



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, November 13, 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, Kyle Medaugh, Hollie Saraswat

Excused: Commissioner Sidney Filippis, Eric Stalter

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 October 9, 2024 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Hawthorne offered a motion, seconded by Horstman, to modify the agenda and place New Business before Old Business.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

There were no commission comments

6. PUBLIC HEARINGS

a. SP24-07: 904 Starkweather, Special land use and revised site plan review for general office
Applicant Scott Taylor reviewed his request, stating that he has a new contractor since his previous submission.

Sisolak opened the public hearing at 7:05 p.m.

Don Soenen, 46040 W. Ann Arbor Trail, spoke in support of the project.
Bonnie Butler, 900 Starkweather, spoke in support of the project.

Sisolak closed the public hearing at 7:07 p.m.

Commissioners discussed whether the project meets the objectives of the master plan. They also discussed historic preservation and building materials.

GLA Surveyors Representative Scott Schumacher explained that they would be using the same siding but installing it horizontally instead of the original vertical installation.

Motion

Silvers offered a motion, seconded by Horstman to approve SP24-07 for special land use for a general office zoned mixed use.

Findings of Fact

The alterations proposed to be performed meet the goals of the master plan.
The historic architecture is being preserved in a manner sufficient to meet the master plan.
There are no additions or subtractions from the existing structure and the basic design of the building remains the same, so the request for exterior elevations is no longer required.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Commissioners then discussed the site plan and pointed out that there are many nonconformities in Old Village.

Motion

Silvers offered a motion, seconded by Medaugh, to approve SP24-07 for site plan approval.

Findings of Fact

The project meets the goals and objectives of the master plan.
The Planning Commission will waive the small deficiency of the parking lot setback.
The applicant will submit additional construction details to the building official as well as a photometric plan, and both will be approved administratively.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

7. NEW BUSINESS

- a. SP24-10: 689 N. Mill, site plan review of a new two-story commercial building with residential on the second floor

Applicant Patrick O'Neill reviewed the proposed project, stating that the building on the property would require either massive renovation or demolition. He said he planned to tear down the building and rebuild.

Elmiger reviewed the Carlisle Wortman report on the project and noted that there were significant parking deficiencies, which would have to be calculated dependent on the planned use of the property, and that the Zoning Board of Appeals granted a variance for the building height. She expressed concern that a verbal agreement with the adjacent property owner about how the

project would impact his property would not be sufficient, and said a written agreement would be necessary.

There was extensive discussion about potential fire separation issues, covering windows in the adjacent building, the non-conformance of the adjacent building, the exact separation between the buildings, the anticipated uses of the building, the trash enclosure, stormwater management, the location of the adjacent property's air conditioning condenser, and parking.

Project architect George Hartman addressed the issues presented.

There was consensus that the following issues be addressed before the site plan can be approved:

- Whether the building to the west was permitted and when it whether it was legal at the time it was built
- Confirmation by the city building official that the fire-rated wall would be sufficient and whether the adjacent building would also need to install a fire-rated wall
- The exact distance between the old building and the new building
- The placement of mechanical equipment needs to be on the site plan
- A preliminary utility plan needs to be on the site plan
- Applicant to provide square footage and uses of 696 and 615 N. Mill and a calculation of how many excess parking spaces are located there
- Possible tenants and uses for the new building to help determine parking requirements.

Citizens Comments

Don Soenen, 46040 W. Ann Arbor Trail, spoke in support of the project.

Ryan Lamb, owner of Bearded Lamb Brewery, spoke in support of the project.

Sandy Mily, owner of Red Ryder, spoke in support of the project.

Tony Roko, 198 W. Liberty, spoke in support of the project and stated that there were many unused parking spaces in Old Village.

Motion

Saraswat offered a motion, seconded by Hawthorne, to postpone SP24-10 until the applicant has had the opportunity to address the beforementioned issues with the city.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

8. OLD BUSINESS

a. Master Plan Discussion

Bolhuis said the changes from the November special meeting would be integrated into the master plan, then she will send it to Elmiger for review.

Ellen Elliott, 404 Irvin, expressed concern that preserving historic preservation is mentioned in the master plan, but it doesn't require it.

Elmiger explained that the Planning Commission has discretion for criteria in special land use and PUD requests.

9. REPORTS AND CORRESPONDENCE

Saraswat asked City Commission Liaison Brock Minton how Planning Commissioners could get city logo wear.

Minton reported that residents are being asked to complete a form asking what size of new trash receptacles they want.

10. ADJOURNMENT

Horstman offered a motion, seconded by Saraswat, to adjourn the meeting at 8:31 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY