



City of Plymouth
 City Commission Regular Meeting Minutes
 Monday, March 17, 2025, 7:00 p.m.
 Plymouth City Hall 201 S. Main Street

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

www.plymouthmi.gov
 Phone 734-453-1234
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1. CALL TO ORDER

a. Mayor Suzi Deal called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

b. Roll Call

Present: Mayor Suzi Deal, Mayor Pro Tem Colleen Pobur, Commissioners Linda Filipczak, Jennifer Kehoe, Alanna Maguire, Brock Minton, Nick Moroz

Also present: City Manager Paul Sincock, City Attorney Robert Marzano, and various members of the city administration

2. APPROVAL OF MINUTES

Minton offered a motion, seconded by Moroz to approve the March 3, 2025 City Commission Regular Meeting Minutes.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

3. APPROVAL OF THE AGENDA

Deal asked to amend the order of the agenda, making Item#6 Commission Comments and Item#7 Public Hearing.

Pobur offered a motion, seconded by Kehoe to approve the March 17, 2025 meeting agenda as amended.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. ENACTMENT OF THE CONSENT AGENDA

Minton offered a motion, seconded by Pobur to approve the Consent Agenda for the March 17, 2025 meeting.

- a. Approval of February 2025 Bills
- b. Special Event: City of Plymouth Recreation Dept: Youth Soccer & T-Ball Practices – 3/24/25 – 10/31/25
- c. Special Event: Knights of Columbus Tootsie Roll Drive – 4/11/2025 & 4/12/2025
- d. Special Event: Glover Agency Easter Egg Hunt – 4/13/2025
- e. Special Event: Michigan Philharmonic Youth Orchestra – 6/3/25
- f. Special Event: Yoga in the Park – 6/11/25, 7/9/25, 8/6/25
- g. Special Event: Good Morning USA Parade – 7/4/25

There was a voice vote

MOTION PASSED UNANIMOUSLY

5. CITIZEN COMMENTS

Carly Cirilli, 202 N. Mill St. – Provided an update on Plymouth Pollinators and the Mayors' Monarch Pledge.

Jim Mulhern, 396 Arthur – Complemented the Planning Commission on the work they have been doing. Also inquired on status of wildlife feeding; Deal noted that she will be meeting with administration this week.

Ellen Elliott, 404 Irvin – Provided an update on Penn Theater programs.

6. COMMISSION COMMENTS

Maguire: Recognized holidays Jewish Purim, Hindu Holi and St. Patrick’s Day. Also commented that there will be a tornado drill on Wednesday March 19th at 1:00 pm as part of Severe Weather Awareness Week.

Deal: Citizen’s Academy starts Wednesday April 9. Ruth Whipple Huston nominations will be accepted until May 1st. Plymouth-Canton schools are looking for crossing guards.

7. PUBLIC HEARING

a. Annual Review of Liquor Licenses - Renewal, Non-Renewal, Revocation

Deal opened the public hearing at 7:15 p.m. Hearing no comments, she closed the hearing at 7:16 p.m.

The following motion was offered by Pobur and seconded by Minton:

RESOLUTION 2025-19

WHEREAS The City of Plymouth has a Liquor Management Ordinance related to the operation of all Class C Type Liquor Licenses in the city; and

WHEREAS On February 27, 2025, the City Administration presented the Liquor License Review Committee with information about the various liquor licensed establishments in the city, and

WHEREAS The Local Liquor License Review Committee is required to make a recommendation to the City Commission related to the renewal, revocation and non-renewal of all liquor licenses in the City and they have completed that task.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby recommend to the Michigan Liquor Control Commission that the following licenses be renewed:

- Aqua – 413 N. Main
- Barrio Cocina Y Tequileria – 555 Forest
- Bearded Lamb Brewing Company – 149 W. Liberty - Two Different Licenses Micro Brewer & Small Wine Maker
- Bigalora/Arbor Brewing – 777 W. Ann Arbor Trail
- Chicane – 885 Starkweather –
- Compari’s/Fiamma/Sardin Room – 350, 370, & 380 S. Main
- City of Plymouth - Plymouth Community Cultural Center – 525 Farmer
- Downtown Pourhouse/ A.K.A. -Stella’s Black Dog Tavern – 860 Fralick
- E.G. Nicks – 500 Forest
- Hermann’s Olde Town Grille – 195 W. Liberty
- Highline Spirits – 380 S. Main –
- Ironwood Grill – 840 W. Ann Arbor Trail
- Ledger/Ebenezer – 306 S. Main
- Mayflower Lt. Gamble Post – VFW - 1426 S. Mill
- Mayflower Meeting House – 499 S. Main
- Nico & Vali – 744 Wing
- Pakwaan Restaurant – 447 Forest
- Park Place Gastro Pub – 336 S. Main
- Penn Grill – 820 Penniman
- Pizza E Vino – 849 Penniman
- Plymouth – Ann Arbor Elks – 110 W. Ann Arbor Trail
- Plymouth Knights of Columbus Council 3292 – 150 Fair
- Plymouth ROC – 1020 W. Ann Arbor Road – Escrow
- Post Local Bistro – 844 Penniman
- Red Ryder – 584 Starkweather -
- Sean O’Callaghan’s – 821 Penniman
- Sidecar – 340 N. Main
- Tai Basil – 983 W. Ann
- Westborn Market – 860 – 870 Penniman

There was a voice vote.

MOTION PASSED UNANIMOUSLY

8. OLD BUSINESS - none

9. NEW BUSINESS

a. Starkweather Subdivision Amendment to Planned Unit Development (PUD) Agreement

The following motion was offered by Moroz and seconded by Kehoe:

RESOLUTION 2025-20

WHEREAS The City Commission approved the planned unit development (PUD) agreement for the Starkweather School and Starkweather Subdivision in 2016 and the first amendment to the PUD agreement in 2021; and

WHEREAS City Homes by Lombardo LLC has stepped in to construct the outstanding single-family homes and common area improvements required by the PUD agreement; and

WHEREAS The Planning Commission recommended a deviation that would allow for the width of the attached, front-facing garage to be 20 feet on lots 12, 13, 21, 22, and 23; and

WHEREAS The City Administration and City Homes by Lombardo LLC have agreed on the terms of the amendment to the PUD, which has been reviewed by the City Attorney.

NOW THEREFORE BE IT RESOLVED THAT the City Commission does hereby approve the enclosed Second Amendment to the Starkweather Subdivision PUD Agreement and Third Amendment to the Master Deed.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the City Commission authorize the Mayor and City Clerk to execute this amendment on behalf of the city.

Kehoe requested a build status update on a park from the Lombardo Homes representative; representative commented that this will be part of entire upcoming landscaping after construction plans/building permits are completed.

Minton confirmed that the current item is related to the width of a front-facing garage.

Karen Sisolak-939 Penniman, confirmed that they must meet the FAR.

Kehoe noted that the garage width must be 22'.

SECOND AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT

This Second Amendment to Planned Unit Development Agreement ("**Second Amendment**") is entered into on _____, 2025, between the City of Plymouth, a Michigan municipal corporation, with its principal address at 201 S. Main Street, Plymouth, Michigan 48170 (the "**City**"), and City Homes by Lombardo LLC, a Michigan limited liability company, with its principal place of business at 13001 23 Mile Road, Suite 200, Shelby Township, Michigan 48315 ("**Developer**").

RECITALS:

A. Developer's predecessor in interest, Curtis-Plymouth LLC, a Michigan limited liability company, and the City entered into a Planned Unit Development Agreement dated October 24, 2016, which was recorded in Liber 53943, Page 1454, Wayne County Records, as amended by First Amendment to Planned Unit Development Agreement recorded in Liber 56954, Page 1166, Wayne County Records (collectively, the "**PUD Agreement**"), with respect to certain real property located in the City of Plymouth, Wayne County, Michigan, which is more particularly described on **Exhibit 1** attached hereto (the "**Property**"). Capitalized terms used but not otherwise defined in this Second Amendment shall have the meanings ascribed to such terms in the PUD Agreement.

B. The PUD Plan attached to the PUD Agreement was approved by the City of Plymouth City Commission on April 4, 2016. The First Amendment to PUD was approved by the Commission on July 19, 2021.

C. Subsequent to the date that the PUD Agreement was approved, the City adopted Ordinance No. 2017-01 ("**FAR Ordinance**"), which regulates residential floor area ratios in residential districts and requires a floor area ratio of 0.40 for all units within the Property.

D. The application of the R-1, Single-Family Residential Ordinance, together with other applicable ordinances, would create a hardship as to certain walkout units within the Property, which are the smallest approved units on the PUD Plan. Specifically, such ordinances provide that front entry garages are included in the floor area ratio calculation and must be a minimum of twenty-two (22) feet wide and a maximum of fifty percent (50%) of the front elevation, which would require any home with an attached front entry garage to be a minimum of forty-four (44) feet wide. Such requirements cause significant architectural hardship in designing a home with an attached front entry garage that meets the FAR Ordinance on the very small walkout units within the Property.

1

E. Developer has requested from the City that relief be granted from the R-1, Single-Family Residential Ordinance as to the walkout units, which are units 12, 13, 21, 22 and 23, and that front entry garages of a minimum of twenty (20) feet wide be permitted within such units. Such minimum width deviation would allow for attached front entry garages to be constructed on such units.

F. Developer and the City desire to amend the PUD Agreement to allow for the requested relief, subject to the terms and conditions set forth in this Second Amendment.

THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Minimum Front Entry Garage Widths.** The minimum front entry garage width within units 12, 13, 21, 22 and 23 shall be twenty (20) feet. All other units on the Property shall comply with the R-1, Single-Family Residential Ordinance and the Schedule of Regulations for R-1, including the FAR Ordinance, and shall have a minimum front entry garage width of twenty-two (22) feet.

2. **Ratification.** Except as amended by this Second Amendment, the PUD Agreement is hereby ratified by the parties and shall continue in full force and effect.

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Exhibit 1

Legal Description

LOT 437, LOT 436 EXCEPT THE WEST 146.50 FEET, AND PART OF LOTS 438 AND 429 OF ASSESSOR'S PLYMOUTH PLAT NO. 15 OF THAT PART OF BRADNER AND HOLBROOK'S SUBDIVISION LYING IN SECTION 26 AND OF PART OF THE W. 1/2 OF THE N.E. 1/4 OF SECTION 26, T.1S., R.8E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 66 OF PLATS, PAGE 81, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 437, ALSO BEING A POINT ON THE EAST LINE OF N. HOLBROOK AVENUE (66' WIDE); THENCE N.02°16'00"W., 166.18 FEET ALONG THE EAST LINE OF SAID N. HOLBROOK AVENUE TO THE NORTHWEST CORNER OF SAID LOT 437, ALSO BEING A POINT OF INTERSECTION OF THE EAST LINE OF SAID N. HOLBROOK AVENUE AND THE SOUTH LINE OF E. SPRING STREET (49.50' WIDE); THENCE N.87°43'01"E., 296.93 FEET ALONG THE SOUTH LINE OF SAID E. SPRING STREET; THENCE N.20°59'01"E., 143.68 FEET TO THE NORTHEAST CORNER OF LOT 439 OF SAID ASSESSOR'S PLYMOUTH PLAT NO. 15; THENCE S.56°56'39"E., 27.86 FEET TO THE SOUTHEAST CORNER OF LOT 444 OF SAID ASSESSOR'S PLYMOUTH PLAT NO. 15; THENCE S.89°49'33"E., 111.44 FEET; THENCE N.33°30'54"E., 311.77 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 429; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTHEASTERLY LINE OF SAID LOT 429: 1) S.48°51'58"E., 163.99 FEET, 2) S.17°22'44"E., 161.22 FEET AND 3) S.03°27'41"W., 281.32 FEET; THENCE S.78°45'48"E., 98.70 FEET; THENCE S.21°12'06"W., 179.53 FEET; THENCE S.12°38'12"W., 83.07 FEET; THENCE S.79°51'22"W., 60.00 FEET; THENCE N.11°58'17"E., 55.91 FEET; THENCE N.86°38'08"W., 47.32 FEET; THENCE N.02°24'18"E., 30.64 FEET; THENCE N.86°38'08"W., 150.10 FEET; THENCE N.02°18'04"E., 204.77 FEET; THENCE S.89°56'51"W., 108.98 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 429, ALSO BEING A POINT ON THE EASTERLY LINE OF SAID LOT 438; THENCE S.12°50'12"W., 28.19 FEET ALONG THE WESTERLY LINE OF SAID LOT 429, ALSO BEING ALONG THE EASTERLY LINE OF SAID LOT 438; THENCE S.89°55'55"W., 212.70 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 438; THENCE S.87°53'59"W., 7.73 FEET ALONG THE SOUTH LINE OF SAID LOT 438 TO THE NORTHEAST CORNER OF SAID LOT 436; THENCE S.17°47'42"W., 50.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 436; THENCE S.87°57'43"W., 82.44 FEET ALONG THE SOUTH LINE OF SAID LOT 436; THENCE N.02°16'00"W., 47.66 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 436; THENCE S.87°53'59"W., 146.50 FEET ALONG THE NORTH LINE OF SAID LOT 436 TO THE POINT OF BEGINNING.

CONTAINING: 308,427.09 SQ. FT. OR 7.08 ACRES

THIRD AMENDMENT TO MASTER DEED
OF
STARKWEATHER CONDOMINIUM

CITY HOMES BY LOMBARDO LLC, a Michigan limited liability company, whose address is 13001 23 Mile Road, Suite 200, Shelby Township, Michigan 48315, being the holder pursuant to an Assignment of Developer's Rights recorded in Liber 59162, Page 1025, Wayne County Records, of the rights of the Developer of Starkweather Condominium, a residential condominium project located in the City of Plymouth, Wayne County, Michigan, established pursuant to the Master Deed thereof recorded in Liber 55773, Page 523, Wayne County Records, as amended by First Amendment to Master Deed recorded in Liber 57196, Page 88, Wayne County Records, and as further amended by a Second Amendment to Master Deed recorded in Liber 59340, Page 388, Wayne County Records (collectively, the "Master Deed"), and designated as Wayne County Condominium Subdivision Plan No. 1148, hereby amends the Master Deed pursuant to Section 9.2 thereof for the purposes set forth herein. Upon the recording of this Third Amendment to Master Deed in the office of the Wayne County Register of Deeds, the Master Deed, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B and recorded as aforesaid, will be amended as follows:

1. Section 6.1 of the Bylaws is hereby amended and restated in its entirety to read as follows:

Section 6.1 Residential Use. No Unit in the Condominium shall be used for other than single-family residential purposes, as defined by the City of Plymouth Zoning Ordinance. No building shall be constructed or placed within a Unit except one single-family private dwelling or model home and a garage containing no less than two (2) parking spaces for the sole use of the Co-owner or occupants of the dwelling.

Attached, front entrance garages shall not be allowed on Units 2-5 and 17-19. Front entrance garages shall be allowed on Units 1, 6-16 & 20-23, provided that: (a) the front plane of the garage shall be set back an additional five feet (5') from the front elevation of the structure (for a minimum of thirty feet (30') from the front setback) for attached garages; (b) the garage width shall be less than fifty percent (50%) of the overall width of the house; (c) the minimum garage width within Units 12, 13 & 21-23 shall be twenty feet (20'); (d) there shall be two (2) single-car doors instead of one (1) two-car door; and (e) at least one architectural feature shall include: (i) pillars/posts on each side of the garage; (ii) a

trellis in front of, and over, the garage; or (iii) dormers over the garage, if there is living space over the garage.

No other accessory building or structure may be erected in any manner or location within a Unit without the prior written consent of Developer and/or the Architectural Review Committee (as described in Section 6.23 below).

2. Section 6.2 of the Bylaws is hereby amended and restated in its entirety to read as follows:

Section 6.2 Dwelling Quality and Size. In order to ensure that all dwellings in the Condominium Project shall be of quality design, workmanship and materials approved by Developer, during the Construction and Sales Period, and thereafter by the Association, and that all dwellings shall be constructed in accordance with all applicable governmental building codes, zoning and other ordinances and/or regulations and in accordance with such further standards as may be required by these Bylaws, the Architectural Review Committee, or Developer, its successors and/or assigns. Notwithstanding the foregoing, all homes shall be subject to the following requirements:

Maximum Height:	25 feet, except that the maximum height within Units 1-3, 7-17 & 21-23 shall be in accordance with Section 3 of the First Amendment to Planned Unit Development Agreement recorded in Liber 56954, Page 1166, Wayne County Records
Maximum Number of Stories:	2 (above grade)
Front Yard Setback:	25 feet (front porches may extend into the front yard setback by up to 7 feet, uncovered steps may project an additional 2 feet)
Side Yard Setback:	6 feet
Rear Yard Setback:	35 feet (for Units 1-5, 7 and 12-23) 28 feet (for Units 6, 8 and 11)

3. In all other respects, other than as hereinabove indicated, the Master Deed, including the Bylaws and Condominium Subdivision Plan respectively attached thereto as Exhibits A and B and recorded as aforesaid, is hereby ratified and confirmed.

The City Commission discussed issues and offered their thoughts related to this:

Pobur provided a report from the LLRC as part of New Business so that citizens have an opportunity to comment and to provide background and information on obtaining a liquor license to assist everyone with an accurate understanding.

Moroz commented further on Pobur's points; He is in favor of removing the cap, as the cap itself is not what is used to regulate liquor in the City, so removing the cap has no bearing on the process and/or standards that license holders must meet. The MLCC typically recognizes a Special Land Use Revocation from the City when considering liquor licenses, and in his experience on the City Commission, the cap has typically been raised when Public Safety capacity and economic development have been considerations in decision making.

Maguire favors keeping the cap and/or raising the cap as it is unknown whether the cap is what contributes to the success of the current system that is in place.

Kehoe currently favors keeping the cap and our current system in place and supports raising by one in and two out of the DDA. She encouraged everyone to ask questions if they are unsure of the processes or lack details, rather than jumping to conclusions.

Filipczak favors keeping and possibly raising the cap by two or three and doesn't think the cap causes a hindrance and believes the current systems is working and helps support a good mix of businesses.

Minton feels the cap is an administrative inefficiency, but can support both raising the current cap by one in the DDA and two-three out of the DDA, or removing it entirely.

Deal thanked everyone for their thoughts and time on this topic. She spoke about meeting/conversations with business owners, noting that none of them felt that what the City is possibly considering is a bad idea, and appeared to be comfortable with the information that was discussed. She further explained that the cap does not prevent the MLCC from approving a license. She is in favor of raising the cap and her decision would be based on information provided by the Police Chief and Administration, and what would be in the best interest of the City. We should also be mindful of staying in alignment with state laws.

Pobur re-iterated that the cap is effectively not a cap as it currently functions. She also spoke about some of the unnecessary and negative communication being directed toward specific people and asked that it be stopped as it is unacceptable, not neighborly, is false, destructive and not what the City is about.

Kehoe clarified that she believes that public safety will continue to have things under control and will consider all the diverse businesses when making a decision. Additionally, we aren't yet sure what the threshold is when considering the cap.

Various residents (below) spoke with the majority in favor of keeping and/or raising the cap as it appears to be working and sends a message in the process. Some noted the importance of maintaining balance and diversity of businesses, and we should also consider the cost of the potential need for increased public safety and also parking capacity. It was also commented that not all businesses favor removing the cap and we should remember to use common sense when making a decision. We all want what is best for the City and we need to communicate in a kind way and not spread inaccurate/false information.

Ellen Elliott-404 Irvin, Jeff Sisolak-939 Penniman, Martha Walton-1465 Palmer, Denise Burrows-1014 Burrows, Joe Elliott-404 Irvin, Katheryn Szary -1107 W. AATrI, Ron Picard-1373 Sheridan, Dave Rucinski-1392 Maple, Scott Lorenz-1310 Maple, John Phillips-397 Arthur, Kerri Pollard-444 S. Main/DDA Chair, Jim Mulhern-396 Arthur, Robert Mengel-1293 S. Harvey, Ryan Yaquinto-Compari's/Fiamma/Sardine Room/Drift, Tom Doneth-1442 Sheridan.

Sincock reminded that this is an annual process; parking is requirement for any new or expanded licensee; the police department is both reactive and proactive as it applies to liquor license establishments; revoked one license that was replaced by a resort license, two establishments sold their licenses just before having to go before the MLCC. In addition, the Commission provided direction to Administration to look at information related to possibly removing or increasing the cap.

c. Annual Marijuana Review

The following motion was offered by Pobur and seconded by Moroz:

RESOLUTION 2025-21

WHEREAS The City of Plymouth City Commission has reviewed the decision to opt-out of allowing marijuana facilities of any kind in the City of Plymouth as part of the annual local liquor license review since 2018; and

WHEREAS The City of Plymouth City Commission has maintained the opted-out status since 2018 from allowing marijuana facilities in the city since 2018; and

WHEREAS The City Commission has reviewed the 2025 report and recommendation of the administration to remain opted out of allowing marijuana facilities in the City of Plymouth.

NOW THEREFORE BE IT RESOLVED that the City Commission of the City of Plymouth chooses to remain opted-out of allowing marijuana facilities, of any kind, in the city and directs the administration to prepare the annual marijuana report for 2026 to coincide with the annual liquor license review.

Maguire spoke about the potential of this item coming back as a ballot initiative in the future.

There was a voice vote.

MOTION PASSED 6-1

10. REPORTS AND CORRESPONDENCE

a. Liaison Reports

Minton – Reported on the Planning Commission PUDs and Planning Commission meeting Wednesday 3/19/25.

Filipczak – Reported on the Cemetery Board meeting and plans for the cemetery.

Kehoe – Reported on the DDA meeting and commented that an OVA meeting would be 3/26/25 at 7:00pm at Meridian Coffee.

Maguire –Plymouth Library Board will meet at 7:30pm on 3/18/25 at the Library.

b. Appointments – None

11. ADJOURNMENT

*The next regular City Commission meeting is 7:00 pm on Monday April 7 at Plymouth City Hall. Moroz offered a motion, seconded by Filipczak to adjourn the meeting at 8:58 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

SUZI DEAL
MAYOR

MAUREEN A. BRODIE, CMC, MiPMC
CITY CLERK