



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, November 6, 2024 - 6:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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Phone: 734-453-1234

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 6:01 p.m.

Present: Chair Sisolak, Commissioners Sidney Filippis, Zachary Funk, Joe Hawthorne (arrived at 6:52), Trish Horstman (arrived at 6:02), Kyle Medaugh, Hollie Saraswat, Eric Stalter

Excused: Vice Chair Scott Silvers

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

Scott Lorenz, 1310 Maple, said he thought the Christian Science property, which is on the future land use map as multi-family, should remain single family residential.

3. APPROVAL OF THE AGENDA

Funk offered a motion, seconded by Medaugh, to approve the agenda for November 6, 2024.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. COMMISSION COMMENTS

There were no commission comments

5. PUBLIC HEARING

a. SP24-08: 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

Sisolak apologized to the applicant for not holding a public hearing at a prior meeting as scheduled.

Sisolak opened the public hearing at 6:07 p.m.

Michael Sylvestri, 259 Irvin, asked about a snow removal plan, stating that in past winters, snow from the parking lot was pushed against the fence at his lot line, causing a potential safety hazard and flooding in his yard. He was asked to bring the matter to architect Joe Philips, who said he would bring it to the proper person for an answer.

Hearing no further comment, Sisolak closed the public hearing at 6:10 p.m.

Motion

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

Findings of Fact

The property meets the objectives of the master plan.
The parking use exists and is in line with present uses.

Condition

The structure would remain open to the public outside of school hours.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Motion

Funk offered a motion, seconded by Stalter, 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 voice vote.

MOTION PASSED UNANIMOUSLY

6. MASTER PLAN DISCUSSION

The group reviewed draft chapters on public engagement, future land use, transportation, implementation, and background studies in the updated master plan. They discussed potential changes, and Bolhuis said she would send the new comments to Planner Sally Elmiger for her review, then bring a revised version back to the Planning Commission prior to sending it to the City Commission for approval.

Public Comments

Ron Picard, 1373 Sheridan, thanked the Planning Commission for their efforts in updating the master plan.

7. REPORTS AND CORRESPONDENCE

City Commission Liaison Brock Minton also thanked Planning Commission members for taking on the master plan update process.

8. ADJOURNMENT

Stalter offered a motion, seconded by Saraswat, to adjourn the meeting at 7:12 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY