



City of Plymouth  
Zoning Board of Appeals  
Regular Meeting Minutes  
Thursday, September 5, 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, Vice Chair Jim Burrows, Members Mike Devine, Mike Pappas, Rebecca Smith

Also present: Planning and Community Development Director Greta Bolhuis

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

Burrows offered a motion, seconded by Smith, to approve the minutes of the August 1, 2024 meeting.

There was a roll call vote.

MOTION PASSED

**4. APPROVAL OF THE AGENDA**

Burows offered a motion, seconded by Smith, to approve the agenda for the September 5, 2024 meeting.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

**5. OLD BUSINESS**

There was no old business.

**6. NEW BUSINESS**

a. Z 24-15, 1293 S. Harvey - Robert Mengel, the owner, is requesting a non-use variance to construct a detached garage within the required front yard setback on Simpson.

It was noted that the applicant is an alternate on the Zoning Board of Appeals.

Mengel described his request to build a new garage on the same footings the current garage sits on, which is an existing nonconformance.

***Citizen Comments***

There were no citizen comments.

***Board Member Discussion***

The group discussed the request and noted that the garage could be moved back on the property or an addition could be built on the back, neither of which would require a variance. The applicant reiterated that he wanted to keep the existing footings for economy.

***Motion***

Smith offered a motion, seconded by Devine, to approve Z24-15 for a 6.7-foot variance for the garage only.

***Findings of Fact***

The variance does not increase the existing nonconformity.  
The end goal could have been done in stages without a variance.

***Friendly Amendments***

Elliott offered a friendly amendment adding the finding of fact that 50% of the lot is unbuildable. Smith and Devine accepted the friendly amendment.

Elliott offered a friendly amendment to add a condition stating the variance is only for the garage as it is reflected in the application packet.

Smith and Devine accepted the friendly amendment.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

**7. BOARD MEMBER COMMENTS**

Elliott said he would not be present for the October meeting.

**8. REPORTS AND CORRESPONDENCE**

There were no reports or correspondence.

**9. ADJOURNMENT**

Devine offered a motion, seconded by Burrows, to adjourn the meeting at 7:17 p.m.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY