



City of Plymouth
City Commission Regular Meeting Minutes
Monday, April 21, 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
Fax 734-455-1892

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

c. Proclamation – Arbor Day

Mayor Deal read a proclamation in recognition of Arbor Day and encouraged residents to look at getting a free yard tree through DMS.

2. APPROVAL OF MINUTES

Pobur offered a motion, seconded by Moroz to approve the April 7, 2025 City Commission Regular Meeting Minutes and the April 15, 2025 City Commission Budget Study Session Minutes.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

3. APPROVAL OF THE AGENDA

Filipczak offered a motion, seconded by Minton to approve the April 21, 2025 meeting agenda.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. ENACTMENT OF THE CONSENT AGENDA

Pobur offered a motion, seconded by Minton to approve the Consent Agenda for the April 21, 2025 meeting.

a. Approval of March 2025 Bills

b. Special Event: Plymouth Memorial Day Parade - 5/26/2025

c. Special Event: Pilates in the Park - 6/8/2025

d. Special Event: Christmas in Plymouth & Mistletoe Market - 12/12/2025 -12/14/2025

There was a voice vote

MOTION PASSED UNANIMOUSLY

5. CITIZEN COMMENTS

Matthew Wilk, 17245 Cameron Dr., Northville - Spoke about the Not Smart event related to Smart transportation on May 5 at 7:30pm at Phoenix Mill.

All of the following residents thanked the Commission for the Arbor Day proclamation.

Ellen Elliott, 404 Irvin – Spoke about a Arbor Day related science event at the Penn Theater this Thursday. Ply-Canton Schools is hosting the Mental Health & Wellness Fair at Kellogg Park this Saturday with free vision screenings at the Penn.

David Pierce, 1147 W. Ann Arbor Trail spoke about the Champion PUD Proposal related to a cutting down of what he believes is a pre-Civil War tree.

Jim Mulhern, 396 Arthur – inquired on the wildlife feeding ordinance.

6. COMMISSION COMMENTS

Moroz: Thanked: Glover Agency for the recent Egg Hunt; Scanlon, Administration and staff for putting together the budget; Staff for hosting and participants of Citizens Academy.

Kehoe: Recognized holidays: Passover, Easter, Vaisakhi, Eid. Appears that most stores/businesses have reopened downtown since flooding. Spoke about Mental Health & Wellness Fair on Saturday at Kellogg Park.

Maguire: Echoed all previous Commission Comments, encouraged residents to plant trees, compost kitchen waste.

Minton: Reiterated that free trees are available through DMS for Arbor Day for planting in yards and on the devil strip/tree lawn/blvd.

Deal: Encouraged public attendance at the Police Department Awards and Commendations Night is Tuesday April 29 at 6:30 pm at the Cultural Center; May 3rd is the Artisan Market downtown; Funding is secured for Friday Concerts to begin on May 23rd and there will be a ribbon cutting for the new stage that evening; Congratulations to the Plymouth Flyers 14U Hockey just won a national championship; Plymouth Pulse will be out soon.

7. OLD BUSINESS – none

8. NEW BUSINESS

a. Liquor Management Ordinance Changes to “cap” (first reading)

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

RESOLUTION 2025-26

WHEREAS The City of Plymouth has a Liquor Management Ordinance to establish and administer a policy for the issuance and transfer of liquor licenses and permits to serve alcohol by the glass; and

WHEREAS The Liquor Management Ordinance is a method by which the City can provide for public health, safety and welfare; and

WHEREAS The City Commission is desirous of amending the Liquor Management Ordinance.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby adopts the following changes to the Plymouth City Code, Section 6-33:

- (b) Delete number 18 and add the following: twenty (20)
 - (c) Delete number 12 and add the following: fourteen (14)
 - (d) Delete number 18 and add the following: twenty (20)
 - (e) Delete number 12 and add the following: fourteen (14)
 - (f) Delete number 30 and add the following: thirty-four (34)
- (b) *Within the B-2, central business district, as indicated on the city zoning map, the city shall have a cap or total of not more than 18 Twenty (20) state standalone liquor licenses of any type of on-premises retail licenses that would allow for the service of any alcohol (beer, wine, spirits) by the glass or for consumption on premises of any establishment. This section would not apply to non-standalone state licenses.*
 - (c) *Within the B-1, B-3 and ARC zoning districts within the city, as indicated on the city zoning map, the city shall have a cap or total of not more than 12 fourteen (14) state stand-alone liquor licenses of any type of on-premises retail licenses that would allow for the service of any alcohol (beer, wine, spirits) by the glass or for consumption on premises of any establishment. This section would not apply to non-stand-alone state licenses.*
 - (d) *The city commission shall not recommend to the state liquor control commission the approval of any on-premises retail liquor license in excess of 18 Twenty (20) within the B-2 district as outlined here.*
 - (e) *The city commission shall not recommend to the state liquor control commission the approval of any on-premises retail liquor license in excess of 12 fourteen (14) within the B-1, B-3, and ARC districts as outlined here.*
 - (f) *The city shall conduct an annual review of all 30 thirty-four (34) on premises retail liquor licenses within B-1, B-2, B-3, and ARC zoning districts in accordance with the liquor management ordinance. This review shall be conducted by the local liquor license review committee and a recommendation shall be forwarded to the city commission.*

These changes are hereby adopted at their first reading before the City Commission. The City Administration is directed to schedule a public hearing and a second reading.

Sincock reviewed information related to the above item and Commission members discussed options. Most were in support of adding available licenses as a reasonable compromise vs. removing the cap. Several agreed that there is not necessarily a correlation between the reduction of liquor violations/incidents and the number of licenses, but most attributable to our ordinances, the relationship of the Police Department, DDA and establishments, and the change in culture. While the cap is effectively non-existent since it is non-enforceable and it is continuously raised, it allows the City to evaluate and be aware of licensed establishments and issues in the City. The City recently increased the cap in 2018 (3) and 2022 (2) and has recently had 4 serious license inquiries.

Ellen Elliott, 404 Irvin – Supports keeping/raising the cap by 2/2 for the annual evaluation process.

Karen Sisolak, 939 Penniman – Supports keeping/raising the cap by 2/2, but has parking concerns.

Martha Walton, 1465 Palmer – Supports keeping/raising the cap by 2/2 for the annual evaluation process.

Ron Picard, 1573 Sheridan – Supports keeping the cap by 2/2 for the annual evaluation process.

Moroz commented to address confusion that removing the cap has nothing to do with the annual process of approving liquor licenses and/or how businesses operate in the City. The annual review is driven by the ordinance and the annual review would not change whether or not there is a cap.

There was a voice vote.

MOTION PASSED 6-1

b. Update Public Participation Plan at Meetings

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

RESOLUTION 2025-27

WHEREAS The City of Plymouth has a number of Boards and Commissions that must conduct orderly business in order to provide for public health, safety and welfare; and

WHEREAS There is a need to provide for the orderly public participation in the various City Boards Commission meetings; and

WHEREAS The City's Communications Consultant has recommended an update to the public participation rules; and

WHEREAS The city must comply or exceed the various regulations of the State Open Meetings Act and have a policy in place to ensure compliance with regards to notices of upcoming meetings of public bodies.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby adopt the Procedures for Public Participation in Boards and Commissions Meetings policy as attached.

Pete Mundt, 643 N. Harvey – spoke about adding public comment to agenda items.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Procedures for Public Participation in Boards and Commissions Meetings

1. These rules shall govern all meetings of city boards and commissions. They have been adopted by the City Commission to provide an opportunity for the citizens of Plymouth to address the city's boards and commissions in an orderly manner.
2. All persons shall be permitted to attend all meetings of the city's boards and commissions, unless it is a closed session pursuant to the Open Meetings Act.
3. No person shall be required, as a condition of their attendance at a meeting, to register or otherwise provide his or her name or identifying information.
4. All persons shall be permitted to address a City of Plymouth board or commission. Their comments and questions shall be directed to the chairperson. Upon arising to address the public body, they shall state their name and address. If they do not wish to state their name and address, then they shall not be permitted to address the public body.
5. If a person wishes to speak on any city matter not specifically identified on the agenda, they may do so when recognized by the chairperson for citizen comments. Citizen comments are a time for members of the public to share comments with the public body. It is not a time for dialogue or debate, and questions that are posed will simply be received as a comment. Citizen comments shall include such communications either verbal or written, as anyone in the audience may wish to present. Those who wish to speak on an agenda item will be recognized for citizen comments when that item is called and shall confine their statements to that specific subject.
6. To allow an opportunity for all to speak on a designated subject, the City Commission has established a three (3) minute time limit for comments by individuals. All unused time is forfeited and may not be reserved, yielded to another, or pooled with others. The chairperson will maintain the official time and will notify the speaker when their time is up.

7. No person shall be permitted to address the board or commission on the same question a second time until all who so desire have had their first opportunity to address the public body on that question. The opportunity to address the board or commission on the same question a second time is allowed at the discretion of the chairperson.
8. Board and Commission members, city staff, and members of the public will communicate respectfully with each other in their conversations, reports, debates, and testimony. All present will listen attentively to others when they are speaking, not interrupt others or carry on side conversations; and when given the floor will speak to the issues at hand, not engage in personal attacks or use derogatory language, and will honor the right of all to contribute to public policy deliberation.
9. If a citizen's comments result in disruptive behavior, the Open Meetings Act allows for a person to be excluded from the meeting for what is called "a breach of the peace actually committed during the meeting." If a citizen is engaging in behavior that interferes with the conduct of the meeting, such as speaking without being recognized by the chairperson, or exceeding the three-minute time limit, the chairperson will let the person know that. If the behavior continues, the chairperson will give the person a warning that the behavior must cease, or they will be asked to leave the meeting. If it continues, the chairperson will ask the person to leave the meeting. If the person refuses to leave the meeting, law enforcement may be asked to escort the person out.

Guidelines for Citizen Comments for Agendas

Citizen comments are welcomed and appreciated. Please follow these simple guidelines to ensure all have an opportunity to be heard.

- All comments and questions will be made through the chairperson.
- All comments will be made in a courteous and civil manner; profanity and personal attacks will not be tolerated.
- Please limit the length of your comments to three (3) minutes.
- Please state your name and address before offering comments.

Citizens may also send comments via email through the applicable staff liaison and/or appropriate board or commission group email address.

Public Notice Posting

A public notice, [as defined by the Open Meetings Act](#), will always be posted at each board and commission's principal office, which for most is City Hall. Other locations a public notice may be posted include the Downtown Development Authority office, the Plymouth Cultural Center, the Department of Municipal Services, and the Plymouth District Library. It is the city's policy to post a public notice in at least two (2) different locations plus on the city's website. Typically, the agenda cover page is the public notice, unless another type of notice is more appropriate. A notice must be posted in a manner so that it may be viewed by the public for a cumulative 18 hours prior to the date of the meeting. A public notice is different from a public hearing notice, which may have additional requirements beyond the ones aforementioned.

c. Old Village Corridor Improvement / Tax Increment Finance District – Next Step

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

**CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN
RES #2025-28
A RESOLUTION OF INTENT TO ESTABLISH CORRIDOR IMPROVEMENT AUTHORITY
AND SETTING OF PUBLIC HEARING**

At a Regular Meeting of the City Commission of the City of Plymouth, Wayne County, Michigan, held at Plymouth City Hall located at 201 S Main St. in said City on Monday, April 21, 2025, at 7:00 pm.

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

Commissioners Absent: None

WHEREAS, the Corridor Improvement Authority Act, 2018 PA 57, MCL 125.4602-4929, as amended, authorizes the City of Plymouth to establish a corridor improvement authority ("Authority"), subject to the provisions of the Act; and

WHEREAS, the City wishes to resolve its intention to establish an Authority; make certain findings as provided by the Act; and schedule a public hearing concerning the establishment of the Authority.

NOW, THEREFORE BE IT RESOLVED, the City Commission of the City of Plymouth, Wayne County, Michigan, resolves as follows:

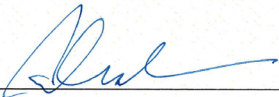
1. The City finds that it is necessary and in the best interest of the public to redevelop and improve the Old Village Corridor District and to promote economic growth.
2. To that end, the City hereby declares its intention to create and provide for the operation of an Authority within the City.
3. The proposed development area shall consist of the property described in Exhibit A to this Resolution and shall have the boundaries described therein ("Proposed Development Area").
4. The City finds that the Proposed Development Area meets the criteria set forth in Section 5 of the Act, as follows:
 - a. The Proposed Development Area is adjacent to or is within five hundred feet of a road classified as an arterial or collector according to the federal highway administration manual "Highway Functional Classification - Concepts, Criteria and Procedures";
 - b. The Proposed Development Area contains at least 10 contiguous parcels or at least five contiguous acres;
 - c. More than one-half (1/2) of the existing ground floor square footage in the Proposed Development Area is classified as commercial real property under Section 34c of the general property tax act, 1893 PA 206, MCL 211.34c.
 - d. Residential use, commercial use, or industrial use has been allowed and conducted under the Zoning Ordinance or conducted in the entire Proposed Development Area for the immediately preceding 30 years.
 - e. The Proposed Development Area is presently served by municipal water or sewer.

- f. The Proposed Development Area is zoned to allow for mixed use, within specific defined areas, that includes high-density residential use.
 - g. The City shall amend its Zoning Ordinance as necessary to expedite the local permitting and inspection process in the City as well as in the Proposed Development Area; and
 - h. The City shall amend its Master Plan as necessary to provide for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the Proposed Development Area.
5. Pursuant to Section 6 of the Act, the City shall hold a public hearing concerning the establishment of the Authority and designation of the Proposed Development Area on Monday, June 2, 2025 at 7:00 pm at the Plymouth City Hall, 201 S Main St., Plymouth, MI 48170-1637.
6. Notice of the public hearing shall be published twice in a newspaper of general circulation in the City, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the Clerk shall also mail notice of the hearing to the property taxpayers of record in the Proposed Development Area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the Authority is established and a tax increment financing plan is approved, and to the State Tax Commission. Notice of the hearing shall be posted in at least twenty conspicuous and public places in the proposed development area not less than 20 days before the hearing.
7. Any and all resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

ROLL CALL VOTE:

Ayes: Maguire, Kehoe, Moroz, Pobur, Filipczak, Minton, Deal
Nays: None
Absent: 0
Abstain: 0

RESOLUTION DECLARED ADOPTED




Suzi Deal, Mayor

City of Plymouth

DATED: 4/21/2025

I, Maureen A. Brodie, City Clerk for the City of Plymouth, Michigan, do hereby certify the foregoing to be a true and correct copy of a resolution approved by the Plymouth City Commission at their regular meeting scheduled on Monday April 21, 2025.


MAUREEN A. BRODIE, CMC, MIPMC
CITY CLERK
CITY OF PLYMOUTH, MICHIGAN

Reponses to Commission questions and comments:

The % of taxes will would be known when we know who opts out (Filipczak)

The Sunset Clause would be like the DDA at 25 years (Kehoe)

Moroz noted that this TIF is being considered because the area is improving and responding to what the community is asking for. He hopes that, and encourages other taxing authorities like Wayne County and Schoolcraft College to continue to participate.

Maguire strongly supports this and looks forward to seeing how it plays out.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

d. Resolution of Support – Community Project Funding (CPF) – Roof & Window Replacement The following

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

RESOLUTION 2025-29

WHEREAS The City of Plymouth recognizes the importance of federal funding in supporting critical projects and initiatives that directly benefit our community; and

WHEREAS Community Project Funding allows for the allocation of federal funds to specific projects identified by local representatives who have a deep understanding of the unique needs and priorities of their constituents; and

WHEREAS The inclusion of Community Project Funding in the federal budget provides an opportunity for the City of Plymouth to address local challenges, invest in infrastructure, create jobs, and enhance the overall well-being of our residents; and

WHEREAS Congresswoman Debbie Dingell, our elected representative in the United States Congress, has identified key projects within the City of Plymouth that align with the community's goals and have the potential to yield significant positive outcomes; and

WHEREAS The City Commission of the City of Plymouth has reviewed and endorsed the roof and window replacement project at the Plymouth Cultural Center, recognizing the merit and alignment with our community's needs.

NOW, THEREFORE, BE IT RESOLVED, that the City of Plymouth City Commission expresses its full support for Community Project Funding and encourages Congress to include the proposed funding for roof and window replacement at the Cultural Center in the federal budget, and

BE IT FURTHER RESOLVED, that copies of this resolution be transmitted to Congresswoman Dingell and any other relevant federal officials to demonstrate the unified support of the City of Plymouth for the inclusion of Community Project Funding for the roof and window replacement at the Plymouth Cultural Center in the federal budget.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

9. REPORTS AND CORRESPONDENCE

a. Liaison Reports

Filipczak: Reported on: NPFAB and positive response times and hiring of Asst. Fire Chief.
Cemetery Board is moving forward with renovation plans.

Maguire: Reported on: Congratulations to Filipczak as new chair of the NPFAB.

Kehoe: Reported on: PUD for Brookside Condo Development was passed with conditions.
DDA metg and cost share with DMS for multi purpose sweeper, has full funding for
concerts and Artisan Market May 3rd. OVA mtg at 7pm on Wed Apr 30

Moroz: No ZBA meeting for April and likely not for May

Deal: Clarified that the Police award event is Tuesday, Apr 29.

b. Appointments - None

10. ADJOURNMENT

*The next regular City Commission meeting is 7:00 pm on Monday May 5 at Plymouth City Hall.
Filipczak offered a motion, seconded by Minton to adjourn the meeting at 8:15 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

SUZI DEAL
MAYOR

MAUREEN A. BRODIE, CMC, MiPMC
CITY CLERK