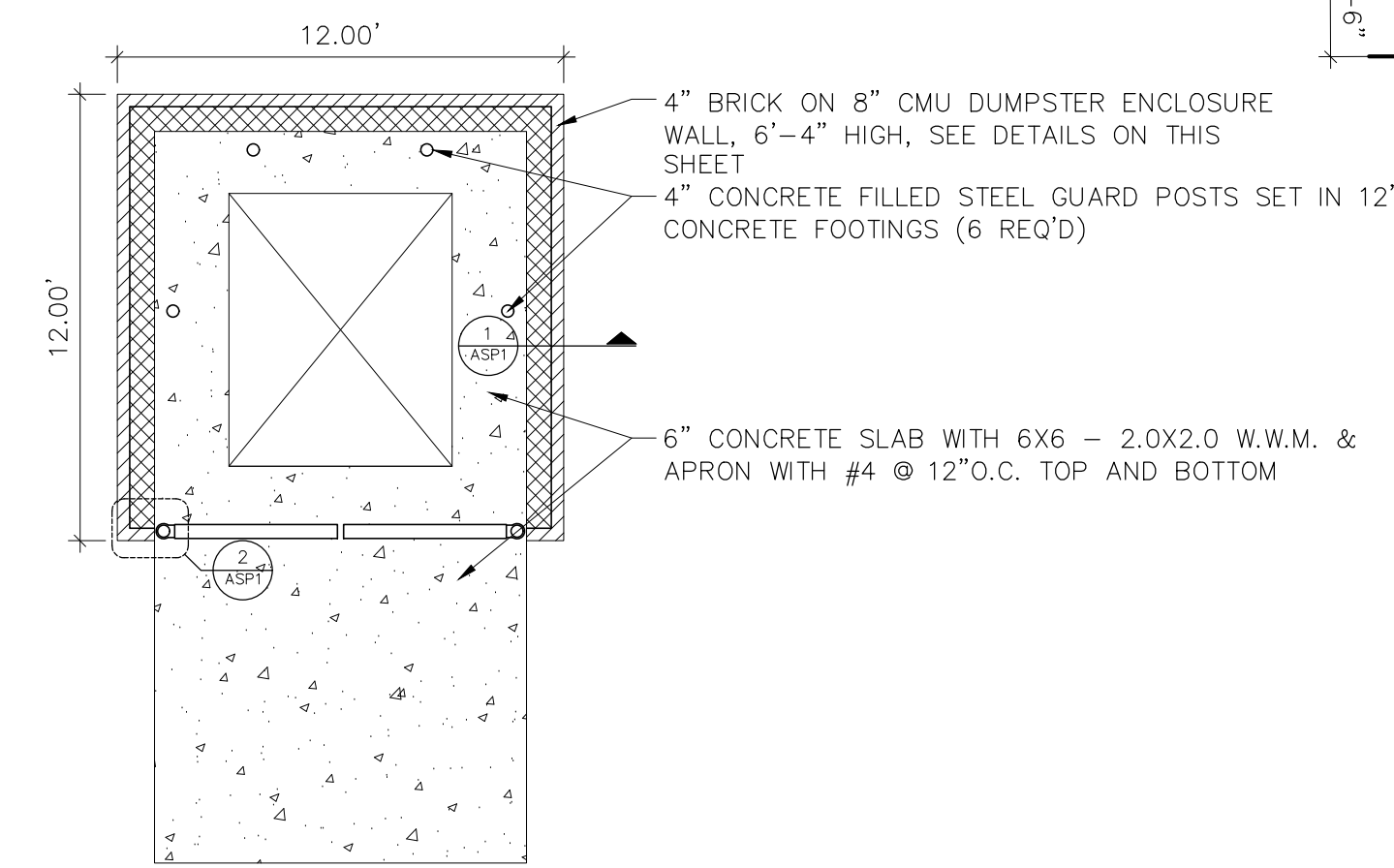
- SMALL REFRIGERATED VANS
 LENGTH: 18-20 FEET
 WIDTH: 6-8 FEET
 HEIGHT: 8-10 FEET
 CAPACITY: 2,000-4,000 POUNDS

LEGAL DESCRIPTION
 PROPERTY LEGAL DESCRIPTION: LOT 859; ASSESSOR'S PLYMOUTH PLAT NO.23, OF PARTS OF THE S W 1/4 OF SEC. THE S.E. 1/4 OF SEC. 27 AND N.E. 1/4 OF SEC. 34, T.1 S., R.8 E., CITY OF PLYMOUTH, WAYNE COUNTY, MI. AS RECORDED IN LIBERAL 89 OF PLATS, PAGE 49 OF WAYNE COUNTY RECORDS.

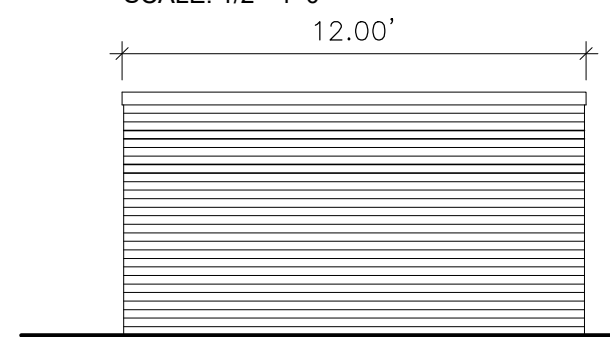
SURVEY BY ANTHONY SYCKO, JR.
 PROFESSIONAL SURVEYOR NO. 47976
 KEM-TEC - PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES



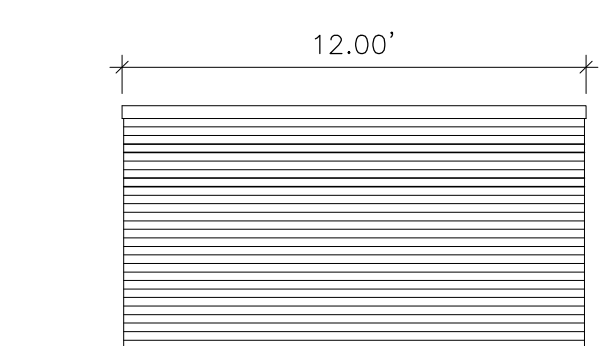
PROPOSED DUMPSTER ENCLOSURE GATE ELEVATION
 SCALE: 1/2"=1'-0"



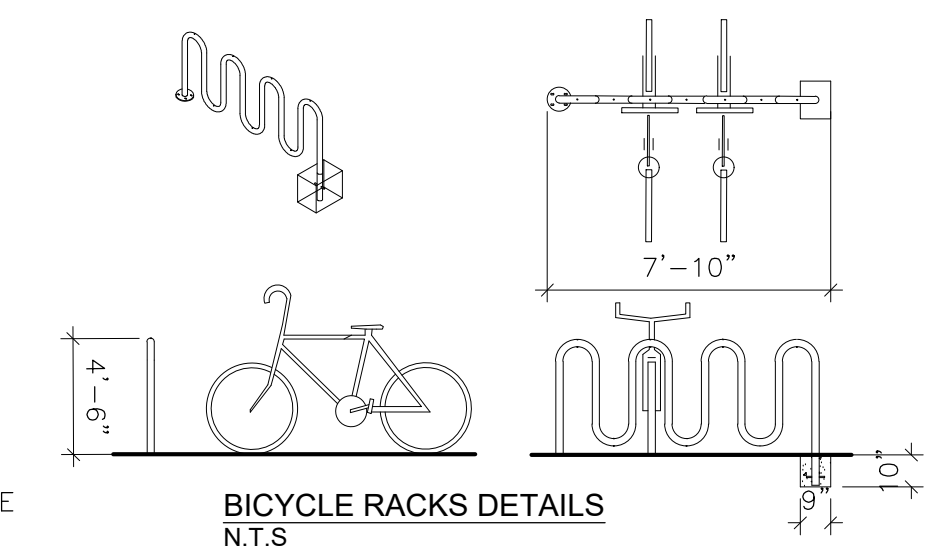
PROPOSED DUMPSTER ENCLOSURE PLAN
 SCALE: 1/2"=1'-0"



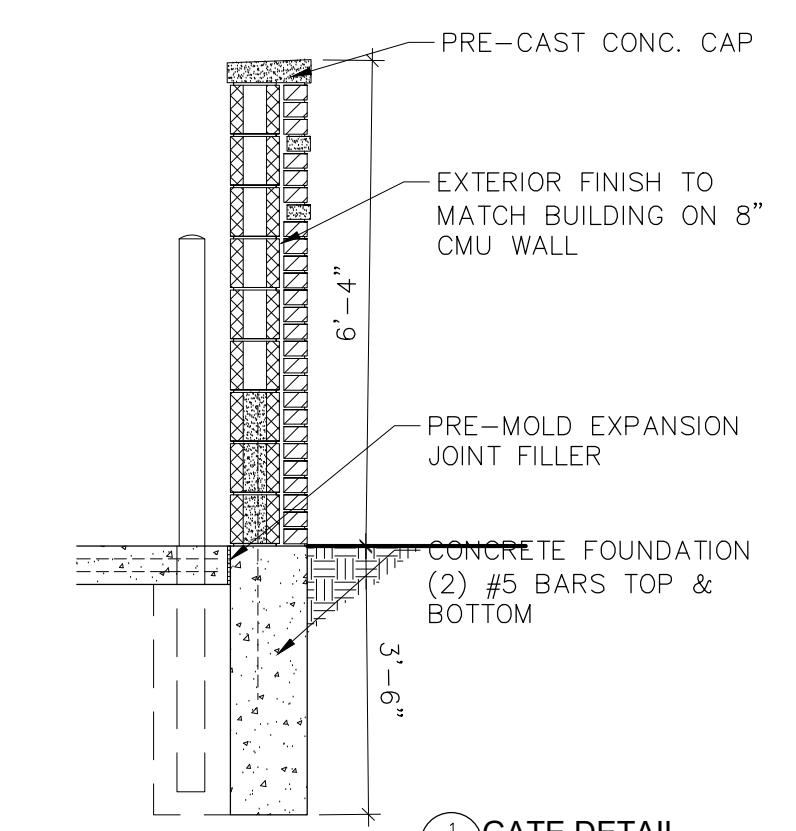
PROPOSED DUMPSTER SIDE ELEVATION
 SCALE: 1/2"=1'-0"



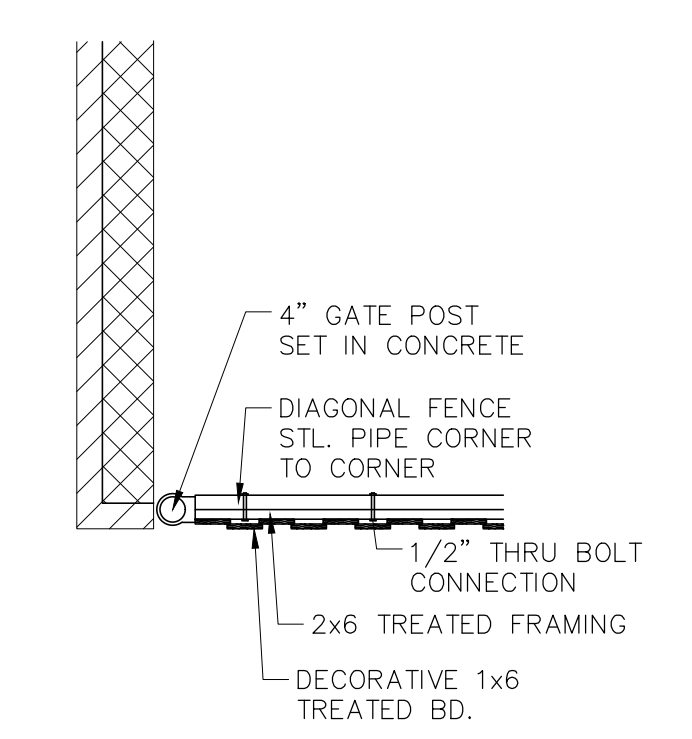
PROPOSED DUMPSTER REAR ELEVATION
 SCALE: 1/2"=1'-0"



BICYCLE RACKS DETAILS
 N.T.S.



1 GATE DETAIL
 SCALE: 1/2"=1'-0"



2 GATE DETAIL
 SCALE: 1/2"=1'-0"

LEGEND

- NEW GRASS
- VIBURNUM TREE
- PROPERTY CORNERS
- SANITARY SEWER
- SANITARY SEWER
- SANITARY LEAD
- WATER MAIN
- WATER SERVICE
- OVERHEAD LINE
- GAS LINE
- UTILITY POLE
- EX LIGHT POLE
- NEW LIGHT POLE
- FIRE HYDRANT

PROPOSED ARCHITECTURAL SITE PLAN
 SCALE 1"=10'

ORNAMICS

FAMOUS HAMBURGER RESTAURANT REMODELING
 630 S MAIN ST
 PLYMOUTH MICHIGAN 48170

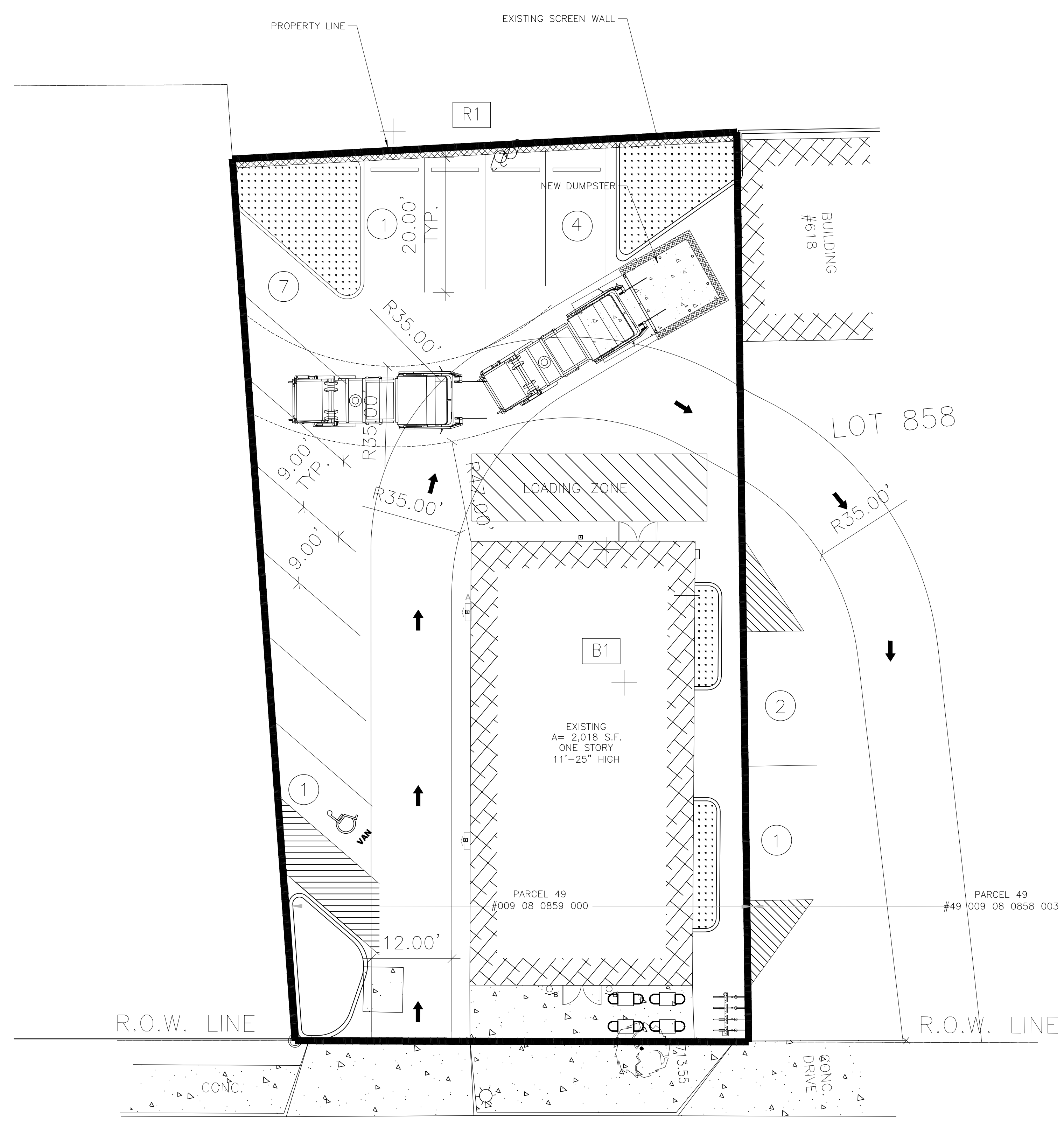
ISSUE DATE
 9/10/24

DRAWN BY: RIHAM

ARCHITECTURAL SEAL:

SHEET TITLE:
 ARCHITECTURAL SITE PLAN

SHEET NO.:
 ASP-1



EXISTING CIRCULATION CONDITION

AN AGREEMENT HAS BEEN REACHED AND SIGNED BETWEEN THE LANDLORD OF LOT 858 AND THE NEIGHBORING PROPERTY OWNER OF LOT 858. THE AGREEMENT MAINTAINS THE EXISTING CIRCULATION CONDITIONS, GRANTING THE LANDLORD OF LOT 858 THE RIGHT TO UTILIZE THE APPROACH ON LOT 858 FOR EXIT PURPOSES.

WASTE MANAGEMENT TRUCK

THE DUMPSTER TRUCKS FOR FAMOUS BURGER RESTAURANT WILL BE SCHEDULED TO ARRIVE AFTER CLOSING HOURS OR OPENING HOURS.

1. WASTE MANAGEMENT TRUCK SIZE:

OVER ALL LENGTH: 20-21 FEET
OVERALL WIDTH: 8-6"
CAPACITY: 20 YD

LEGEND

- NEW GRASS
- VIBURNUM TREE
- PROPERTY CORNERS
- SANITARY SEWER
- SANITARY SEWER
- SANITARY LEAD
- WATER MAIN
- WATER SERVICE
- OVERHEAD LINE
- GAS LINE
- UTILITY POLE
- EX LIGHT POLE
- NEW LIGHT POLE
- FIRE HYDRANT

MAIN ST.
(66 FT. WIDE)
ASPHALT SURFACE

PROPOSED CIRCULATION PLAN
SCALE 1"=10'

GENERAL NOTES FOR ALL PLANTING

1. REMOVE ALL TAGS, STRINGS AND PLASTIC OR ANY NON-BIODEGRADABLE MATERIALS FROM PLANT STEMS OR CROWNS.
2. PLANT SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
3. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE AS NECESSARY.
4. CONVERSION OF ALL ASPHALT AREAS TO LANDSCAPE SHALL BE DONE AS FOLLOWS:
 - A. REMOVE ALL ASPHALT, TO A DEPTH OF 6-18" DEPENDING ON THE DEPTH OF THE SUB BASE AND DISPOSE OFF OF SITE.
 - B. CALL FOR INSPECTION
 - C. REPLACE THE EXCAVATED MATERIAL WITH THE FOLLOWING, GOOD, MEDIUM TEXTURED PLANTING SOIL. ADD 4"-6" TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND OR WALKS AFTER EARTH SETTLING.

REQUIRED LANDSCAPE CALCULATIONS:

Sec. 78-168. - INTERIOR PARKING LOT LANDSCAPING

1. OFF-STREET PARKING AREAS CONTAINING TWENTY-FIVE OR MORE PARKING SPACES SHALL PROVIDE INTERNAL LANDSCAPING.

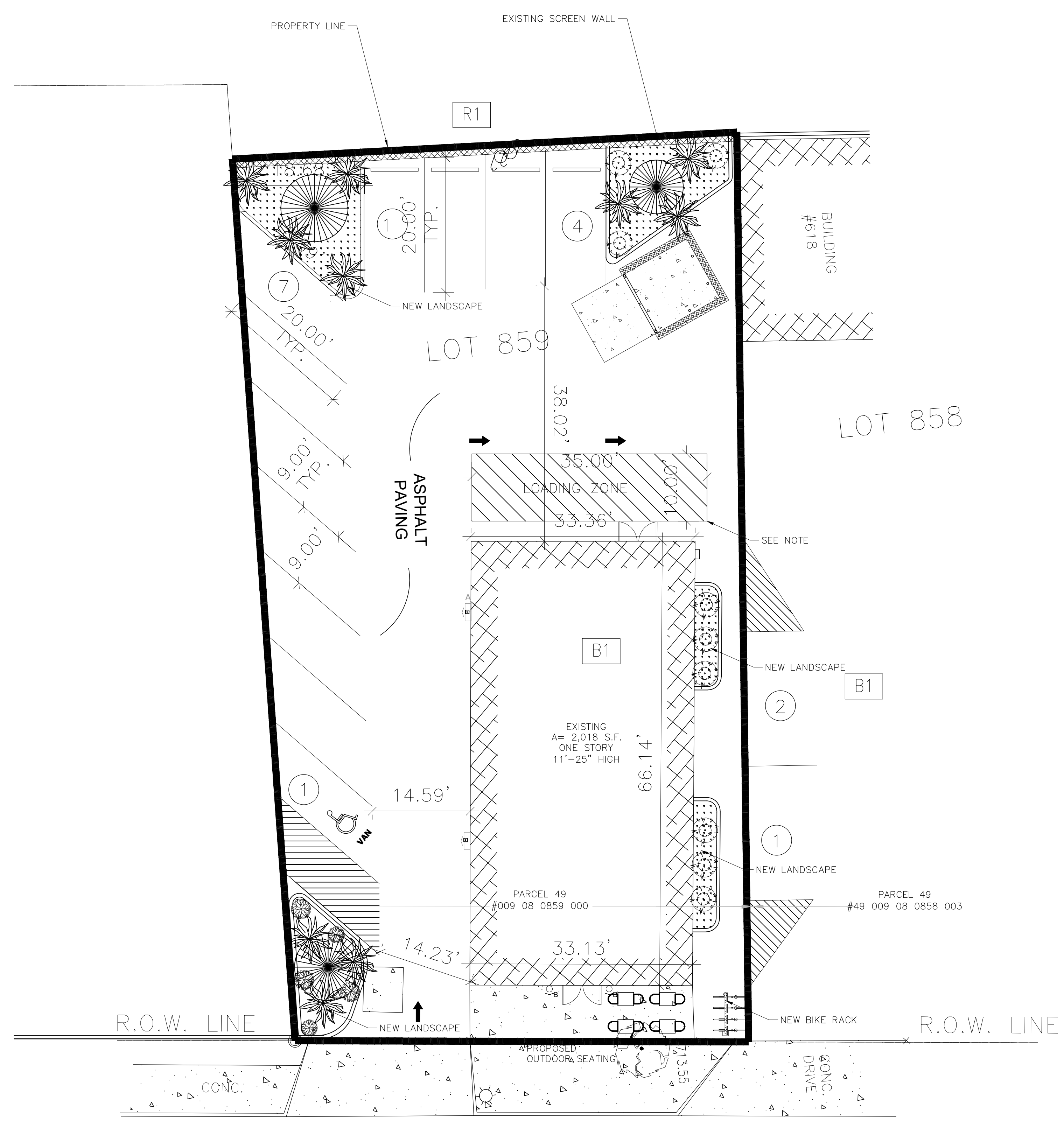
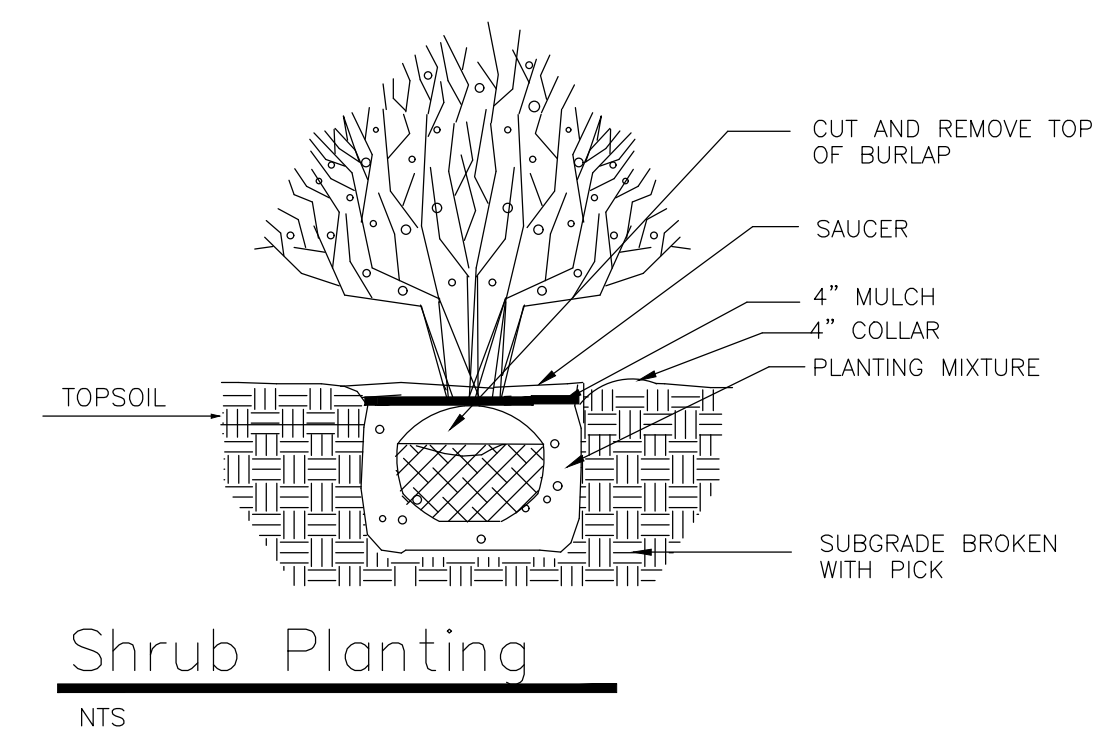
Sec. 78-203. PLANT MATERIAL AND LANDSCAPING

1. ONE TREE FOR EVERY 30 FEET OR FRACTION THEREOF OF STREET FRONTAGE OF THE PARKING LOT.
2. FIVE SHRUBS FOR EVERY 30 FEET OR FRACTION THEREOF OF STREET FRONTAGE OF THE PARKING LOT.

Sec. 78-351. - NON CONFORMING LOTS AND SITES

1. F (3) LANDSCAPE BUFFER STRIPS SHALL BE INSTALLED BETWEEN THE RIGHT-OF-WAY AND PARKING LOT PER SECTION 78-203.

BUSH/SHRUB LIST				TREE LIST			
QTY	KEY	COMMON NAME	SIZE	QTY	KEY	COMMON NAME	SIZE
5	A	SPIREA	24" H	3	D	SERVICEBERRY	7' HGT
13	B	STAGHOUND SUMAC	24" H				
9	C	ARBORVITAE	5' HGT				



MAIN ST.
(66 FT. WIDE)
ASPHALT SURFACE

PROPOSED LANDSCAPE PLAN
SCALE 1"=10'

AKOURI & ASSOCIATES, P.L.L.C.
Attorneys and Counselors
6528 Schaefer Road
Dearborn, Michigan 48126

Phone: (313) 584-1404
Facsimile: (313) 584-1485

Robert L. Akouri
John A. Akouri (1996-2020)

Of Counsel
Landry, Mazzo & Dembinski P.C.
37000 Grand River Avenue, Suite 200
Farmington Hills, Michigan 48335
Phone: (248) 476-6900

September 7, 2024

Re.: Parking Use and Pass Thru

City of Plymouth
Attn.: City Council/Zoning Board

City of Plymouth

Please allow this correspondence to serve as notice that our office represents the interests of Mainstreet Holdings, LLC. Currently we have 2 tenants at our properties (American Auto Repair at 618 S. Main St. and Plymouth Prime Meats at 614 S. Main St)

Both tenants buttress the Famous Burger location. Both tenants and the landlord will allow a pass through the properties owned by Mainstreet Holdings, LLC. Both tenants and the landlord will allow overflow parking onto the properties owned by Mainstreet Holdings, LLC. Both tenants and the landlord will recognize the use of the two parking spaces adjacent to the Famous Burger building for the sole purpose of Famous Hamburger to park.

Please feel free to reach out to me should you have any further questions.

Akouri & Associates, P.L.L.C.



Robert Akouri, Esq.
313-584-1404



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: September 27, 2024

**Revised Site Plan Review
For
Plymouth, Michigan**

Applicant:	MH Holdings, LLC 22207 Michigan Ave. Dearborn, MI 48124
Project Name:	Famous Burger - Change of Use
Plan Date:	September 10, 2024
Location:	630 S. Main Street
Zoning:	B-1 – Local Business District
Action Requested:	Revised Site Plan Approval
Required Information:	Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

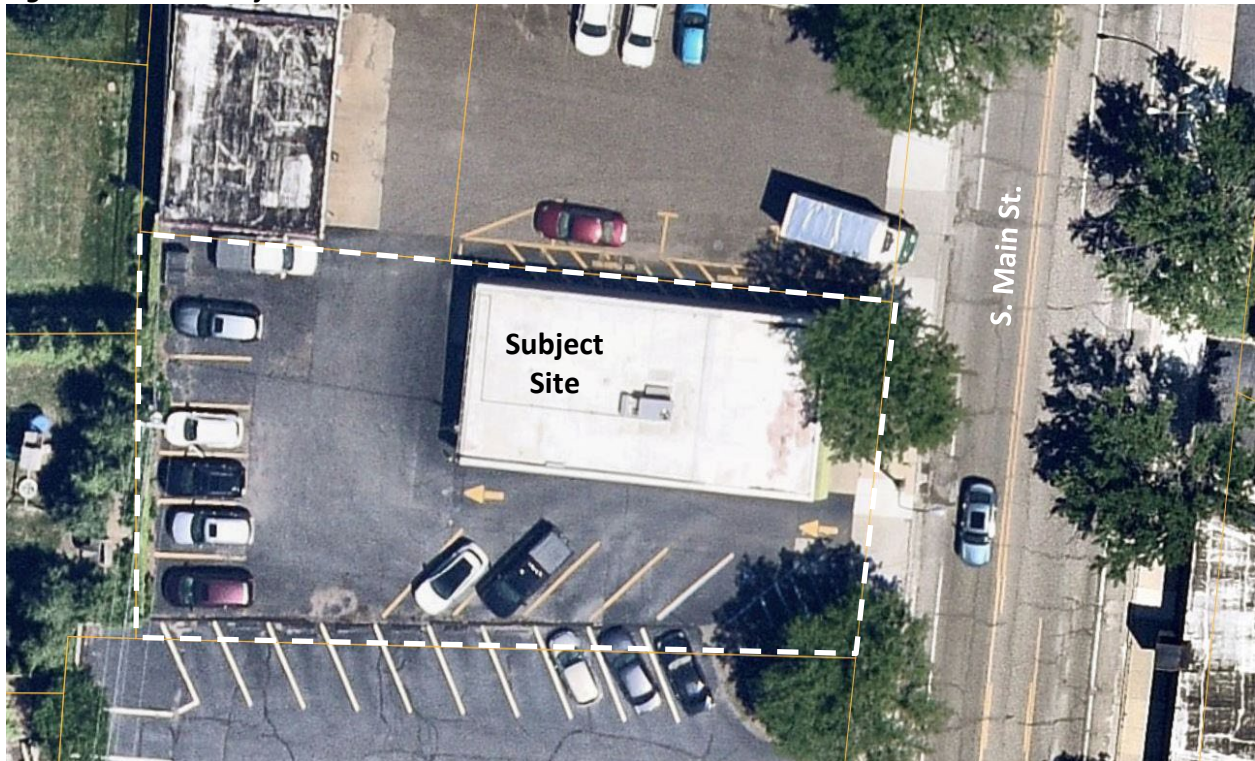
The applicant is proposing to renovate the interior and exterior of this existing, single-story building at 630 S. Main St., and change the current spa use to a burger restaurant. The building will remain at 2,018 s.f. in size, and they are proposing to place tables and chairs outside along S. Main St., and add a new dumpster screen at the rear of the site.

Restaurants not serving alcoholic beverages are permitted uses in this zoning district.

Sec. 78-242 requires any “change of use,” other than single-family or two-family residential, to submit a Site Plan to the Planning Commission.

An aerial of the subject site is shown in **Figures 1 and 2** on the next page.

Figures 1. and 2. Subject Site



Source: Near Map (Capture Date 6-12-24)



Source: Google Maps (Capture Date July, 2018)

This project received Site Plan approval at the August 14, 2023 meeting. However, they are returning with a slight increase in “usable” floor area, which will require modifications to their parking lot. The applicant would like to maintain the current lot configuration (angled parking along the south property line, one-way circulation, and exit through the property to the north), and locate two (2) of the required parking spaces on the property to the north. This submission includes a cross-access agreement, and permission to use two parking spaces on the adjacent property.

PARKING, LOADING

Required parking for the revised floor plan is provided in the table below.

	Required Parking Calculation (Sec. 78-271)	Proposed Parking	Difference
Restaurant (Establishment for sale and consumption on the premises of beverages, food and refreshments)	One space for each 75 s.f. of usable floor area, or one space per 3 persons allowed maximum occupancy, as established by applicable code, whichever is greater <hr/> $838 \text{ s.f.} / 75 = 12 \text{ spaces}$ Or $\text{Maximum occupancy of } 38 \text{ persons} / 3 = 13 \text{ spaces}$	11 on-site spaces (including 1, van-accessible barrier-free space). 2 off-site spaces within 300 feet	-0-

Sec. 78-270(b) allows required parking spaces to be accommodated within 300 feet of the building the spaces are intended to serve. The applicant has supplied a memo from an attorney representing the property owner to the north, stating that they will permit this applicant’s customers to use two parking spaces on their site, and also allow vehicles to use their property to exit the subject site. We have evaluated the required parking for the auto service business and meat market on the property to the north, and their site has two extra spaces above the requirement for these businesses. While we consider the submitted attorney letter sufficient, we recommend that any approval be conditioned upon the City Attorney reviewing and approving the agreement.

Loading/Unloading Space: The location of the loading/unloading space has shifted slightly to the west on the revised plan (compared to the approved Site Plan). However, the size of the space, and the size and type of delivery trucks have not changed. The proposed loading space meets ordinance requirements.

Also, the new maneuvering lane allowing cars to exit the subject site to the north meets the one-way size requirements in the ordinance.

Location of Parking: As in the previously approved Site Plan, this plan also does not provide the required five-foot setback between the parking lot and the western property line. However, this plan also shows the addition of a landscape buffer strip between the right-of-way and parking lot, which allows the Planning Commission to waive the 5-foot-wide buffer requirement.

Parking Lot Layout: This set of plans lays out the parking in a similar fashion to the existing layout, with angled spaces along the southern property line, and four (4) parallel spaces along the west property line. Landscape islands have been added on the north and south end of the four (4) parking spaces along the west property line. The size of the spaces meets ordinance requirements. The maneuvering lane along the south side of the building is an existing non-conformity, as it is six (6) inches narrower than the required 15-feet. However, the plans are not expanding the non-conformity, so this condition may remain.

Items to be Addressed: 1) Recommend Planning Commission condition any approval on the City Attorney reviewing/approving cross-access and shared parking agreement with property to the north. 2) Planning

Commission to consider waiving the required 5-foot buffer between the parking lot and western property line, given that a landscape buffer between the right-of-way and parking lot is shown on the plans.

SITE ACCESS AND CIRCULATION

This site has direct vehicular access from S. Main St. As in the current site configuration, vehicles enter the site from this driveway, and circulate to the west to the rear parking spaces. The plans have been modified to maintain the existing exit on the north side of the site into the parcel to the north. As mentioned above, the applicant has submitted permission from this adjacent property owner to allow these traffic movements.

A plan indicating how a trash hauler can maneuver into dumpster screen, and exit the site, has been provided. This maneuver will require a three-point turn, but it can be done if there are no cars parked at the back of the site. The trash hauler will need to be scheduled before the restaurant opens for business.

Pedestrians/non-motorized travelers can arrive at the site via the City's public sidewalk system, and bicycle travel lanes. There is not a dedicated sidewalk system on site for pedestrians to move from their cars to the building entrance; however, we would consider the current parking lot pavement adequate for this purpose.

Items to be Addressed: *None.*

FLOOR PLAN AND ELEVATIONS

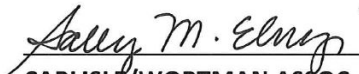
Floor plans of the proposal have been provided, and illustrate the small increase in usable floor area proposed by the project.

Items to be Addressed: *None.*

RECOMMENDATIONS

Regarding the proposed changes to the approved Site Plan, the Planning Commission will need to consider the following:

- 1) Recommend Planning Commission condition any approval on the City Attorney reviewing/approving cross-access and shared parking agreement with property to the north.
- 2) Planning Commission to consider waiving the required 5-foot buffer between the parking lot and western property line, given that a landscape buffer between the right-of-way and parking lot is shown on the plans.


