



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, August 1, 2024 - 7:00 p.m.

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

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, Rob Mengel, Rebecca Smith

Excused: Member Mike Pappas

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Smith offered a motion, seconded by Mengel, to approve the minutes of the July 2, 2024 meeting.

There was a roll call vote.

YES: Devine, Mengel, Smith, Elliott

ABSTAIN: Burrows

MOTION PASSED

4. APPROVAL OF THE AGENDA

Burows offered a motion, seconded by Smith, to approve the agenda for the August 1, 2024 meeting.

There was a roll call vote.

YES: Burrows, Devine, Mengel, Smith, Elliott

MOTION PASSED UNANIMOUSLY

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z 24-12, 520 Blunk: Phil Lywood, the applicant, is requesting a non-use variance to construct a single-story addition within the side yard setback.

Lywood explained that the building was already situated in the side yard setback, and the addition would square off the existing non-conformity.

Citizen Comments

Jeremy Nicholson, 540 Blunk, spoke in support of the variance.

Board Member Discussion

The group discussed the request and asked the applicant about the air conditioner placement. He said the air conditioner and the pool equipment would be moved, but that they would not be closer to the neighboring property.

Motion

Devine offered a motion, seconded by Burrows, to approve Z24-12 to allow a variance of 8 feet along the north side yard setback based on the following findings of fact:

Findings of Fact

There is an existing nonconformity that matches this dimension.
The existing interior layout benefits from the addition.

Conditions

The setback variance does not run the length of the property but is limited to the area defined in the site plan.

There was a roll call vote.

YES: Burrows, Devine, Mengel, Smith, Elliott

MOTION PASSED UNANIMOUSLY

b. 24-13, 909 N. Sheldon: Jim Byrd of Fuyao Automotive, the applicant, is requesting a non-use variance to install a ground sign on a property with an existing wall sign.

Byrd explained that trucks often drive past the building because they aren't able to see the wall sign under the viaduct on Sheldon. He said they then turn around on the adjacent residential street, causing a disruption and a safety hazard.

Board Member Discussion

Several board members stated they drove past the building and confirmed that they were unable to see the wall sign coming from the direction of the freeway. It was suggested that the sign ordinance that would prohibit a ground sign was not suited to an industrial site such as Fuyao.

Motion

Burrows offered a motion, seconded by Smith, to approve Z24-13 at 909 N. Sheldon, for the requested ground sign.

Findings of Fact

This is a safety feature for neighboring properties.
The sign is more appropriate for an industrial site.

Friendly Amendment

Devine offered a friendly amendment to state the following finding of fact:
The physical characteristics of the entry point to the site warrant the need for additional signage.

Burrows and Smith accepted the friendly amendment.

There was a roll call vote.

YES: Burrows, Devine, Mengel, Smith, Elliott

MOTION PASSED UNANIMOUSLY

c. Z 24-14, 689 N. Mill St.: Patrick O'Neill of Plymouth Mill LLC, the owner, is requesting a non-use variance to construct a two-story building within the front yard setbacks and to exceed the permitted building height

Architect George Hartman described the project and reviewed other projects completed by O'Neill in Old Village.

Citizen Comments

Will Dennison, owner of a business at 689 N. Mill, expressed support for the variance.

Heather Doughty, 557 N. Mill, spoke in opposition to the variance.

Tony Roko, owner of properties on Liberty, spoke in support of the variance.

Kristy Holmes, 633 Starkweather, sent an email in support of the variance.

Board Member Discussion

There was a discussion about how the building height ordinance is applied when there is a parapet. Bolhuis confirmed that the height ordinance refers to the top of the building, not the top of the parapet. Board members also discussed the setback and stated that Liberty St. and Mill St. are like the Central Business District where setbacks are smaller than in B-1 zoning.

Owner Patrick O'Neill, via Zoom, stated that he wanted to mirror the setback of his previous project at 696 Mill.

Motion

Elliott offered a motion, seconded by Burrows, to approve Z24-14 for a north front yard setback variance of 8 feet, an east front yard setback of 8 feet, and a building height variance of 3.3 feet.

Findings of Fact

Liberty St. in Old Village is a unique region of the city and is more like the Central Business District. Granting the requested variance allows the structure to be more consistent with the existing building stock on Liberty St.

Friendly Amendment

Devine offered a friendly amendment adding the following finding of fact:

This is a corner lot with two front yard setbacks.

Elliott and Burrows accepted the friendly amendment.

There was a roll call vote.

YES: Burrows, Devine, Mengel, Smith, Elliott

MOTION PASSED UNANIMOUSLY

7. BOARD MEMBER COMMENTS

Elliott said he researched Roberts Rules and confirmed that as the chair, he was not prohibited from offering motions.

8. REPORTS AND CORRESPONDENCE

City Commission Liaison Brock Minton offered to answer questions, but the group had none.

9. ADJOURNMENT

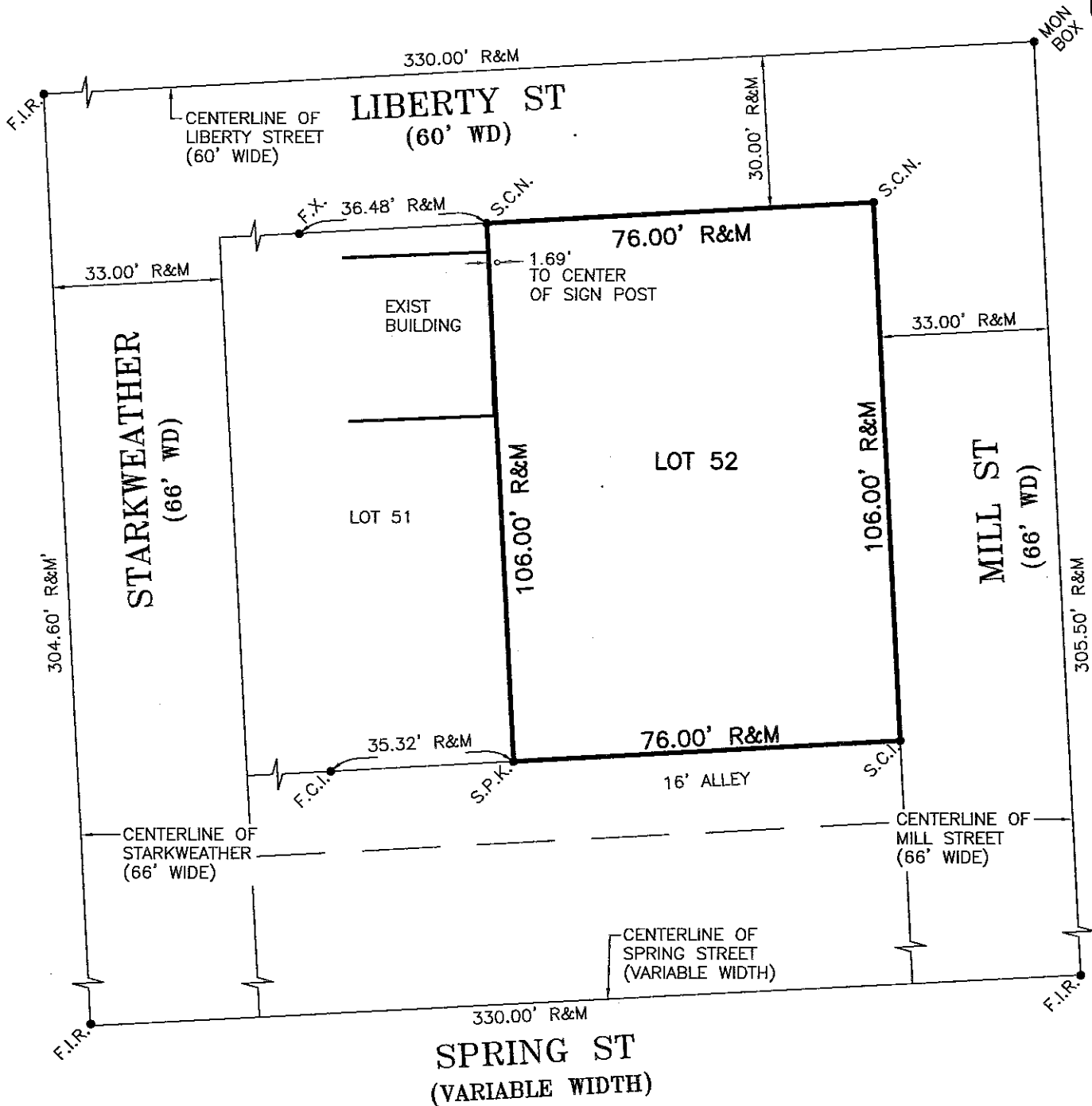
Burrows offered a motion, seconded by Mengle, to adjourn the meeting at 7:49 p.m.

There was a roll call vote.

YES: Burrows, Devine, Mengel, Smith, Elliott

MOTION PASSED UNANIMOUSLY

CERTIFICATE OF SURVEY



LEGAL DESCRIPTION

LOT 52 "ASSESSOR'S PLYMOUTH PLAT NO.4" OF PART OF NW 1/4 OF SECTION 26, T. 1 S., R. 8 E., PLYMOUTH VILLAGE (NOW THE CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 63 OF PLATS, PAGE 90 WAYNE COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 07/19/24 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000 AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970 HAVE BEEN COMPLIED WITH.

LEGEND

RECORDED	R.
MEASURED	M.
SET CONC NAIL	S.C.N.
FOUND "X" IN CONC	F.X.
FOUND IRON ROD	F.I.R.
FOUND CAPPED IRON	F.I.P.
SET CAPPED IRON	S.C.I.



Greg L. Ash
 GREG L. ASH, P.L.S. #28400



9450 SOUTH MAIN STREET
 SUITE 103
 PLYMOUTH, MI 48170

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CLIENT:
 PATRICK ONEILL
 13074 STONE CREEK COURT
 PLYMOUTH, MI 48170

DATE: 07/24/24
 JOB NO.: 379-052
 FILE NO.: 379-052

SCALE: 0' 30' 60'
 1" = 30'

SHEET:
 1 OF 1

DRAWN BY:
 BGW

OLD VILLAGE DEVELOPMENT 689 N. MILL STREET



Old Village
Liberty Street View



George J. Hartman
Architects, P.C.

6905 Telegraph Road
Suite 101
Bloomfield Hills, MI 48301
248-258-5811 ph.
hartmanarchitects@earthlink.net

Released For:
Concept
Review May 6, 2024
Concept
Review May 30, 2024
Pre-Application
Submittal June 11, 2024

Copyright 2024

Project:

Old
Village
Development

689 N. Mill St.
Plymouth, MI 48170

GHA Project #2416

A-5.0

2416 - Building Concept
Liberty View

DEVELOPMENT PROPOSED BY PLYMOUTH MILL, LLC

OWNED BY: PATRICK O'NEILL

**MR. O'NEILL HAS SUCCESSFULLY DEVELOPED SEVERAL
OTHER PROJECTS IN THE OLD VILLAGE AREA.**



615 N. Mill St.

Pre and Post Construction





643 N. Mill St and
Alleyway









696 N. Mill St

Pre and Post Construction

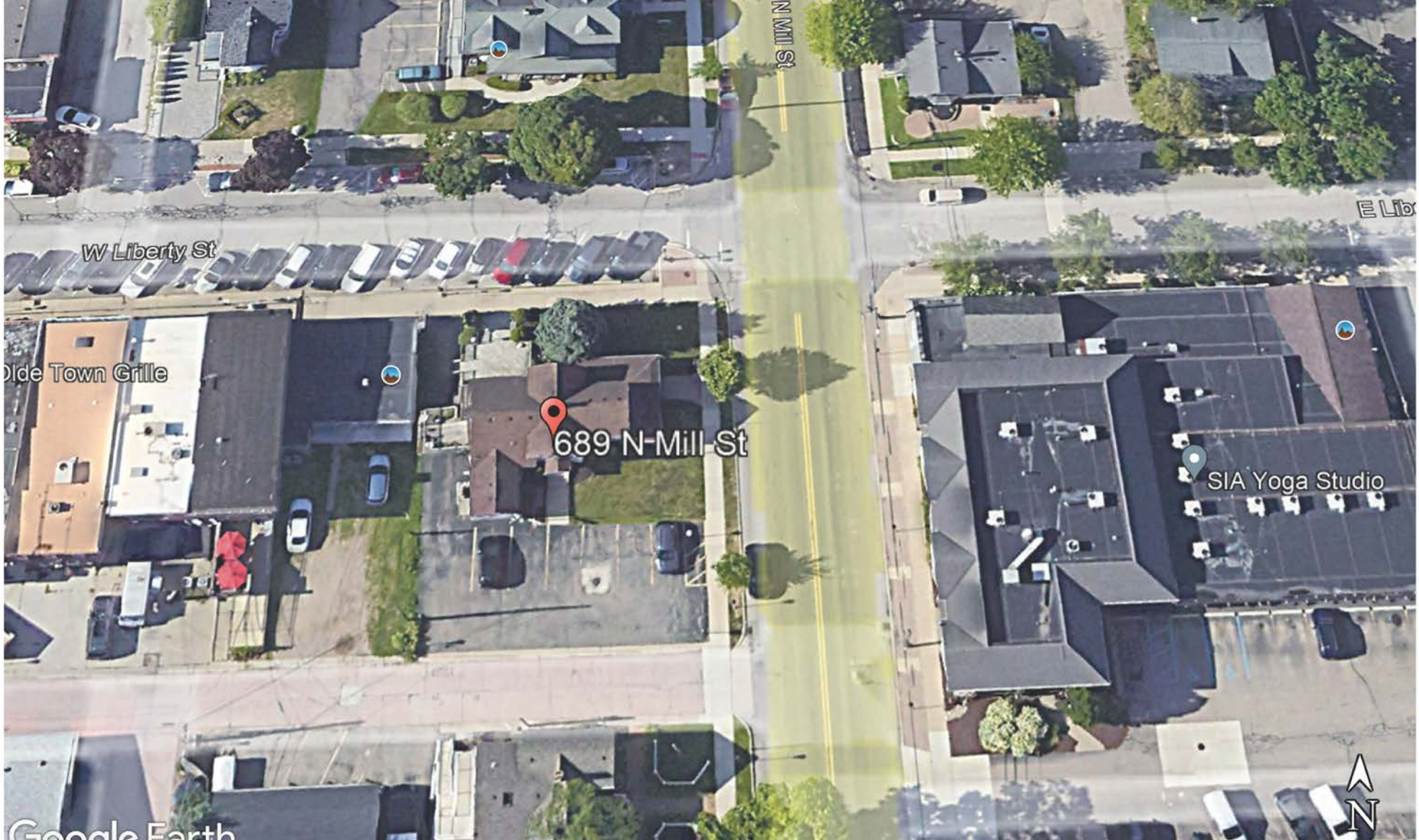




Bearded Lamb Brewery

Pre and Post
Construction





W Liberty St

Old Town Grille

689 N-Mill St

SIA Yoga Studio

Google Earth







PROJECT:

OLD VILLAGE DEVELOPMENT

689 North Mill Street
Plymouth, Michigan 48170



George J. Hartman
Architects, P.C.

6905 Telegraph Road
Suite 101
Bloomfield Hills, MI 48301

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hartmanarchitects@ameritech.net

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ZBA
Approval July 11, 2024

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Project:

Old
Village
Development

689 N. Mill St.
Plymouth, MI 48170

Owner:

Plymouth
Mill, LLC.

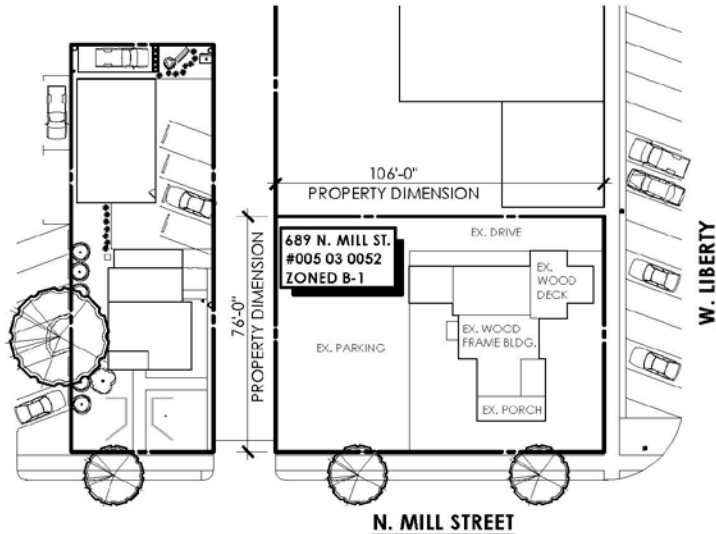
13074 Stone Creek
Plymouth, MI 48170

GHA Project #2416

A-0.1

2416 - Site Concept

LEGAL DESCRIPTION
26G52 LOT 52 ASSESSORS PLYMOUTH PLAT NO. 4 T1S R8E L63 P90 WCR



EXISTING SITE PLAN
SCALE: 1" = 40'-0"

INDEX OF DRAWINGS	
SHEET NUMBER	TITLE
A-0.1	EXISTING SITE PLAN / LOCATION MAP / INDEX OF DRAWINGS
A-1.0	SITE / FLOOR PLAN
A-2.0	SECOND FLOOR PLAN / ELEVATIONS
A-3.0	PROPERTY SETBACKS / VARIANCE REQUESTS
A-4.0	MILL STREET CONCEPTUAL RENDERING
A-5.0	LIBERTY STREET CONCEPTUAL RENDERING



LOCATION MAP
NOT TO SCALE



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Old
Village
Development

689 N. Mill St.
Plymouth, MI 48170

Owner:

Plymouth
Mill, LLC.

13074 Stone Creek
Plymouth, MI 48170

GHA Project #2416

A-2.0

2416 - Site Concept



NORTH (LIBERTY ST.) ELEVATION

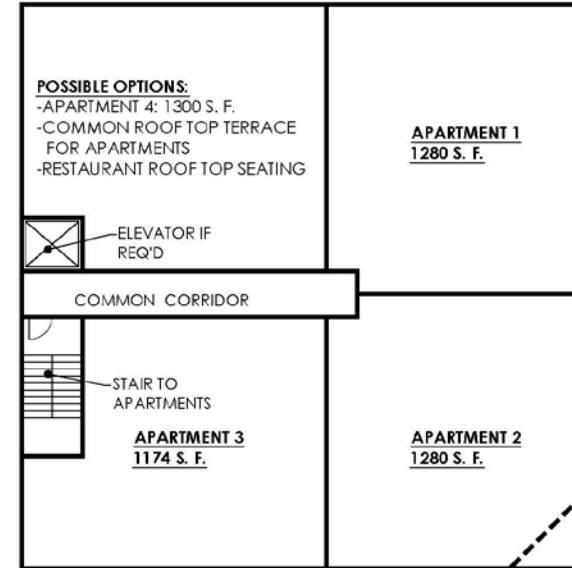
SCALE: 1/16" = 1'-0"



EAST (MILL ST.) ELEVATION

SCALE: 1/16" = 1'-0"

HEIGHT VARIANCE REQUESTED



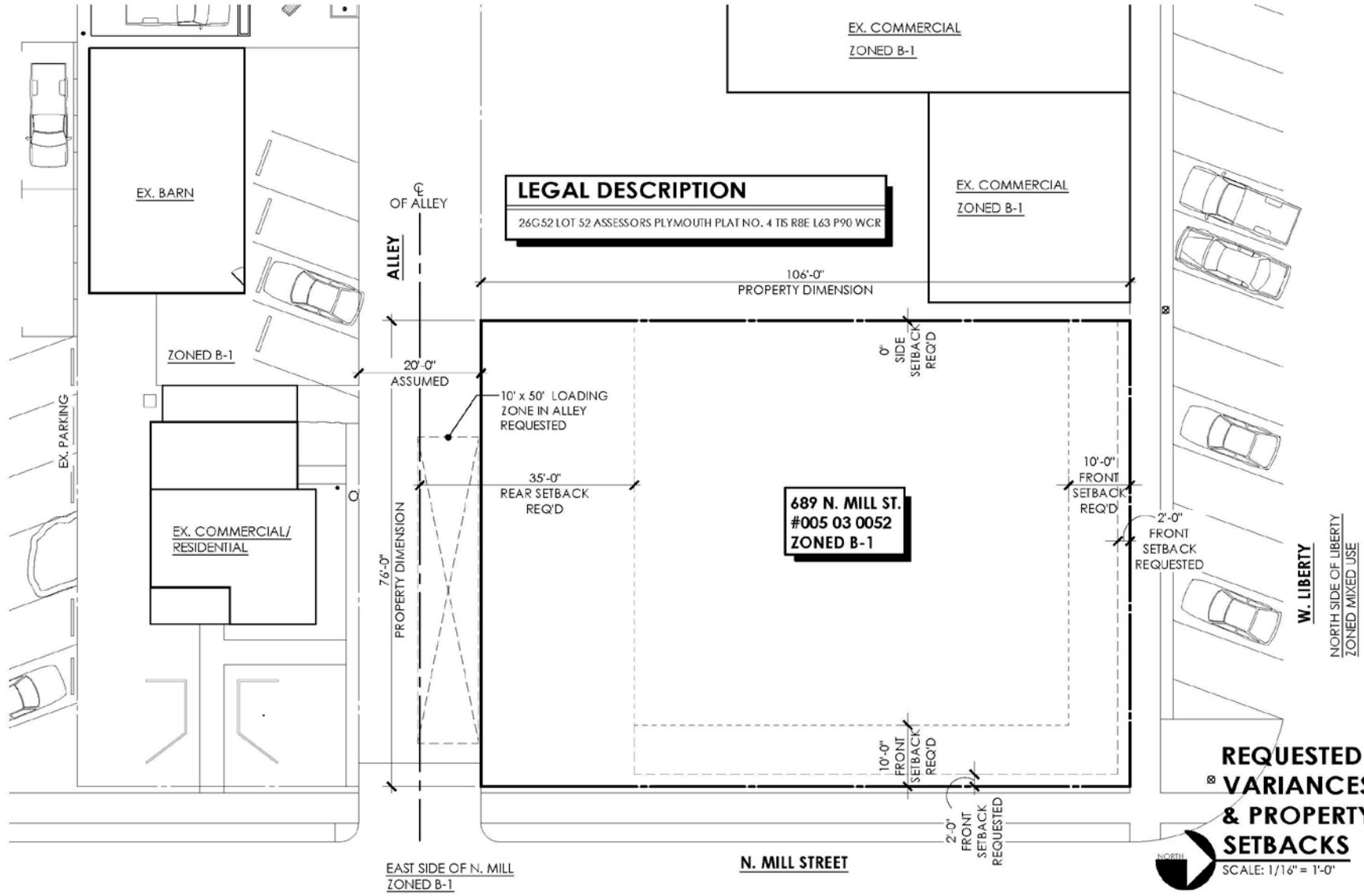
N. MILL STREET

W. LIBERTY

SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"







George J. Hartman Architects, P.C.

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Project:
Old Village Development

689 N. Mill St.
Plymouth, MI 48170

Owner:
Plymouth Mill, LLC.

13074 Stone Creek
Plymouth, MI 48170

GHA Project #2416

A-3.0

2416 - Site Concept



**Old Village
Liberty Street View**



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■ Review May 6, 2024
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■ Submittal June 11, 2024

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Project:

**Old
Village
Development**

689 N. Mill St.
Plymouth, MI 48170

GHA Project #2416

A-5.0

2416 - Building Concept
Liberty View



Old Village
Mill Street View



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Development

689 N. Mill St.
Plymouth, MI 48170

GHA Project #2416

A-4.0

2416 - Building Concept
Mill View

VARIANCE REQUESTS

- A VARIANCE IS REQUESTED TO ALLOW A 2' FRONT YARD SETBACK ALONG N. MILL ST. AND LIBERTY ST. WHICH IS A REDUCTION FROM THE REQUIRED 10' FRONT SETBACK IN THE B-1 BUSINESS DISTRICT
- A VARIANCE IS REQUESTED TO ALLOW A 30' BUILDING HEIGHT WHICH IS AN INCREASE FROM THE 25' HEIGHT ALLOWED IN THE B-1 BUSINESS DISTRICT.
- A VARIANCE IS REQUESTED TO ALLOW FOR THE ELIMINATION OF AN ON-SITE LOADING WITH PERMISSION TO UTILIZE THE EXISTING ALLEY AS THE REQUIRED LOADING ZONE.

PRACTICAL DIFFICULTIES

- ❑ THE SUBJECT PROPERTY IS A CORNER LOT WHICH CREATES TWO FRONT YARDS AND REQUIRES TWO FRONT YARD SETBACKS. REDUCING THE REQUIRED FRONT YARD SETBACKS WILL ALLOW FOR PARKING ALONG THE ALLEY SIDE OF THE PROPERTY.
- ❑ THE PROPERTY HAS NO VEHICULAR ACCESS FROM LIBERTY STREET DUE TO THE ANGLED STREET PARKING ALONG THE SOUTH SIDE OF LIBERTY. THIS LIMITS VEHICULAR ACCESS TO THE PROPERTY FROM EITHER MILL ST. OR THE ALLEY TO THE SOUTH. DUE TO THE SMALL FRONTAGE WIDTH ALONG MILL ST., PLACEMENT OF A DRIVE TO ACCESS THE PROPERTY FROM MILL ST. IS NOT PRACTICAL BECAUSE OF THE DISTANCE FROM THE ALLEY TO THE CORNER WHICH WOULD CREATE A TRAFFIC PROBLEM AND ALSO ELIMNATE STREET PARKING ALONG MILL ST.
- ❑ PROPERTY WAS PREVIOUSLY ZONED AND SIZED FOR A RESIDENTIAL USE BUT IS NOW ZONED B-1 BUSINESS. THE EXISTING RESIDENTIAL STRUCTURE CANNOT ADEQUATELY SERVE A BUSINESS USE.
- ❑ HEIGHT VARIANCE WILL BE SIMILAR IN HEIGHT TO OTHER COMMERCIAL USES ON LIBERTY ST. AND WILL PROVIDE FOR ADEQUATE CLEARANCES IN BUILDING CONSTRUCTION FOR STRUCTURAL AND MECHANICAL FEATURES AS WELL AS PROVIDE SCREENING FOR ROOF TOP EQUIPMENT.

EFFECT ON NEIGHBORING PROPERTIES

- ❑ THE REQUESTED VARIANCES WILL NOT IMPACT THE NEIGHBORING PROPERTIES. THE PLACEMENT OF THE BUILDING WILL COMPLIMENT THE PLACEMENT OF THE EXISTING BUILDINGS AND FACADES.
- ❑ BUILDING FRONTS ALONG THE SOUTH SIDE OF LIBERTY ST. ARE BUILT OUT TO NEAR THE FRONT LOT LINE. THE SETBACK VARIANCE REQUEST WILL ALLOW FOR A SIMILAR LOOK AT 689 N. MILL.
- ❑ BUILDINGS ON THE EAST SIDE OF MILL ST. AND LIBERTY ARE ALSO BUILT OUT TO THE FRONT LOT LINE. THE REQUESTED VARIANCES WILL CREATE A COMPLIMENTARY LOOK ALONG MILL ST.
- ❑ BUILDING HEIGHTS ALONG MILL AND LIBERTY VARY, HOWEVER THE REQUESTED VARIANCE WILL BE CONSISTENT WITH THE HEIGHTS OF SEVERAL BUILDINGS ALONG MILL AND LIBERTY.
- ❑ MOST BUILDINGS ALONG THE SOUTH SIDE OF LIBERTY, EAST SIDE OF STARKWEATHER AND THE WEST SIDE OF MILL UTILIZE ALLEY OR PARKING AREA SPACE FOR LOADING ZONES. THE LOADING ZONE VARIANCE REQUEST WILL BE CONSISTENT WITH NEIGHBORING BUSINESSES AND SIMILAR TO WHAT IS ALLOWED IN THE CBD ZONING.

PRACTICAL DIFFICULTY CREATION

- ❑ THE SIZE AND LOCATION OF THE PROPERTY CREATES A DIFFICULTY THAT IS NOT SELF-CREATED. THE PROPERTY SIZE WAS DETERMINED YEARS AGO.
- ❑ THE LACK OF ADEQUATE VEHICULAR ACCESS TO THE PROPERTY IS CREATED BY THE ROAD DESIGN, PUBLIC PARKING LAYOUT AND ALLEY LOCATION. THESE ITEMS ARE NOT SELF-CREATED.
- ❑ THE ORDINANCE DOES NOT ALLOW PARKING IN THE FRONT YARD IN THE B-1 BUSINESS DISTRICT. NOT ONLY IS ACCESS TO THE PROPERTY LIMITED BY PUBLIC ROAD AND PARKING LAYOUTS, THE LOCATION FOR PARKING ON THE PROPERTY ARE SEVERELY LIMITED BY THE ORDINANCE.
- ❑ THE NARROWNESS OF THE PROPERTY LIMITS THE DEVELOPMENT POTENTIAL.

ORDINANCE RESTRICTIONS

- THE REQUIREMENT FOR TWO FRONT YARD SETBACKS UNFAIRLY RESTRICTS THE USE OF THE PROPERTY.
- REQUIRING A LARGER FRONT SETBACK THAN THE NEIGHBORING BUILDINGS PLACES THE SUBJECT PROPERTY AT A VISUAL DISADVANTAGE ALONG LIBERTY STREET.
- THE ORDINANCE RESTRICTION ON FRONT YARD PARKING FURTHER RESTRICTS PROPERTY USAGE.
- RESTRICTIONS ON VEHICLE ACCESS TO THE PROPERTY ALSO IMPACT PROPERTY USAGE.

