



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, October 3, 2024 - 7:00 p.m.

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

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1. CALL TO ORDER

Vice Chair Jim Burrows called the meeting to order at 7:00 p.m.

Present: Vice Chair Burrows, Members Robert Mengel, Mike Pappas, Rebecca Smith

Excused: Chair Joe Elliott, Member Mike Devine

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Pappas offered a motion, seconded by Smith, to approve the minutes of the September 5, 2024 meeting.

There was a roll call vote.

MOTION PASSED

4. APPROVAL OF THE AGENDA

Smith offered a motion, seconded by Pappas, to approve the agenda for the October 3, 2024 meeting.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z 24-16, 0 PARKING LOT-ARTHUR & WIL (008 04 0022 300) and 0 PARKING LOT-IRVIN CHURCH 008 04 0063 300: Non-use variance to construct a play structure on a zoning lot that does not have a principal building. The property is zoned R-1, Single-Family Residential.

Bolhuis clarified that the variance request was only for parcel 008 04 0063 300 and the other parcel on the agenda was struck from the agenda item.

Burrows told the applicant that only four members of the ZBA were in attendance, meaning three of four would have to vote yes for the item to pass. He offered the applicant an opportunity to delay the variance request until five were present and three of five would have to vote yes for the item to pass. The applicant said he would like to move forward at this meeting.

Applicant Msgr. Todd Lajiness briefly reviewed the project, stating he was seeking approval for a playscape in the school's parking lot. Architect Joe Phillips said the zoning ordinance excludes playscapes from building and structure definitions.

Citizen Comments

There were no citizen comments.

Board Member Discussion

The group discussed the request and noted that the Planning Commission requested the applicant go before the Zoning Board of Appeals. They reviewed images of the playscape and the applicant reiterated that neutral colors would be used, and it would be open to the public outside school hours.

Motion

Pappas offered a motion, seconded by Smith, to approve the placement of the playscape as presented.

Smith offered a friendly amendment with the following findings of fact.

Findings of Fact

The lot has been used for this purpose for many years.

Dual lots create a unique challenge to having a play structure on a lot that is separate from the primary structure.

Pappas accepted the friendly amendment.

Condition

The variance is limited to parcel 008 04 0063 300.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

7. BOARD MEMBER COMMENTS

There were no board member comments

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

Pappas offered a motion, seconded by Mengel, to adjourn the meeting at 7:19 p.m.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY