



**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