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

c: Greta Bolhuis
John Buzuvis
Marleta Barr
Ornamics Group (Riham@ornamics.com & Oliver@ornamics.com)

CITY OF PLYMOUTH
SITE PLAN REVIEW APPLICATION

Community Development Department
 201 S. Main Street Plymouth, MI 48170
 Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address 620 West Ann Arbor Road	Current Zoning Classification ARC	Date of Application 9.17.24
---	--------------------------------------	--------------------------------

Name of Property Owner Lane PLY, LLC	Phone Number 734-414-0010 x1101	
Mailing Address 46750 Port Street	Email Address (Required) mike@loverslane.com	
City Plymouth	State Michigan	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	<input checked="" type="checkbox"/> Lessee
Applicant/Company Name Lover's Lane	Phone Number 734-414-0010 x1101			
Applicant/Company Address 46750 Port Street	City Plymouth	State MI	Zip Code 48170	
Email Address (Required) mike@loverslane.com				

III. Site Plan Designer and Contact Information

XXXXXXXXXX Company Name Contractor Nicholls Fence & Railing	Phone Number 313-535-8161 or 734-421-1120			
Company Address 26835 W. Seven Mile Road	City Redford	State MI	Zip Code 48240	
Registration Number n/a	Expiration Date	Email Address (Required) keninhowellmi@yahoo.com		

IV. Type of Project (Please Select All that Apply)


<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> New	<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use	Is this project located in the Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Industrial	<input type="checkbox"/> Addition	<input type="checkbox"/> Interior Finish	<input type="checkbox"/> Special Land Use	

V. Historic District


VI. Description of Work

See attached.

VII. Applicant Signature

Signature of Applicant  MICHAEL D. RICHMOND	V-P Labor's LINE & CO.	Date 9-17-24
--	------------------------	-----------------

VIII. Property Owner Signature

Signature of Property Owner  MICHAEL D. RICHMOND	MBT. MBR.	Date 9-17-24
---	-----------	-----------------

Subscribed and sworn before me this 17th day of September, 20 24

PAMELA J. RICHMOND
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF WAYNE
 MY COMMISSION EXPIRES Mar 14, 2029
 ACTING IN COUNTY OF

Notary Public: Pamela J. Richmond
 My Commission expires: 3/14/29

For Office Use Only

	YES/DATE	NO	N/A
1. Pre-Application Meeting			
2. Digital Copy of Application Package			
3. Public Hearing Notice			
4. CWA Review			
5. Municipal Services Review			
6. Fire Department Review			
7. Engineering Review			

Attachment Site Plan Review Application

I (We) hereby appeal to the Planning Commission for permission to:

Erect a white opaque PVC fence instead of a poured cement wall. Due to the erosion that has occurred adjacent to the South Branch Tonquish Creek, installing a poured cement wall along the existing fence line will no longer be stable on the ground underneath. It is not able to support such a heavy structure, this was confirmed by Dwayne of Brickfaced Concrete Walls, Inc. (Phone: 248/476-3650). Attached are photographs showing erosion along the fence line as well as other photographs showing that PVC is being allowed for use in the ARC.

Proposal is to erect PVC white fencing supported with steel beams driven 48" to 50" into the ground, quote from Nicholls Fence & Railing attached. Once professionally erected/installed, applicant will paint the remaining existing cement wall white to match the new. Visually and especially from a short distance, the change of material would be unrecognizable.



Fence line of property revealing the erosion that is occurring.




G

Close-up view facing south of erosion approaching fence line. Drops approximately 15' to creek.



Alternate close-up view facing west of erosion approaching fence line. Drops approximately 15' to creek on right.



Existing cyclone fence on adjacent property occupied by Einstein Bros. Bagels.

Purpose of showing is the new proposed fence at Lover's Lane will look 100% nicer than the existing adjoining neighbor's fence.



New property in the ARC corridor that has erected a new PVC brown fence on the south end and prior a new white PVC fence on the east property line adjacent to residential.



Close-up view of new PVC fence in the ARC corridor.



Alternate close-up view of new PVC fence in the ARC corridor.

NICHOLLS FENCE & RAILING

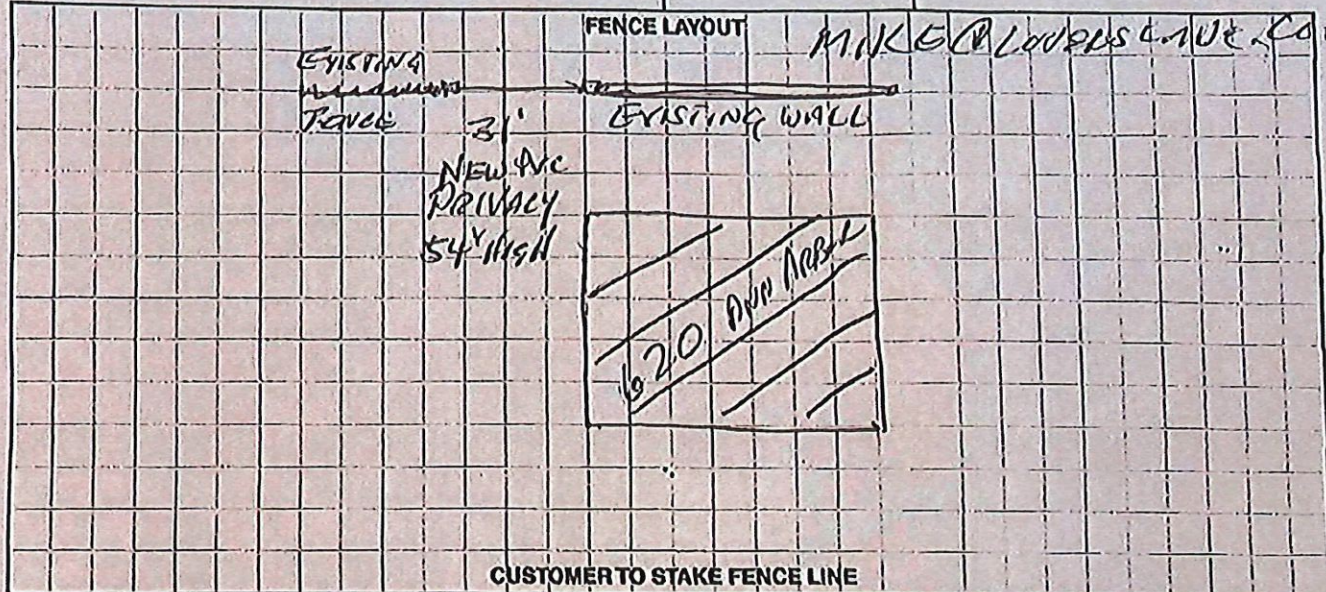
(313) 535-8161 26835 W. SEVEN MILE • RBD FORD, MI 48240 (734) 421-1120

NAME: LOVERS LANE PHONE (313) 734 4140001 PHONE (MI) .. DATE 5-16-24

ADDRESS: 1020 W. ANN ARBOR RD. BILLING ADDRESS

CITY/STATE/ZIP: PLYMOUTH, MI, 48170

CROSSROADS: _____ PERMIT: _____ MISS DKG: _____



FOOTAGE	HEIGHT	GAUGE WIRE	LINE SIZE	POST SPACING	TOP RAIL	BARBS UP/DN	STYLE OF FENCE	FOOTAGE	HEIGHT	TYPE OF MATERIAL	TYPE OF POSTS
							<u>2 RAIL TEG PRIVACY</u>	<u>31</u>	<u>54"</u>	<u>PVC</u>	<u>STEEL/PVC</u>

NO.	SIZE	EXTRA POSTS	TYPE	G4N	DOL.	GATES: OTHER	SIZE: H/T	WTH	INSTALL FENCE:	
									<input type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> STRAIGHT TOP
<u>5</u>	<u>5' x 8'</u>		<u>PVC</u>						<input type="checkbox"/> TEAR OUT FENCE	<input type="checkbox"/>
<u>5</u>	<u>2' x 8'</u>		<u>STEEL</u>						<input type="checkbox"/> HAUL AWAY FENCE	<input type="checkbox"/>
									<input checked="" type="checkbox"/> ONE YEAR WARRANTY ON INSTALLATION FROM DATE OF COMPLETION	
									<input type="checkbox"/> CUSTOMER TO PULL PERMIT IF REQUIRED	