ADDITIONAL COMMENTS

- ❑ THE REQUESTED VARIANCES WILL ALLOW FOR A DEVELOPMENT THAT IS CONSISTENT WITH THE INTENT OF THE OLD VILLAGE MASTER PLAN. THE FOLLOWING IS FROM THE MASTER PLAN AND PLANNING COMMISSION WORKING SESSIONS:

*Upper-level residences located above first floor commercial office uses are encouraged.

*Mix of land-use will allow higher residential density in order to promote the old village vitality and pedestrian ambience.

Old Village – Mixed Use

This area is built on a traditional grid pattern. Historically, this area hosted a mixture of industrial, hospitality, restaurant, service, retail, religious, and residential uses. Many of these same uses exist today.

The residential areas of Old Village have a range of residential building types which includes single-family homes, duplexes, triplexes, apartment buildings, and groups of condominiums with churches, and small parks intermixed. There is a wide mixture of lot sizes for single-family homes with underlying plats ranging from 30 to 60 feet. Many of the existing homes and lots do not meet current zoning ordinance requirements. Residential building types in this land use category are generally placed the same distance from the street with front porches and detached garages in the rear of the property, when applicable.

The commercial areas of Old Village are centered upon Liberty Street between Starkweather and Mill and include the surrounding corridors and parts of the railroad. The commercial building types vary and include small strip malls, standalone single-use buildings, converted single-family homes, and downtown density with shared walls. With such a wide range of building types there is a wide range of lot sizes and distance from the street. Some commercial buildings have parking in the front of the building while others have minimal off-street parking and high percentage of lot coverage.

The industrial areas of Old Village are naturally grouped around the railroad tracks. Many of these properties have large, windowless buildings and many are used for warehouses, auto services, and landscaping businesses. The existing industrial buildings and sites have an inconsistently wide range of setbacks from the street and parking areas are not constant across sites. Many buildings have not seen much improvement in recent years but may be candidates for adaptive reuse.

Local Business

Local Business is designed for office uses and convenient shopping, dining, and services for residents of nearby residential areas. The building types in this area vary and include strip malls, standalone single-use buildings, mixed use buildings, and converted single-family homes. This category also provides a transitional area between residential neighborhoods. Local business has been applied to smaller lots that can accommodate various uses in a harmonious design, but there are some larger lots that could be redeveloped. Should redevelopment occur, adaptive reuse of existing structures should be prioritized. This category could accommodate residential uses on upper levels. Local Business would not include intensive business types or businesses that depend on high volumes of vehicle traffic. Generally, buildings should have uniform setbacks with parking located at the rear of the building or integrated and hidden within any new construction.

From: [Matt Holmes](#)
To: [Bolhuis, Greta](#)
Subject: Aug 1st Z24-14 689 N Mill St
Date: Sunday, July 28, 2024 2:10:43 PM

Hello Greta,

My name is Kristi Holmes.

I am a 24 year resident of 633 Starkweather and a 7 yr small business owner at 689 N Mill St Suite 103 (R3 Reflexology).

I am also a member and ambassador of the Plymouth Chamber of Commerce and a supporter of the Old Village Association for many years.

I am writing today as I am unable to attend the Aug 1st meeting.

I am in support of Patrick O'Neils proposed plan for 689 N Mill.

Patrick O'Neil has a reputation that speaks for itself. He is a terrific landlord who takes good care of his properties and tenants and the people who work for him. He has taken every property he owns and made it better; not just aesthetically, but functionally and for the betterment of the surrounding community. He has already taken the 4 tenants of this building into consideration for this whole process- something he is not required to do but because that is the kind of person he is.

I have seen the plans and I believe this new structure will enhance The Old Village and Liberty & Mill streets and draw new business our way.

I think it comes at a perfect time with the eventuality of the TIFF. I also think it is in keeping with the long term City plan of combining commercial and residential as well as the zoning commisions desire to get back to the idea of a cohesive street front look of a town, versus the set backs like we have on Main Street between the RR tracks and Union St.

I ask that you allow the construction and the building height.

Thank you for your consideration.

Kristi Holmes



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