ALL POSTS CEMENTED 36" x 42" DEEP

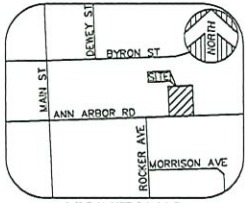
Owner assumes responsibility for staking all their underground utilities, sprinkler lines, sump pump lines, B.O. lines, etc. Earth removed from digging post holes will remain on the owners property for their disposal. NICHOLLS FENCE AND RAILING shall not be held liable for delays by obtaining permits, survey being completed, strikes, weather conditions, material shortages or any other unforeseeable causes. NICHOLLS FENCE AND RAILING agrees to construct the fence according to the proposals set forth and the BUYER agrees to pay the amount shown on this proposal. BUYER agrees to furnish and be solely responsible for fence line (location of fence) and grade to indemnify and hold NICHOLLS FENCE AND RAILING completely free and harmless from any and all damages arising out of the location of the fence. This proposal does not include any surveying, grading, removal of shrubs and plants or removal of any existing fence unless so specified in writing or marking of the appropriate box on this proposal. BUYER shall grant free access to work areas on the property or adjacent property where the work is to be performed and the BUYER agrees to keep the area clear and open including ingress and egress and NICHOLLS FENCE AND RAILING shall not be responsible for damage to property caused by any activity in the normal course of construction, including driveways, walks or lawns by performance of NICHOLLS FENCE AND RAILING under this contract including movement of workers, materials and equipment. All goods supplied and work performed is warranted to be fit for the ordinary purposes for which such goods are used. Deposits become nonrefundable 72 hours after this contract is executed.

FOR THE SUM OF	<u>2600.00</u>
TAX	
BLDG. PERMIT	<u>Plus Cost</u>
TOTAL	
DOWN PAYMENT	
BALANCE DUE	
BALANCE DUE UPON COMPLETE	

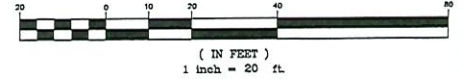
Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be 50% down and balance due at completion unless other arrangements have been made in writing.

Submitted by: Ken Nicholls Accepted by: VERBA... OR
MICHAEL D. AUSTON

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE



ACCESS STATEMENT

PROPERTY HAS DIRECT ACCESS TO ANN ARBOR ROAD PUBLIC RIGHT OF WAY

POSSIBLE ENCROACHMENTS

1. BLOCK WALL - CROSSES THE WEST PROPERTY LINE AT THE NORTH SIDE OF PROPERTY
2. CHAINLINK FENCE - CROSSES THE NORTH PROPERTY LINE AT THE WEST SIDE OF THE PROPERTY
3. BUILDING - CROSSES INTO 79.0 FOOT INGRESS, EGRESS, PARKING, AND STORM SEWER EASEMENT

PARKING

HANDICAP PARKING = 1 STALL
STANDARD PARKING = 17 STALLS

PARCEL AREA

25,475± SQUARE FEET = 0.585± ACRES

BASIS OF BEARING

NORTH 88°21'40" EAST, BEING THE EAST/WEST QUARTER LINE OF SECTION 35 AS DESCRIBED.

SURVEYOR'S NOTE

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DIGGING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
2. NO WETLAND DELINEATION MARKERS OBSERVED.
3. THE SURVEYOR IS UNWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING CONDITIONS.
5. ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY ENTER THE PROPERTY EITHER THROUGH ADJOINING PUBLIC STREETS OR EASEMENT BENEFITING THE PROPERTY TO THE EXTENT THAT CAN BE DETERMINED BY VISUAL INSPECTION AND RECORD DOCUMENTS.

FLOOD NOTE

SUBJECT PARCEL LIES WITHIN:

SPECIAL FLOOD HAZARD AREA (ZONE AE): BASE FLOOD ELEVATIONS DETERMINED.

FLOODWAY AREAS IN ZONE AE: THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

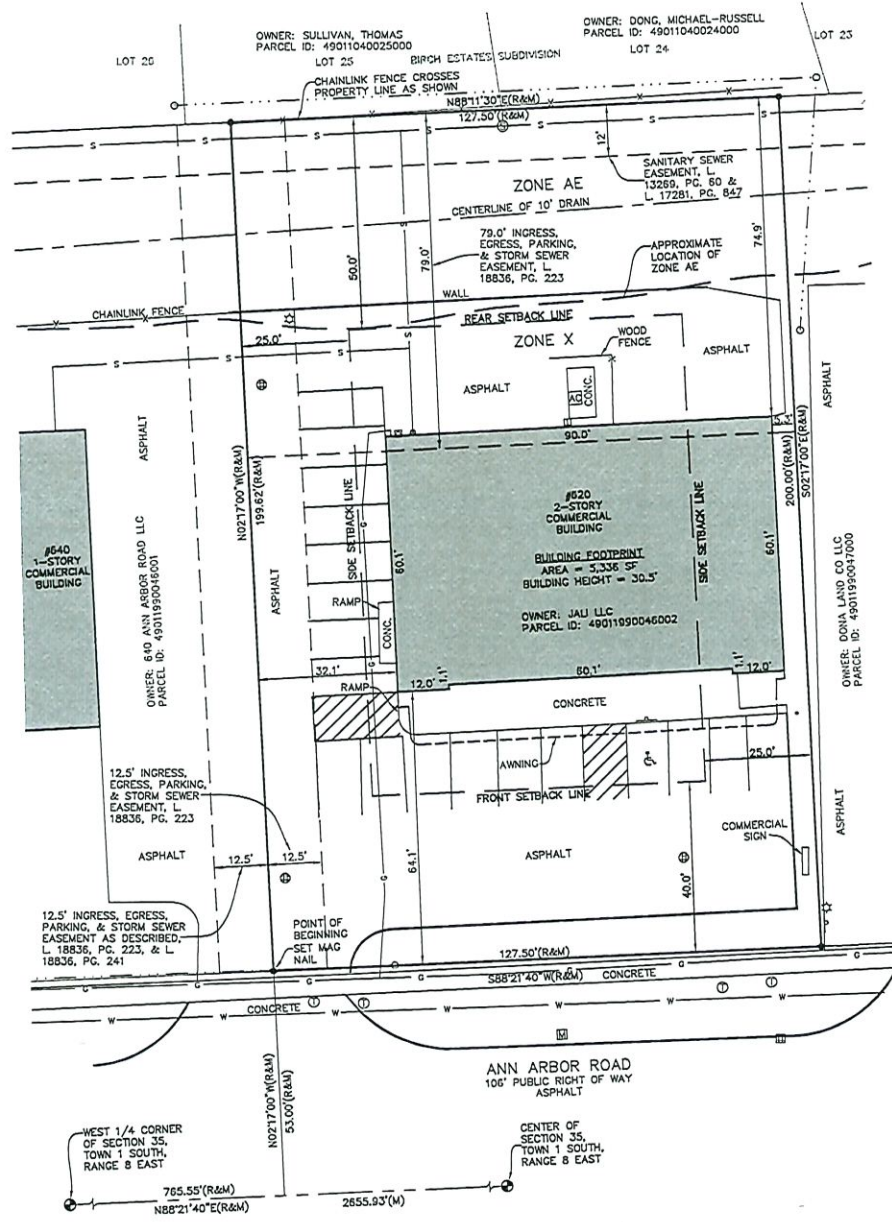
OTHER FLOOD AREA (ZONE X): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 261630020E, COMMUNITY - PANEL NUMBER 261630020E, DATED 2/2/2012, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 47976
⊙	FOUND MONUMENT (AS NOTED)
⊙	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(N)	MEASURED DIMENSION
⊙	UTILITY POLE
⊙	GAS METER
⊙	ELECTRIC PANEL
⊙	CLEANOUT
⊙	MAIL BOX
⊙	LIGHTPOST/LAMP POST
⊙	SANITARY MANHOLE
⊙	ROUND CATCH BASIN
⊙	SQUARE CATCH BASIN
⊙	TELEPHONE MANHOLE
⊙	WATER VALVE
⊙	SINGLE POST SIGN
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	ADJOINER PARCEL LINE
---	SECTION LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING OVERHANG
---	CONCRETE CURB
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	GAS LINE
---	SANITARY LINE
---	WATER LINE
---	OVERHEAD UTILITY LINE
---	BUILDING HATCH



PROPERTY DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF WAYNE, CITY OF PLYMOUTH, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF ANN ARBOR ROAD (M-14) DISTANT NORTH 88 DEGREES 21 MINUTES 40 SECONDS EAST 765.55 FEET AND NORTH 02 DEGREES 17 MINUTES 00 SECONDS WEST 53.00 FEET FROM THE WEST ONE-QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 02 DEGREES 17 MINUTES 00 SECONDS WEST 199.62 FEET; THENCE NORTH 88 DEGREES 11 MINUTES 30 SECONDS EAST 127.50 FEET; THENCE SOUTH 02 DEGREES 17 MINUTES 00 SECONDS EAST 200.00 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 40 SECONDS WEST 127.50 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL:
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PARKING, AND STORM SEWER AS CREATED, LIMITED, AND DEFINED IN THAT CERTAIN WARRANTY DEED RECORDED IN LIBER 18836, PAGE 223, REGISTER #919694 DESCRIBED AS THE EAST 12.50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF ANN ARBOR ROAD (M-14) DISTANT NORTH 88 DEGREES 21 MINUTES 40 SECONDS EAST 844.25 FEET AND NORTH 02 DEGREES 17 MINUTES 00 SECONDS WEST 53.00 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 35; THENCE NORTH 02 DEGREES 17 MINUTES 00 SECONDS WEST 199.26 FEET; THENCE NORTH 88 DEGREES 11 MINUTES 30 SECONDS EAST 121.20 FEET; THENCE SOUTH 02 DEGREES 17 MINUTES 00 SECONDS EAST 199.62 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 40 SECONDS WEST 121.20 FEET TO THE POINT OF BEGINNING. PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS DESCRIBED IN REFERENCED TITLE COMMITMENT.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 810753, REVISION D, DATED SEPTEMBER 26, 2018, AND RELATED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

7. TERMS AND CONDITIONS CONTAINED IN EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 13268, PAGE 60, REGISTER NO. E-205800 (AS SHOWN)

8. EASEMENT FOR INGRESS, EGRESS, PARKING, AND STORM SEWER OVER THE WEST 12.50 FEET AND THE NORTH 79.00 FEET OF SUBJECT PROPERTY AS DISCLOSED BY WARRANTY DEED RECORDED IN LIBER 18836, PAGE 223, REGISTER #919694 AND IN LIBER 20045, PAGE 800, REGISTER #278977.

ZONING REGULATIONS

- ARC - ANN ARBOR ROAD CORRIDOR
 *MINIMUM LOT AREA - 20,000 SQUARE FEET
 *REQUIRED SETBACK LINE MINIMUM DIMENSIONS IN FEET
 FRONT - 40 FEET
 LEAST ONE SIDE - 25 FEET
 TOTAL TWO SIDES - 50 FEET
 REAR - 50 FEET
 *MAXIMUM HEIGHT IN FEET - 35 FEET
 *MAXIMUM PERCENT LOT COVERAGE - 50%

NOTE: ALL ZONING INFORMATION IS TAKEN FROM THE CITY OF PLYMOUTH ZONING LETTER DATED OCTOBER 01, 2018. ALL ZONING INFORMATION MUST BE VERIFIED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.

SURVEYOR'S CERTIFICATION

TO LANE PLY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, JALLI LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7B2, 7C, 8, 9, 11, 13, 16, 17, 18, AND 19 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 10/09/18.

DATE OF PLAT OR MAP: 10/17/18

DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976

REVISED NOVEMBER 26, 2018: PER ZONING LETTER
 REVISED NOVEMBER 8, 2018: PER REVIEW COMMENTS
 REVISED NOVEMBER 1, 2018: PER REVIEW COMMENTS
 REVISED OCTOBER 31, 2018: PER REVIEW COMMENTS

KEM-TEC & ASSOCIATES
 PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
 22556 GRATIOT AVE • EASTPOINTE, MICHIGAN 48021
 (586)772-2222 • (800)295-7222 • FAX (586)772-4048

PREPARED FOR: LANE PLY, LLC	
DATE: OCTOBER 17, 2018	JOB #: 18-03598
SCALE: 1" = 20'	SHEET: 1 OF 1
DRW. BY: CMC	REV.: NOVEMBER 26, 2018



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: City of Plymouth Planning Commission

FROM: Sally M. Elmiger, AICP, LEED AP

DATE: October 4, 2024

RE: 620 W. Ann Arbor Rd. – Screen Wall Modification Request

The commercial property at 620 W. Ann Arbor Road is requesting that the Planning Commission approve a privacy fence (made of PVC) instead of the required masonry wall along their north property line. This parcel is used for commercial purposes (Lover’s Lane), and backs up to Tonquish Creek. Due to the location of the steep slopes to the creek, the applicant states that building a wall in this location is problematic.

ARC District Zoning Requirements

The property is located in the Ann Arbor Road Corridor (ARC) zoning district. Sec. 78-167(c)(1) states that where the Ann Arbor Road Corridor District is adjacent to any residential use or district, screening shall be provided by a solid, masonry wall with planting strip illustrated in Sec. 78-171. The screen wall shall be six (6) feet tall and placed on the property line with a planting strip six (6) to eight (8) feet wide abutting the base and on the interior side of the wall. The planting strip shall be planted with deciduous shade trees planted thirty-five feet on center. The ordinance also states that the Planning Commission may approve modifications it determines necessary to address unusual circumstances, considering the context of the ARC District and adjacent properties.

CWA Comments

Planting Strip Requirement. The subject site abuts single-family residential uses on the north side of the site; however, Tonquish creek corridor occupies the land between the applicant’s parking lot and the residential parcels. We would consider this natural feature to meet the purpose and function as a planting strip.

Screen Location Requirement. Rather than locating the fence on the north property line, the applicant is proposing to place the fence on the south side of Tonquish creek, which is a distance from the north property line. However, the location of the creek prohibits the applicant from installing any type of constructed screen on the property line.

Screen Height Requirement. The required height of the fence is six (6) feet tall. The submittal includes an estimate from a fence company that specifies the height as 54” (or 4.5-feet tall) which is shorter than required. We recommend that if the Planning Commission approves use of a fence instead of a masonry wall, that it be conditioned upon the fence being six (6) feet tall.

Screen Materials Requirement. The applicant would like to use white, vinyl fencing instead of a masonry wall. The application illustrates alternative fence materials and styles used by several other properties in the district. Both examples are dark in color, and recede from view into the landscape. If the Planning Commission deems that this site offers unusual circumstances and allows the use of a fence instead of the masonry wall, we would recommend that the motion be conditioned on the fence being a dark (vs. white) color, so that it recedes from view of the street, and is consistent with the neighboring fence.

Summary

The Planning Commission will need to consider the following:

- 1) Does the Tonquish creek corridor along the north side of the subject site accomplish the same purpose as the planting strip requirement?
- 2) Are there unusual circumstances on this site to justify use of a fence rather than the required masonry wall, and justify placing the fence off the property line, as required?
- 3) Recommend any decision being conditioned on:
 - a. The height of the fence is six (6) feet tall, and
 - b. The new fence is a dark color so that it recedes into the landscape and coordinates with the existing neighboring fence.



CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal