



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, April 9, 2025 - 7:00 p.m.
Plymouth Cultural Center – 525 Farmer Street
Plymouth, Michigan 48170

City of Plymouth
201 S. Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

Chair Hollie Saraswat called the meeting to order at 7:02 p.m.

Present: Chair Saraswat, Vice Chair Kyle Medaugh, Commissioners Sidney Filippis, Joe Hawthorne, Marni Schroeder, Zach Funk, Trish Horstman, Dave Scott, Katie Rossie

Also present: Planning and Community Development Director Greta Bolhuis, Planning Consultant Sally Elmiger, and Economic Development Director John Buzuvis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF MEETING MINUTES

Funk offered a motion, seconded by Horstman, to approve the minutes of the March 12, 2025 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Filippis offered a motion, seconded by Funk, to approve the minutes of the March 19, 2025 special meeting.

There was a voice vote.

Medaugh abstained

MOTION PASSED 8-0

4. APPROVAL OF THE AGENDA

Filippis offered a motion, seconded by Medaugh, to approve the agenda for April 19, 2025 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

Rossie thanked the Planning Commission and expressed excitement for the opportunity to join the Board.

Filippis addressed concerns from March 19, 2025 special meeting regarding updating the future land-use map.

Medaugh, Funk, Horstman, Scott thanked Stalter for his service and welcomed Rossie.

Saraswat provided an update on the master plan.

6. PUBLIC HEARINGS

None.

7. OLD BUSINESS

a. PUD23-01: 1100 W. Ann Arbor Trail, Revised Preliminary PUD

Elmiger presented her memo which outlined the revisions to the plans. The revisions include shifting the church building fifteen feet away from the west property line, re-grading that area, adding 100 linear feet of wood fence; and install evergreen trees along the creekbank.

Saraswat stated there are nine criteria that the Planning Commission needs to reference when reviewing details of this project. She explained that one of four outcomes can occur and any conditions must be related to the criteria.

Doug Hamborsky with Champion Development Group presented the revised plan. Susan Tish, board of directors' member from First Church of Christ, Scientist, spoke on church mission.

Bolhuis said two emails supporting the project and seven emails opposing the project were received past the agenda publication deadline.

The following members of the public spoke in opposition to the project: Scott Silvers, 883 Sutherland; Karen Sisolak and neighbor, 939 Penniman; J. Nelson – 464 W. Ann Arbor Trail; Child Resident, 1442 Sheridan; Ron Picard and John Magnusson, 1373 Sheridan and 1448 W Ann Arbor Trail; Michelle Dillion, 1328 W Ann Arbor Trail; Jeff Cuthbertson, representing David and Kathryn Szary, Lorenz Family, Karen and Hank Jallos, Livermore Family; Elizabeth Maurer Volaric, 216 N. Holbrook; Sam Berici and H. Jallos, 533 Herald; Marilyn Erps, 1397 Sheridan; Karen Jallos, 505 McKinley; Greg Jamison, 255 N. Harvey; Patty Jamison, 255 N. Harvey; Mary Gladchun, 1000 W Ann Arbor Trail; David Pierce, 1147 W. Ann Arbor Trail; Amy Georvassilis, 1217 W. Ann Arbor Trail; Matt Thurber, 641 S. Harvey; Alan Ardanowski, 1120 Maple; Tom Doran, 1191 Sheridan; Karen Patrosso, 1456 W. Ann Arbor Trail.

The following members of the public spoke in support of the project: Toni Nayback, 9225 Elmhurst; Leslie Evans on behalf of Richard Arland, First Church of Christ, Scientist member; Judy Sines, First Church of Christ, Scientist member; Susan Anderson, First Church of Christ, Scientist member; Maddy Green, First Church of Christ, Scientist member; Teresa Nadolski.

The following member of the public spoke about the PUD process: Jim Mulhern, 396 Arthur.

There was a break at 9:40 p.m.

The meeting resumed at 9:53 p.m.

The Commission went through the nine PUD criteria of Sec. 78-311 (c) and discussed in detail their opinions on whether each criterion was met or not met. The Commission discussed at length criteria (1) including what constitutes a public benefit, who should benefit, balancing the requested deviations, what constitutes long term protection/preservation of natural features, holding the HOA responsible for the proposed improvements, stormwater management and the proposed detention system, the flood ordinance, and the location of the FEMA floodplain. There was consensus that the project met criteria (2), (3), (4), (5), and (6). The Commission discussed criteria (7) including the future land use designation and it being a transitional property, weighing public input, the master plan as a guiding document, and if the project aligned with the master plan. There was consensus that the project met criteria (8). The Commission discussed the various special land use requirements for churches related to criteria (9). The Commission discussed the PUD process and eligibility, motions, and conditions.

In a straw poll, the Commission agreed to consider a motion for approval without conditions and then discuss possible conditions if the motion failed.

Filippis offered a motion, seconded by Hawthorne, to approve the preliminary PUD for PUD23-01 1100 W. Ann Arbor Trail as presented.

There was a roll call vote.

Yes: Filippis, Rossie, Funk, Scott

No: Horstman, Hawthorne, Medaugh, Schroeder, Saraswat

MOTION FAILED 4-6

The Commission discussed the desired conditions. Elmiger presented the suggested conditions she wrote in her review. The Commission further discussed possible conditions including increasing the stormwater management requirements, a comprehensive traffic study, provision of parking for Tonquish Creek Manor residents, public electric vehicle (EV) parking, long-term maintenance of the proposed creek improvements by the HOA, and if the path is required to be ADA compliant.

Filippis offered a motion, seconded by Scott, to approve preliminary PUD for PUD23-01 1100 W. Ann Arbor Trail with the following conditions:

1. The HOA to maintain the four (4) park improvements in perpetuity.
2. Provide two (2) electric vehicle charging spots.
3. Additional stormwater passive systems to manage 10% of total pervious runoff.
4. Complete a traffic study.

Schroder offered a friendly amendment to say that the electric vehicle charging spots are public and not rentable. It was determined that "public" covered this suggested amendment.

Rossie offered a friendly amendment to say that the passive stormwater system manages 10% minimum runoff.

Filippis and Scott accepted the friendly amendments.

The amended motion reads as follows:

Filippis offered a motion, seconded by Scott, to approve preliminary PUD for PUD23-01 1100 W. Ann Arbor Trail with the following conditions:

1. The HOA to maintain the four (4) park improvements in perpetuity.
2. Provide two (2) public electric vehicle charging spots.
3. Additional stormwater passive systems to manage 10% minimum pervious runoff.
4. Complete a traffic study.

There was a roll call vote.

Yes: Filippis, Rossie, Funk, Scott, Schroeder, Saraswat

No: Horstman, Hawthorne, Medaugh

MOTION PASSED 6-3

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

There were no reports and correspondence.

10. ADJOURNMENT

Funk offered a motion, seconded by Medaugh to adjourn the meeting at 11:35 p.m.

MOTION PASSED UNANIMOUSLY

Bolhuis, Greta

From: [REDACTED]
Sent: Tuesday, April 8, 2025 3:40 PM
To: Group - Planning Commission
Subject: Balancing Act PUD23-01

Hello Everyone,

In simple terms, to be PUD-eligible, a project must provide public benefits that justify the requested deviations from standard zoning.

PUD23-01: 1100 W. Ann Arbor Trail first came before the Planning Commission on March 8, 2023. While you might expect that 14 to 15 hours of discussion would bring clarity, I am concerned that fatigue may have set in — and it is easy to lose sight of the bigger picture.

CONCERN ABOUT DEVIATIONS BEING REQUESTED

Little time has been dedicated to discussing the deviations collectively. Various deviations have been briefly reviewed at different points, and when considered individually, each may seem to have a rationale that supports its acceptability. However, when viewed as a whole, the cumulative impact of the deviations on the project is easily overlooked.

For instance, deviations related to lot requirements, setbacks, distance between buildings, number of units, and housing type all directly affect lot coverage. While each deviation on its own may appear minor, the overall effect is that no true public green space or gathering space is provided on the site. I respectfully ask that you consider the broader impact these cumulative deviations have on the overall design and public value of the project.

CONCERN REGARDING PUBLIC BENEFITS

Public benefits have been the subject of many hours of discussion. It has been widely noted that the ordinances do not provide clear, detailed guidelines for what qualifies as a public benefit. While the PUD ordinance does list some specific examples — such as the long-term protection of natural resources and preservation of historic structures — much, like the evaluation of deviations, is ultimately left to your discretion.

My concern is that, while the applicant has proposed several items as public benefits, they fall short of key principles typically expected of a true public benefit:

1. **Accessibility and Broad Value** — A true public benefit must be accessible to, usable by, and meaningfully valuable to the wider community — not limited to future residents, a specific group, or adjacent neighbors.
2. **Permanence** — Public benefits should offer lasting value. Features such as benches and light fixtures, while positive, are temporary improvements with a limited lifespan and do not constitute enduring public assets.
3. **Exceeds Basic Requirements** — Public benefits must clearly go above and beyond what would already be required for a standard development under existing ordinances and zoning.
4. **Direct, Tangible Public Benefit** — Increased density and a higher tax base may be byproducts of development, but they are not substitutes for providing a direct, tangible public benefit as required under the PUD framework.

Without meeting these standards, it is difficult to conclude that the public benefits offered are sufficient to justify the flexibility and deviations being requested through the PUD.

I thought the APPENDIX provided in Sally's review on February 5, 2025, was a helpful format for seeing how the proposed public benefits balance against the requested ordinance deviations. If you are interested, I recreated the chart and added some comments that I believe are relevant for your consideration. It is included below.

I will sign off here. I appreciate everything you are doing, and I truly am just trying to help.

Karen Sisolak

Citizen, City of Plymouth

939 Penniman Ave

Project Benefits that Could Not/Not Likely Part of Project without application of PUD Process	Project Deviations
<p>1. Project allows church (quasi-public facility) to remain in Plymouth, continueing to serve as a community resource. While churches are valuable community institutions, their limited and voluntary public access does not constitute a new, permanent public benefit required to justify major zoning flexibility under a PUD. The Church could sell the building, limit access to only members, stop renting out space, etc. The "publicness" is voluntary and limited, not legally guaranteed.</p>	<p>1. 20 vs. max of 7 units using underlying single-family zoning</p> <p>This deviation is almost tripling the number of units allowed as currently zoned.</p>
<p>2. Project offers housing type alternative not readily available in the City. When surveyed in 2023 58% of citizens thought we had About Right amount of multi-Family Housing.</p>	<p>2. Townhouse design vs. single family appearance (as called for in Master Plan) Townhomes are readily available in Plymouth. They are the most common multi-family housing type in the city.</p>
<p>3. Tonquish Creek and Trail Restoration Plan (Prepared b ECT). Page 6 of the plan presents a total probable cost of \$1.85M - \$2.5M</p> <p>A professionally prepared paper plan is not a public benefit unless the applicant is actually responsible for completing the restoration and guaranteeing its long-term success.</p> <p>While the city can possibly use this to obtain grant funding, there is no gaurentee it will lead to anything.</p>	<p>3. Possible 12% increase in density (Calculated using "bedrooms" as defined in the ordinance). The scope of this deviation depends on how the units are built-out.</p> <p>Sec. 78-312. - Residential design standards. Allows additional density of up to 25% based upon the demonstration of the applicant of design excellence. Does the deisgn:</p> <ul style="list-style-type: none"> • Preserve open space or just cram as many units as possible in the space • Use energy-efficient or sustainable materials/practices • Encourage community interaction (have wide front porches, not tiny stoops, provide a common greenspace, seating areas, gardens or playgrounds) • Go above and beyond any minimum zoning requirements • Provide Missing Middle Housing (based on the average income in the city \$325,000)
<p>4. 500 lineal feet of public trail along Tonquish Creek. This is not a permanent public benefit as this being part of the floodway, the path will require consent maintenance. See pictures from last week. And note there was a significant flood in 2023 as well.</p>	<p>4. Church building side setback (10' vs. req. 30')</p>



The latest proposal is a 15' setback for 95.7' of the church and 20' for the reading room which is 26.3' long. This equates to giving up 1698 sq ft of greenspace along the side of the building.

The latest proposal re-grades the church site to keep stormwater runoff on the site and not drain onto the residential neighbor's property, as is currently happening. Fixing drainage problems is a basic responsibility, not a bonus. The plans now show approximately 100 ft. of new wood fencing (that matches the existing fence) along the west property line (between the church building and residential site). Screening is generally an expectation and can be argued is needed because they are not providing the 30' setback.

5. 230 lineal feet of streambank restoration (removal of invasive species, planting of beneficial native species)
 All they were offering is a one-time clean up of the Brookside portion of the Tonquish Bank estimated at \$100,000. Even if they did do this, there is no gaurentee that the Bank will be maintained over time. Flooding will bring debris and possibly kill plantings. Evasive species may return.
 Instead of restoring the creekbank along the PUD project site, the amended plans propose to install evergreen trees along the creekbank, and to retain existing trees that offer screening to the northerly neighbors. This only benefits the neighbors that back up to the development. Screening is about minimizing harm, not creating a public benefit.

5. Church building front setback (42' vs. req. 50')

6. New benches /light fixtures and poles along Tonquish Creek trail behind Tonquish Creek Manor. The latest reponse adds benches/light fixtures at paved "pods" along the existing trail in the vicinity of Tonquish Creek Manor. (7 Benches and Six Light Poles).

6. Townhouse Distance between buildings.

<p>The request was to add green space on the PUD site itself. Benches and light fixtures are temporary improvements with a limited lifespan and do not constitute enduring public assets.</p>	<p>The argument has been made that the ordinance requirements of distance between buildings was to ensure there is enough space for vehicular access, and to create a more campus-like setting and are more attuned to a suburban setting. It was also noted that other similar developments do not fully comply. While it is within the discretion of the Planning Commission to allow this deviation, it should be listed in detail as it adds to the overall deviations being requested. Each deviation individually may seem small in isolation, but when combined they affect important factors like lot coverage, traffic flow, aesthetic feel (does the site seem open and airy with green spaces or cramped in a concrete jungle).</p>
	<p>7. Church Minimum Lot Size .72 acres vs. 3 acre requirement and Lot Width 81 feet of road frontage vs. 200 feet required in R-1</p> <p>Currently the Church sits on 2.25 acres which is noncompliant by .75 acres.</p> <p>The new church will be on .72 acres which increases the nonconformity to 2.28 acres</p> <p>This increased the non-conformity by a factor of 3. While it is within the Planning Commission discretion to accept this deviations, they are deviations that needs to be recognized and offset by public benefits.</p>
<p>Project Benefits that Require More Details</p>	
<p>1. Shared 11 Parking spaces with Tonquish Creek Manor residents (Signed agreement) This only helps specific neighbors and not a true public benefit. Even with the agreement, deals can sometimes be revoked, or renegotiated in the future. Public benefits are supposed to be permanent and have widespread community impact.</p>	
<p>2. Pocket park at church reading room (Easement on plans; Dedication of easement to public in Master Deed) The pocket park in front of the church building now includes a pergola structure (shown on building elevations) and a bike rack. Very small scale, probably only used by people visiting the church. Not something that would likely draw broader community use.</p>	

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April 8, 2025

Via email to clerk@plymouthmi.gov and planning@plymouthmi.gov

JEFFREY T. CUTHBERTSON
Office: 248-651-9300
Fax: 248-266-2093
Mobile: 248-840-6840
345 Diversion Street, Suite 410
Rochester, MI 48307
jeff@clawplc.com

City of Plymouth, Planning Commissioners
c/o City Clerk and designated group email
201 S. Main
Plymouth, MI 48170

Re: *Review letter - April 9, 2025, Planning Commission Meeting Agenda Item 7 a. consideration of PUD 23-01: 1100 W. Ann Arbor Trail, Revised Preliminary PUD*

Admitted in:
Michigan
U.S. District Court - E.D. of MI.
The United States Supreme Court

Dear City Planning Commissioners,

Our firm represents a number of Plymouth residents opposed to this application. They have asked us to review it as recently updated by the developer on March 19, 2025, and recent reports, ordinances, and related laws and present some of their serious concerns that have arisen from review of publicly-available materials.

Please again know that everyone appreciates the Commission's continued work to evaluate this application carefully through the PUD provisions of the City's Zoning Ordinance¹. For sake of your further consideration, this letter is organized into three parts for discussion: I – Process, II – 'Public Benefit', and III – PUD Criteria.

I – Process.

Based upon the Commission's February 12, 2025, Regular Meeting, it is clear that procedural derivations not afforded to other PUD applications (including repeated work-sessions and an unprecedented Regular Meeting 'story-boarding' exercise treading on your duty of individual consideration of the project) are being foisted into the Commission's review of this application. Commissioners expressed their concern about this dynamic and documents obtained from a prior Freedom of Information Act request and other sources make clear that City leadership has also exercised an unusual degree of pressure on this independent City board to undertake irregular review processes.

In the absence of clearly-articulated public policy goals and motivations for this very specific, controversial project, members of the Plymouth community are left to speculate as to why such City support and unusual steps are being taken when so very many residents oppose it.

II – 'Public Benefit'.

Receipt of substantial 'public benefit' is an important factor commonly included in ordinances including discretionary zoning tools in exchange for departure from underlying zoning district requirements. The nature and sufficiency of the 'public benefit' of a PUD project for a property being removed from stable, uniform zoning regulations is a subject of regular and important debate. In order to help rationalize disregarding the bedrock of this property's underlying, least intensive, R-1 residential zoning district use

¹ City of Plymouth Michigan Code of Ordinances, Chapter 78 ("Z.O.") published at: https://library.municode.com/mi/plymouth/codes/code_of_ordinances?nodeId=PTIICOOR_CH78ZO, accessed March 30, 2025.

and performance standards, Z.O. Section 78-313 (e) requires of a PUD application that "... public benefit shall be one which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district."

A. What is a 'public benefit' under Michigan Law and the Z.O.?

Michigan courts have struggled to describe the protean concept of what constitutes a 'public benefit'. While distinguishable from 'public use' doctrine defined in connection with eminent domain law² the evaluation of 'public benefit' in a zoning context have been left primarily to local units of government in connection with their exercise of lawful zoning regulations with decisions supported by competent, material, and substantial evidence³ on the record.⁴

Notwithstanding the developer's failure to show any evidence required under Z.O. Sec. 78-313 (e) that the "... public benefit shall be one which could not be achieved under the regulations of the underlying district alone, *or that of any other zoning district*" [*emphasis added*] the Commission is rightly struggling with whether a meaningful 'public benefit' exists. Evaluation of 'public benefit' in many instances here can help be guided by considering whether the supposed offering is for the primary benefit of the public or the private user/developer.

B. Discussion of Developer's Stated 'Public Benefits'⁵

1. Renting parking spaces and installing site infrastructure required by development standards are not a 'public benefit'

The developer has pointed the Commission to the project's plan to build and rent parking spaces and install basic infrastructure described in items 5 and 11 as supposed 'public benefits' with a value of \$450,000. Their inclusion is required by Z.O. Section 78-313 (k) (and otherwise) in connection with basic site development and design requirements that would apply to any project in any zoning district and are certainly built for the primary benefit of the private user/developer. No 'public benefit' can attach to such matters.

2. Clean up of current owner's dereliction is not a 'public benefit'

Again, the developer has mischaracterized proposed correction of the property owner's current neglect of 230 feet of Tonquish Creek bank as a 'public benefit' worth \$100,000 when in fact it relates to the construction of and view for over-dense townhomes perched on those banks. Planting eleven trees and modest 'clean-up' of vegetation and debris that the current property owner should be performing as basic maintenance is not a 'public benefit' and the supposed offering is for the primary benefit of the private user/developer. No 'public benefit' can attach to such matters.

3. Undedicated 'open-space' and a Church's privately-owned facilities are not a 'public benefit'

During the Commission's February 12, 2025, Regular Meeting, extensive discussion was exchanged regarding the inclusion of 'open space' and the church's proposed 'Reading Room' somehow constituted a 'public benefit'. These spaces, located on private property, not open to the

² See *County of Wayne v. Hathcock*, 471 Mich. 445, 466, 684 N.W. 2d 765 (2004).

³ Substantial evidence "is that which a reasonable mind would accept as adequate to support a decision." *McBride v Pontiac Sch Dist*, 218 Mich.App. 113, 123; 553 N.W.2d 646 (1996). It "is more than a mere scintilla but less than a preponderance of the evidence." *Id.*

⁴ See *JS Beck Rd LLC v Charter Twp of Northville*, unpublished per curiam opinion of the Court of Appeals, issued November 18, 2024, (Docket No. 367958) p 6-7.

⁵ See Developer 'Narrative', Rev 2, p. 2-10, March 19, 2025.

public through any lasting dedication, easement, or commercial invitation, are in no way a ‘public benefit’ with the clear primary benefit to the private user/developer. Interestingly, the developer’s March 19, 2025, submittal fails to address its earlier claims in this regard outside of vague references to density. Nevertheless, general site layout is not a ‘public benefit’ and the supposed offering is for the primary benefit of the private user/developer. No ‘public benefit’ can attach to such matters.

4. *Can scant offerings in and along the Tonquish Creek in a federally-regulated floodway be implemented?*

Significant portions of the Tonquish Creek and its banks, including portions of the property are designated within a FEMA Special Flood Hazard Area including Zone AE Regulatory Floodway⁶ status, where communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.⁷ Such required regulation brings into question whether the developer’s Tonquish Creek Improvement Plan set forth in L-1 (and elsewhere) can be implemented, whether in whole or in part. This offered assertion of ‘public benefit’ (other than those aspects discussed in Section B. 2. above) is *perhaps* the only development aspect not for the primary benefit of the private user/developer and is contemplated in five of the thirteen alleged ‘public benefits’⁸. A specific, specialized review of the Tonquish Creek Improvement Plan is required to determine whether it can be implemented and any ‘public benefit’ can actually be received therefrom. The Commission should not delegate its review in response to encouragement to approve the preliminary PUD plan and ‘wait and see’ with promises about what may transpire at final engineering review.

5. *New tax revenue and residents are not a ‘public benefit’ of this PUD which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district.*

While growing the number residents and tax base may be of interest to certain City officials, claims about the alleged taxes it can collect are not unique to this property. Residents and tax base growth can be added in nearly every zoning district in the City of Plymouth with or without a PUD project. Definitionally, R-1 district conforming homes (with new families) could be built on this property and given its current tax-exempt status would grow the tax base without regard to the developer’s unsubstantiated ‘new tax revenue’ figures. Tellingly and wisely, tax base growth is simply NOT a Z.O. Section 78-311 PUD criteria, discussed further in part III below.

6. *Avoiding baseless RLUIPA⁹ threats is not a ‘public benefit’*

Threats of lawsuits under RLUIPA or otherwise are always a poor substitute for a good project conferring actual ‘public benefit’. Nevertheless, the denial of this application does not make for a *per se* RLUIPA case. The applicant is not a religious actor and the great weight of the proposed project and use is not related to the free exercise of religion, rather it is problematic multi-family housing jammed onto a single-family zoned property. Nor has there been an allegation that the Z.O. treats a religious use in a different or discriminatory manner, nor that the Commission is applying the Z.O. in a disparate or discriminatory manner. RLUIPA does not compel approval of a project bootstrapping a massively non-conforming, multi-family use application through the inclusion of a small church building on to an R-1 zoned property. Further, the same church building could be accomplished separately with far less deleterious impacts under existing zoning with modest variances, if the church simply chose to apply.

⁶ See

<https://msc.fema.gov/portal/search?AddressQuery=1100%20West%20Ann%20Arbor%20Trail%20Plymouth%2C%20MI%2048170> - accessed March 30, 2025.

⁷ See <https://www.fema.gov/about/glossary/floodway> - accessed March 30, 2025.

⁸ See Developer ‘Narrative’, Rev 2, items 2, 3, 4, 6, and 12), p. 2-10, March 19, 2025

⁹ Religious Land Use and Institutionalized Persons Act, 42 USC §2000cc, *et seq.* (“RLUIPA”).

III – PUD Criteria.

At base, this application should be considered by each Commissioner (in their own individual, discretionary judgment) under Z.O. Sections 78-311, 312, and 313 in particular. The applicant developer has a duty to demonstrate meeting all of the criteria in 78-311(c) as a condition to being entitled to a PUD.

The developer's application, even as revised, still plainly fails to demonstrate or meet the criteria requirements of Z.O. Section 78-311 (c) and should be denied on this basis. In particular, your attention is called to Section 78-311 (c) criteria 5, 7, 8, and 9, discussed as follows:

Criterion (5): "The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties."

Analysis: A substantial deviation from the established pattern of development in this area and pure abandonment of the applicable single-family, R-1, zoning district in this neighborhood will have substantial, unnecessary and unreasonable negative impact on surrounding single-family properties.

Criterion (7): "The proposed planned unit development shall be consistent with the goals and policies of the city master plan."

Analysis: The developer and City planner claim that this application is consistent with the master plan, but they pick and choose standards from various non-existent zoning districts on an ala-carte basis to invent new zoning standards at large that do not apply individually, let alone as cobbled together.

Criterion (8): "The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts."

Criterion (9): "A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards."

Joint Analysis of Criterion (8) and (9): The application, even as revised, makes a mockery of any fair analysis under both of these criteria. There can be no question that a primarily multi-family use is a complete abandonment of single-family zoning standards which neighboring properties have relied upon for reciprocity in the intensity of use and is inherently detrimental to adjoining districts. Not only is the PUD a brazen attempt by the applicant to circumvent the strict application of single-family zoning standards, the developer's few words in response to this criterion fail to meet its burden to demonstrate that the PUD is not proposed in an attempt to do just this.

Conclusion.

For these reasons, among others, my clients respectfully request that the Commission deny the application pursuant to Sec. 78-314(2)(d) based on a finding that the preliminary plan does not meet the criteria set forth in the purpose and intent of Z.O. Article XXIV including, but not limited to, its failure to meet the criteria set forth in Z.O. Sec. 78-311 (b), subsections (c) 2, 5, 7, 8, and 9, and for failure to include public benefit which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district under Secs. 78-313(c) and (e).

Pursuant to Section 5 I (3) of the Commission's Bylaws adopted October 13, 2021, I will present my clients' comments as a spokesperson able to make public comments at the Commission meeting with an extended time limit. I expect that no more than ten minutes will be necessary in this regard.

Thank you in advance for your careful consideration of this matter.

Very truly yours,

CUTHBERTSON LAW, PLC

A handwritten signature in black ink, appearing to read "Jeffrey T. Cuthbertson", with a horizontal line drawn through the end of the signature.

JEFFREY T. CUTHBERTSON
For the Firm

JTC/kcd
C: Client

Alternative Development Plan – Cluster Home Concept

Hello Planning Commissioners,

I imagine many of you are weary of this endless PUD, and it's very tempting to just say 'Yes', and make it all go away – I'd be tempted too. But when you really think about it, nothing has really changed since this PUD emerged in 2023. Sure, they've lopped off a few units, and changed a few minor things, but at its core, it's an entirely ordinary offering. The public benefits are just not there, and the concept is extremely suburban. That said, it could have been so much more than what is being offered for your consideration....

During my stint as Vice Chair of the Planning Commission, I conducted an exercise to see what I'd come up with, if I were starting with a blank-slate for the site currently under consideration for this PUD. I'm sure the new commissioners have not seen this, and some of you might have, so it may be time to show this off again. My objectives were to address 1) a quantifiable and beneficial public good, 2) accommodate a design solution that would allow for an on-site church, as well as residences of a higher density, 3) provide a concept that allows for a truly new housing type to occur in Plymouth, 4) provide a concept that would create desirable and *taxable* properties to help the City's tax base and one that would satisfy ROI goals for developer and church alike, 5) Offer a unique concept that imparts quantifiable 'design excellence' which justifies various PUD deviations.

I believe this concept addresses all of these goals as the citizens of Plymouth would gain:

- A quantifiable public good: A sizeable public park, with the focal point of a fountain pedestrian plaza, bookended by pedestrian seating alcoves at each entry point to the park from Ann Arbor Road. *A destination park rather than an afterthought.*
- A church building which retains the concept of a bookstore patio linked to the public pedestrian pathways tying it into the community, and also a building that is actually a little larger than the proposed PUD church. The rearward placement of the church upon the site also minimizes the impact to the adjacent residence to the west and instead allows this residence unobstructed views to a beautifully landscaped park (*instead of a wall and fence*).
- The cluster home concept also preserves the Master Plan goals of a more walkable streetscape. The courtyard patios for each cluster home function as 'front porches' that interact with the sidewalks and thus the public. Each cluster home also possesses a private interior courtyard too. And, unlike the proposed PUD, the pedestrian circulation is actually separated from the vehicular traffic – this is a critical feature of walkable communities (*people shouldn't have to walk in the road*). And, the introduction of the motor court concept naturally removes the eyesore of cars parked in front of open garages, reducing the '*cars live here, not people*' suburban vibe which is often the curse of traditional townhome garage layouts.
- The unique nature of the cluster home concept presents a housing type not yet seen in Plymouth. Similar to Boston's Back Bay neighborhoods, the small front yard courtyards of each home allow for interactions between homeowners and the public, which fits in well with a site

so close to the urban downtown core of Plymouth. This housing type is a far superior transitional building type than the stereotypical and oft overused suburban townhome solution.

- A courtyard home concept allows for creative use of building materials, layered landscaping and subtle elevation changes, as well as pleasing articulation of the exterior building envelope, employing balconies, porches, courtyards, walls and planters. The cluster home concept can offer architectural features that are beyond the scope of the limited suburban townhome vocabulary of banks of garage doors and cookie cutter facades. The opportunity for design excellence with a cluster home concept is limitless. *If a developer can't sell this idea, well – you know the rest.*

In closing, I know you all are feeling the pressure to make a decision to approve this PUD, and it can be argued that the developer is addressing your concerns, but what they are offering is not excellence in design, nor are they offering a quantifiable public good. Resist the urge to say 'yes', as I know full well what a struggle it is for you all – the pressure must be enormous. That the developer has already produced signed and sealed documents and plans indicates that there will be no alternative to what is already presented. The concept I've shown here only serves to provide a window to see what could have been a project that would have made it so much easier to say 'yes'. If you'd like to talk about this concept or about the PUD, please feel free to reach out 734-837-2111, or email me – or meet over coffee.

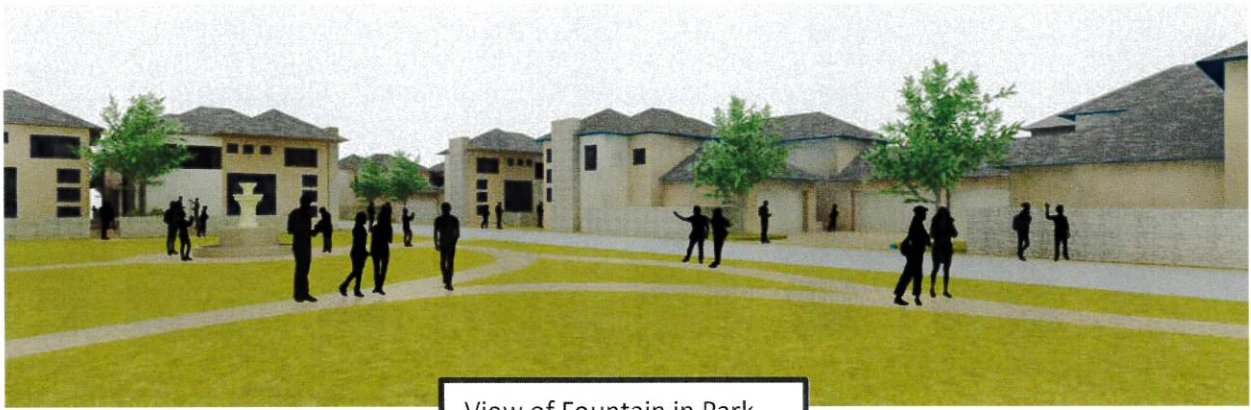
Thanks,
Scott Silvers



View looking North from Ann Arbor Road



Views Looking North from Ann Arbor Road



View of Fountain in Park



Site Plan Looking East



Site Plan looking South towards Ann Arbor Rd.



Units facing the Creekside area

Bolhuis, Greta

From: Benny Hancock benny.hancock@att.net
Sent: Monday, April 7, 2025 9:34 AM
To: Group - Planning Commission
Subject: Hello

Hello, we support the new plans for the church and homes on Ann Arbor Trail. We love the church, the area, the neighbors. Hope to see it go forward harmoniously. Benny and Heather Hancock

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Bolhuis, Greta

From: Amanda Ballesteros [mailto:amanda.kogowski@gmail.com]
Sent: Sunday, April 6, 2025 12:59 PM
To: Group - Planning Commission; Group - Commission
Subject: Opposition to Champion PUD

Dear Members of the Planning Commission,

We are writing to respectfully express our strong opposition to the proposed Champion Planned Unit Development (PUD). As a resident of Plymouth, I am deeply concerned about the impact this development would have on the character, charm, and natural beauty of our city.

One of the things that makes Plymouth so special is its balance between thoughtful development and the preservation of green space and small-town charm. We are fortunate to live in a community where mature trees line our streets, where neighbors gather at Kellogg Park, and where families can walk together and enjoy the peaceful, natural surroundings that are becoming increasingly rare in suburban areas.

Our family, like so many others, cherishes the time we spend walking with our young son through the very area that the Champion PUD would disrupt. This is not just empty land—it is a space that contributes to the fabric of our daily lives. The trees and quiet path behind Tonquish creek offer a moment of calm and connection to nature that is increasingly difficult to find. Once it's gone, it's gone forever.

While we understand that growth and development are part of any thriving city, Plymouth has already seen significant expansion. At a certain point, unchecked development begins to erode the very qualities that made a place desirable in the first place. Approving the Champion PUD would not only displace natural habitats and increase traffic and noise, but it would also represent a shift away from the thoughtful stewardship that has defined our city for so long.

Please consider the voices of residents who value the irreplaceable charm of Plymouth. We urge you to reject the Champion PUD and instead prioritize smart, sustainable planning that preserves the essence of our community for future generations.

Thank you for your time and thoughtful consideration.

Sincerely,

Amanda & Anthony Ballesteros

1419 Sheridan St.

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Bolhuis, Greta

From: Susan Bloss <[REDACTED]>
Sent: Monday, April 7, 2025 7:29 AM
To: Group - Planning Commission
Subject: BROOKSIDE DEVELOPMENT

My name is Sue Bloss and I am a member of the First Church of Christ Scientist, Plymouth.. I joined this Church just 4 years ago. I moved to Livonia a few years ago and was looking for a location close to me.. I love my Church family, but realize that the building needs alot of work. After being on the market on and off for many years, we finally have a buyer that has established a vision for not only our Church but the entire Plymouth community with this PUD.. and the much needed revitalization of Tonquish Creek.. I have listened to the pushback on this project and don't really understand why anyone would not embrace it.. It is a beautiful and welcoming construction of Church and condos at the end of Ann Arbor Trail as it emerges into the downtown area.. I could understand the rejection of this project if it was further down the street, but it is not . Please consider the approval of the Brookside Development PUD.. Thank you

Susan Bloss

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Bolhuis, Greta

From: Mary S <[REDACTED]>
Sent: Monday, April 7, 2025 6:56 PM
To: Group - Planning Commission; Group - Commission
Subject: Champion PUD

Good evening,

I am writing this email in response to the proposed development of the Christian Science Church land on Ann Arbor Trail.

I find it audacious that the church, which has as far as I know, enjoyed decades of tax exemption, yet, I can find no evidence of activity beneficial to the community of Plymouth. We are expected (one can unbelievably say, we are demanded upon) to change the current zoning to accommodate them. This makes no sense to me. I cannot see any advantage the city will reap regarding this change. Furthermore, the church has an option to sell the land for housing development without any changes to the law. They seem to only care about the building of a new church and have managed to find a development company willing to not only build the church, but to throw out veiled threats of lawsuits. Considering the amount of available office space in the area, once again, this makes no sense.

I appreciate your time in consideration of this matter.

Sincerely,

Mary Singer

1246 W Ann Arbor Tr

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Bolhuis, Greta

From: Emily Ryner [mailto:emily.ryner@jvarkit.com]
Sent: Monday, April 7, 2025 8:50 PM
To: Group - Commission; Group - Planning Commission
Subject: No Deal to the Champion PUD

Hello,

We are a big NO to the Champion PUD. There is not one good reason why this should even pass. The traffic, the space, the PARKING (especially for the Tonquish Creek residents), and the nature/trees being diminished. Please keep a little of our town special. We don't need to build up on every piece of land. Vote NO!

Thank you,
Emily & Cory Ryner
1210 Sheridan St.

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Bolhuis, Greta

From: Jack Wilson [mailto:jack.wilson.maps@outlook.com]
Sent: Tuesday, April 8, 2025 1:58 PM
To: Group - Planning Commission
Subject: Christian Science Church Rezoning Opposition

Hello.

In case I am not able to make tomorrow's meeting, I wanted to notify you of my opposition to the development of this property.

There are a number of density, etc. issues already communicated to the commission, but I am also concerned with the affects on Tonquish Creek. The planning commission has previously allowed homes to be developed just west of this location that back up to the creek. The commission or building department allowed homeowners to build such that their drainage from sump pumps, etc. feeds directly over the previously passable pathway along the creek. Now however, the passageway is a soggy bog most of the year, depriving citizens use of the path and increasing the standing water in the area further increasing the breeding grounds for mosquitos. Last week's flooding of downtown Plymouth hopefully also raises concerns about drainage considerations.

Thanks for considering these possibly previously unnoted concerns.

Jack Wilson
1157 Penniman

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Brookside Village

PLYMOUTH MICHIGAN

1100 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN

PROPOSED PUD DEVELOPMENT

PUD PRESENTATION

(Updated)

April 9, 2025



CHAMPION
DEVELOPMENT GROUP

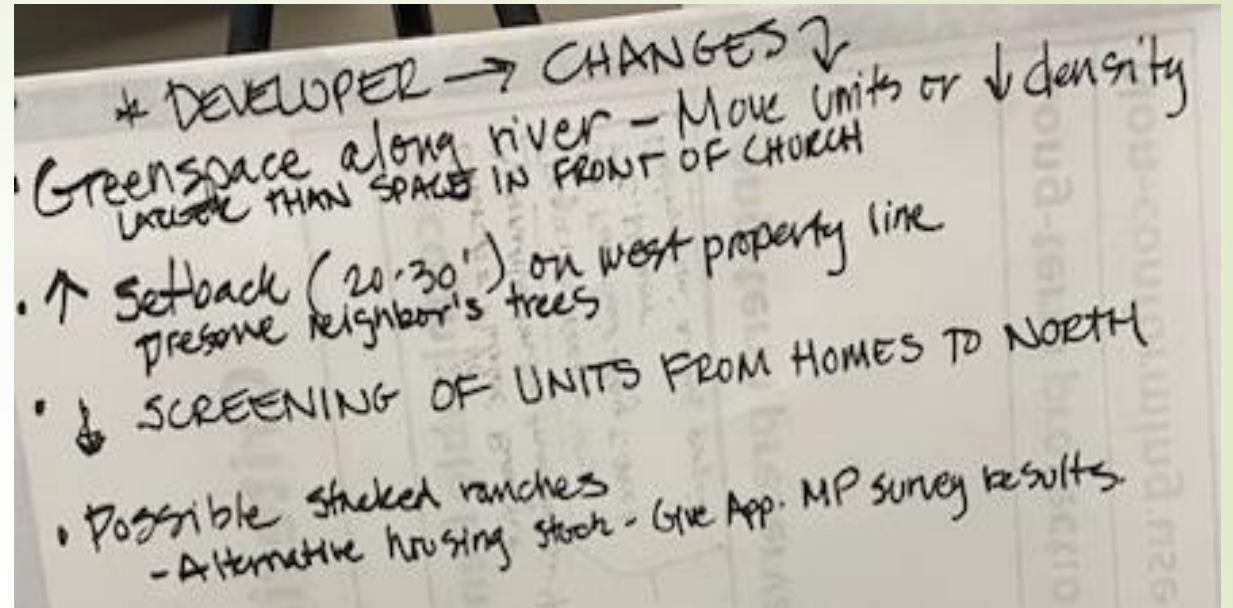
FIRST CHURCH OF CHRIST,
SCIENTIST, PLYMOUTH

PROJECT SCOPE SUMMARY

- **ADDITIONAL PROJECT ENHANCEMENTS TO ADDRESS SPECIFIC ACTION ITEMS FROM FEBRUARY 12 MEETING NOTES**
- A new 3,400 sf Church building for the *First Church of Christ, Scientist, Plymouth.*
- 17 new Townhouse Condominium homes.
- 3 new stand-alone Condominium homes along Ann Arbor Trail.
- A new oversized parking lot with EXCESS spaces available for rent.
- Each Townhouse has a garage PLUS DEDICATED GUEST PARKING in front of each unit (73 spaces for 20 homes)
- 13 Significant PUBLIC BENEFITS for the Plymouth Community.

PROJECT UPDATES

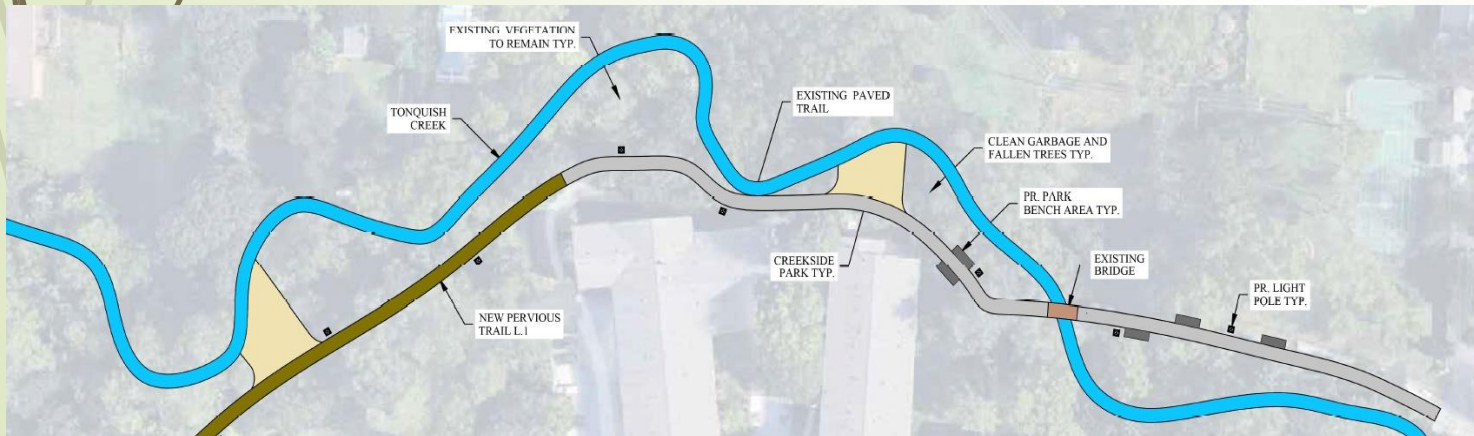
- Specifically addressing Action Items defined at end of Feb 12 meeting.



1. PROVIDE ENHANCED GREENSPACE with additional Creekside Park and other improvements along the Tonquish Trail and Creek area.
2. INCREASE WEST PROPERTY SETBACKS to accommodate protection of neighbors trees. (Involved a design change of the Church reading room.
3. Provide additional trees and maintain existing trees along creek bank to provide MAXIMUM VISUAL SCREENING of homes to the North.
4. (The 4th item concept of providing a 'stacked ranch' building would require a complete project redesign and is therefore not considered).

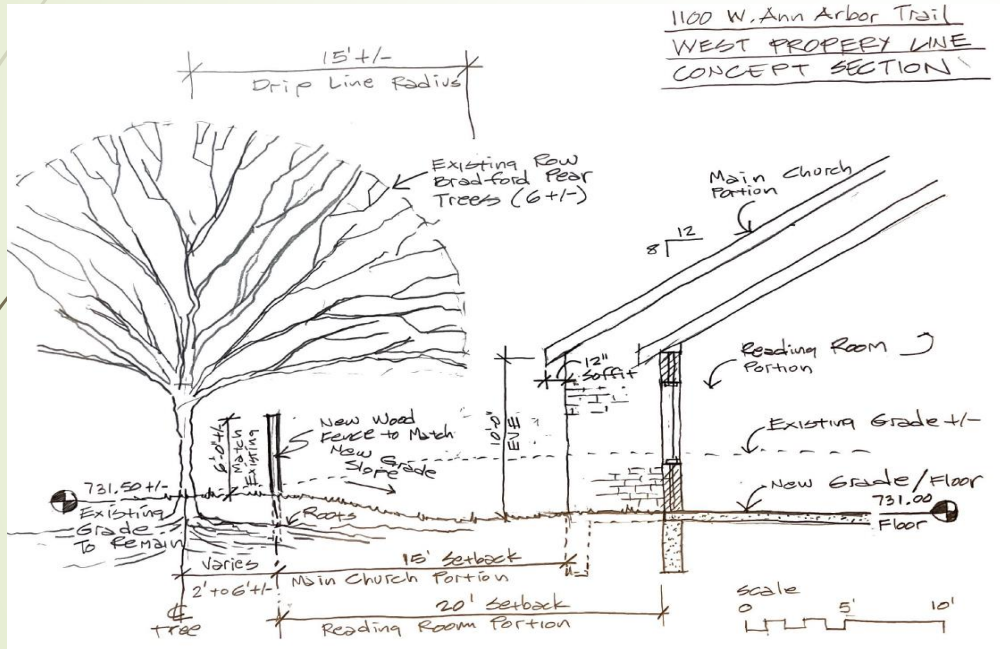
1. MORE GREENSPACE

New Creekside Parks and other improvements along the Tonquish Creek Trail



2. WEST PROPERTY SETBACKS

INCREASE WEST PROPERTY SETBACKS to accommodate protection of neighbors trees. (Also involved a design change of the Church reading room and new fencing).



NICK PAGAN

to me

Thanks for meeting with me and listening to my concerns. The revised site plan meets all of my concerns. It is surprising that a developer listens and reacts to a residents concerns. Congratulations to you and your team.

Tue, Mar 4, 1:42 PM (10 days ago)

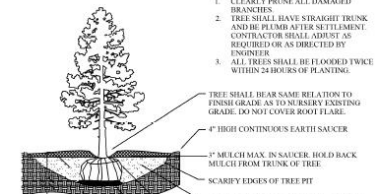


3. ADDITIONAL SCREENING

Provide additional NEW trees and maintain existing trees along creek bank to provide **MAXIMUM VISUAL SCREENING** of homes to the North.



SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	5	GREEN GIANT CEDAR	THUJA 'GREEN GIANT'	12'	B&B
	6	NORWAY SPRUCE	PICEA ABIES	10'	B&B



- NOTES:
1. CLEARLY PRUNE ALL DAMAGED BRANCHES.
 2. TREES SHALL HAVE STRAIGHT TRUNK AND BE PLUMB AT TER SETTLEMENT. CONTRACTOR SHALL ADJUST IS ROOTED OR AS DIRECTED BY ENGINEER.
 3. ALL TREES SHALL BE FLOODED TWICE WITHIN 24 HOURS OF PLANTING.

PROJECT:
BROOKSIDE VILLAGE

DATE & REVISIONS:
MARCH 13, 2025

SCALE & NORTH ARROW:



SCALE: NO SCALE

SHEET TITLE:
BROOKSIDE VILLAGE HILLSIDE TREE BUFFERING PLAN

SHEET NO:
L-2

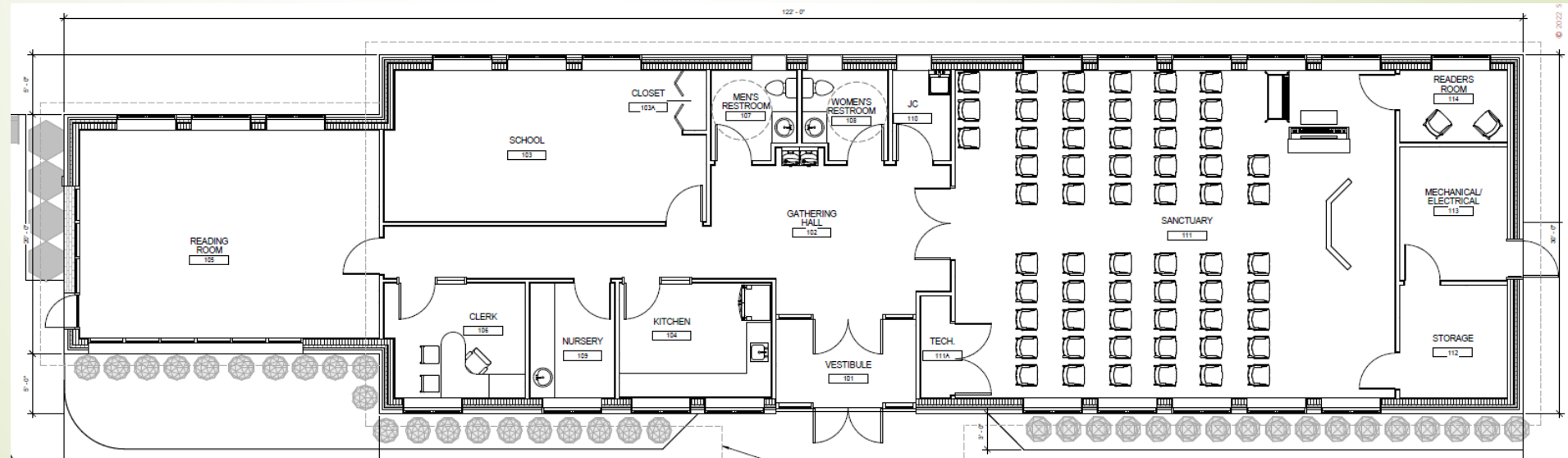
DESIGNED BY:
M.M.

NOTE:
Moshier Design Co. has solely provided drawings for this project and has no involvement with its implementation or required permitting of the project.

PROPOSED NEW CHURCH BUILDING



FIRST CHURCH OF CHRIST,
SCIENTIST, PLYMOUTH



STREETSIDE CONDO HOMES



TOWNHOMES





PUBLIC BENEFITS

- 1. Provide New Housing Type Per Master Plan Goals***
- 2. Extend and Improve Tonquish Creek Trail to McKinley Ave.***
- 3. Provide Select Improvements along the existing Tonquish Creek Trail***
- 4. Provide Two New Creekside Public Park Areas along Creek and Trail***
- 5. Additional Parking Availability***
- 6. Selective Improvement for the Brookside Section of the Creek Bank***
- 7. Plant Additional New Trees To Provide Vision Screening***
- 8. Produce Significant Net Traffic Reduction – Permanently***
- 9. Provide Significant New Tax Revenue for the City***
- 10. Addition of 20 New Families for the Downtown Community***
- 11. All New Utilities Including New Stormwater Management System***
- 12. Provide Tonquish Creek and Trail Restoration Master Plan***
- 13. Support for RLUIPA to Maintain 120-Year-Old Church Community***

PUBLIC BENEFITS

1. PROVIDE NEW HOUSING TYPE PER MASTER PLAN GOALS

In a fully developed, mature community like Plymouth, developing smaller, more dense quality housing is becoming a goal. This is true for most cities. Brookside Village provides a perfect solution for this critical need by providing a housing type that is in short supply.

(39.3%).

Regarding impacts of new residential construction on neighborhoods, respondents generally don't like the loss of smaller homes, loss of large trees, little remaining greenspace, and limiting sun/air to smaller

Multi-Family Residential Development
The next set of questions asked residents about the type and location of housing for people in different life stages that may or may not necessarily live in a single-family home, such as young adults, renters/

APPENDIX

55

CITY OF PLYMOUTH

roommates, young families, empty nesters and seniors. Respondents repeated that a balanced mix of housing types should be provided, although high rises were considered incompatible with the city's character. Possible locations for new multi-family housing could be in or near Old Village, near downtown, and along main roads such as Mill, Main, Starkweather or Ann Arbor Trail.

Downtown Development

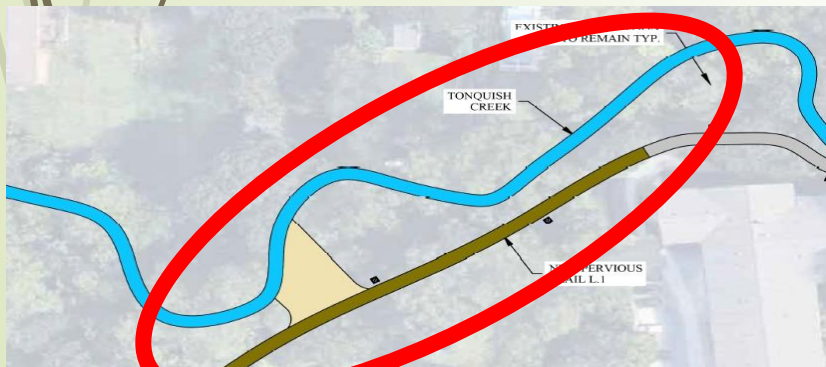
City of Plymouth
MASTER PLAN

ADOPTED SEPTEMBER 17, 2018

PUBLIC BENEFITS

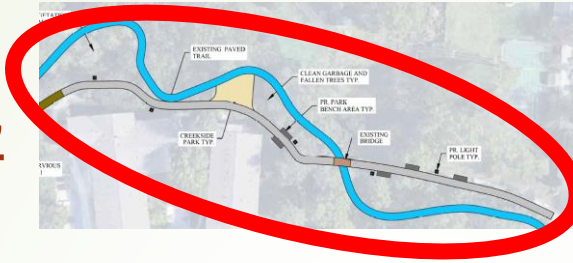
2. IMPROVE TONQUISH CREEK TRAIL TO MCKINLEY AVE.

- ▶ Clearing foliage and debris from the trail path
- ▶ Applying a new pervious surface for walking / bike traffic
- ▶ New benches and Lighting

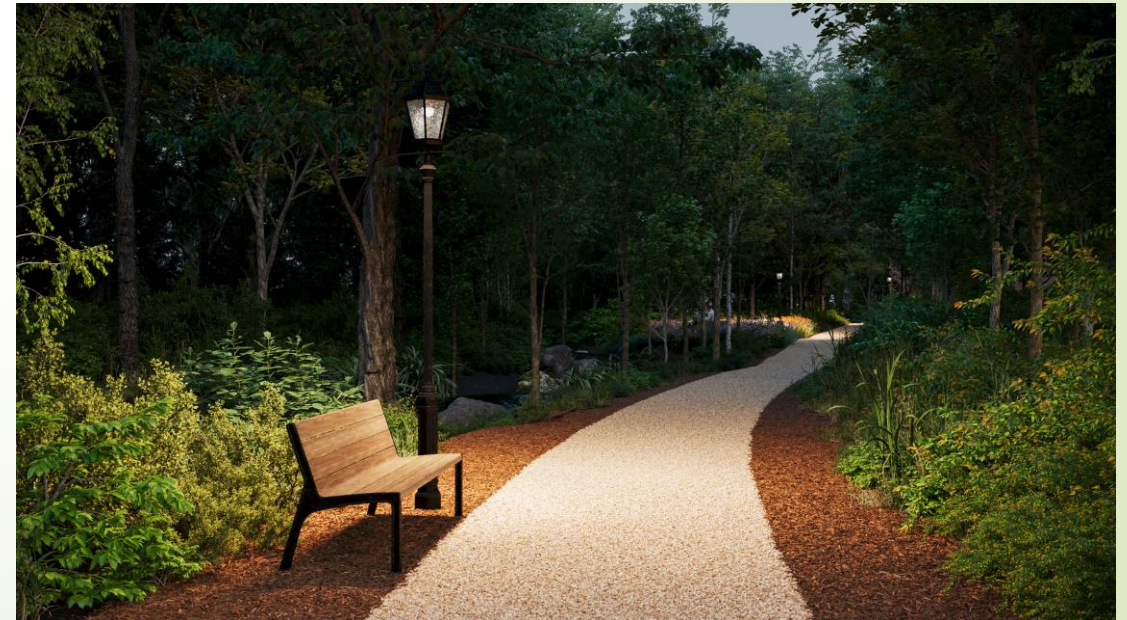
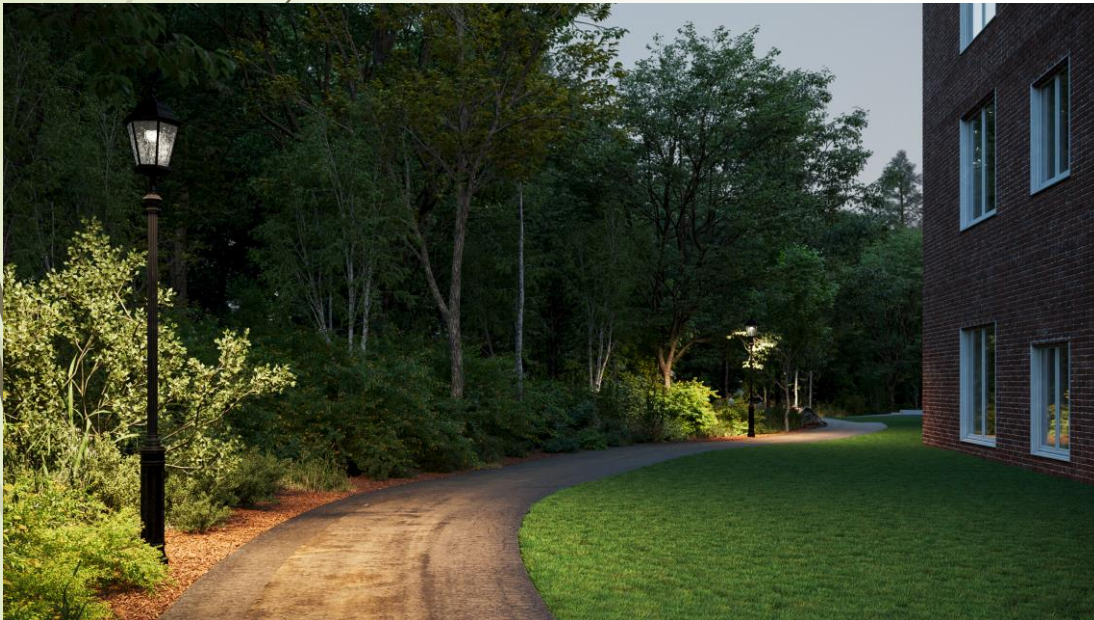


PUBLIC BENEFITS

3. PROVIDE SELECT IMPROVEMENTS ALONG TONQUISH CREEK TRAIL



- ▶ Replacing aged benches and Light Poles



PUBLIC BENEFITS

4. PROVIDE 2 X NEW CREEKSIDE PARKS

with benches + lighting +
bike racks + enhanced
landscaping

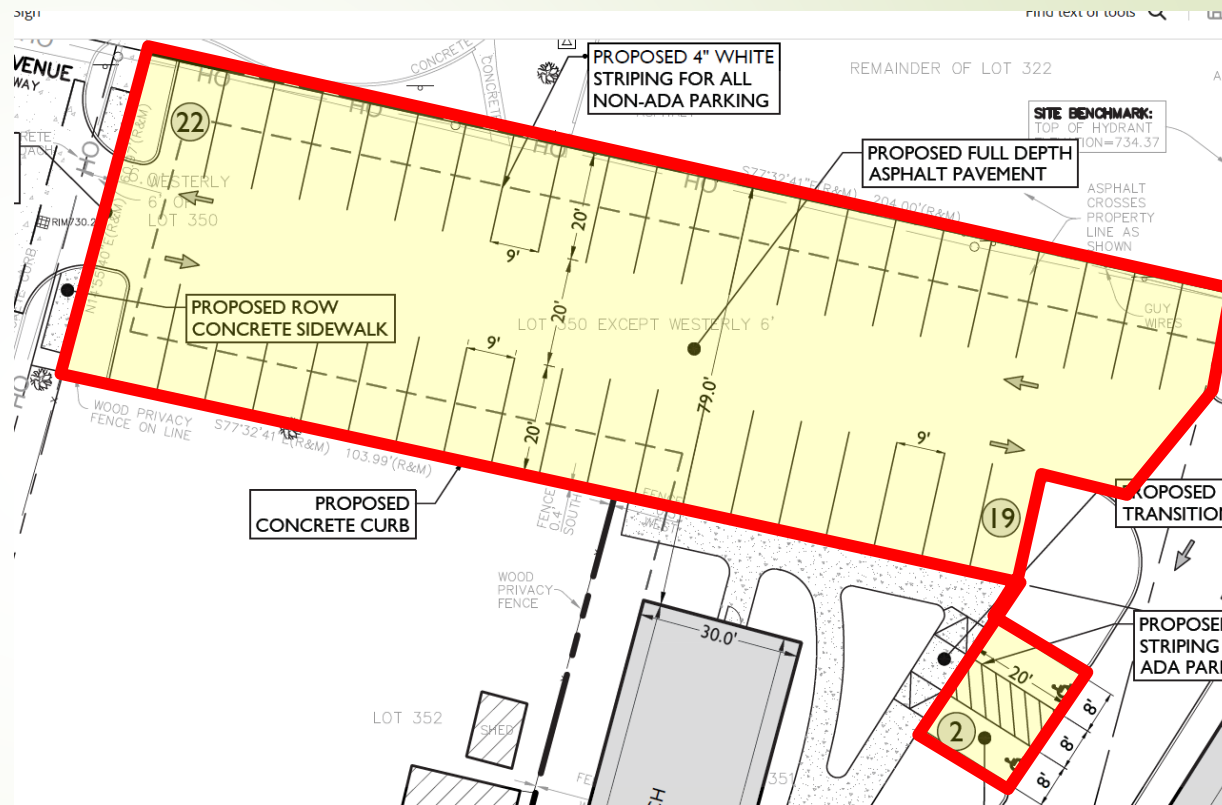


PUBLIC BENEFITS

5. PROVIDE EXCESS PARKING AVAILABILITY

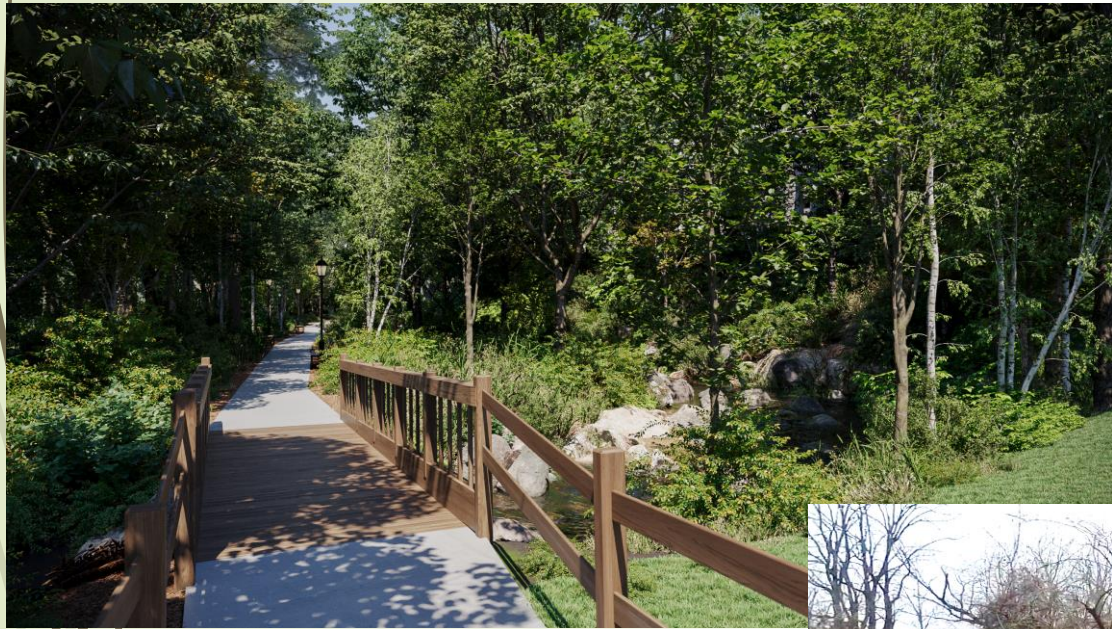
SCOPE INCLUDES:

- ▶ New Parking Lot To Have 42 Spaces (Only 32 required)
- ▶ The Church will offer and manage excess parking with the Interested neighbors on a first come / first serve basis
- ▶ THIS EXCESS PARKING WILL RELIEVE STREET PARKING



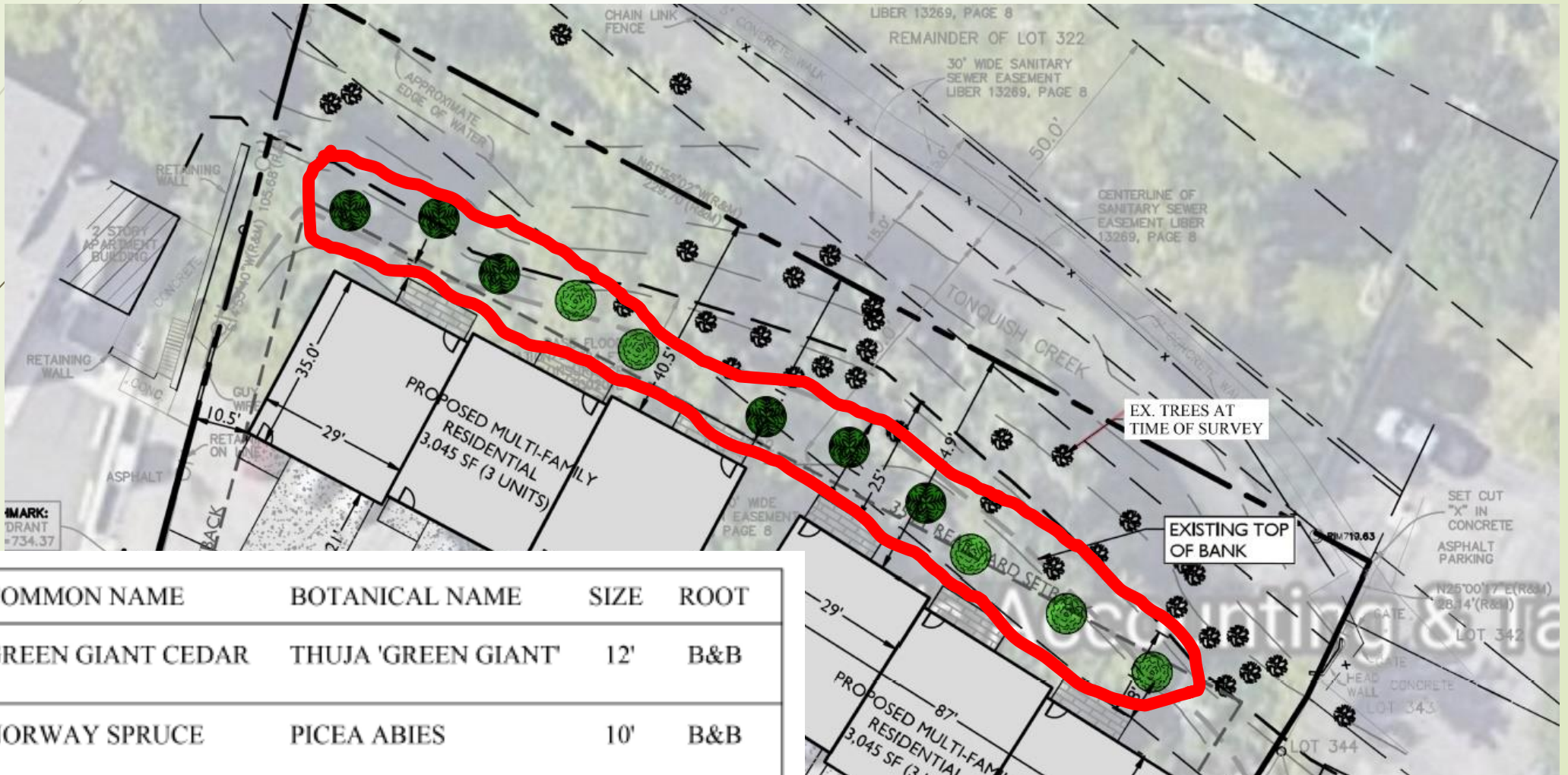
PUBLIC BENEFITS



6. SELECTIVE IMPROVEMENTS FOR CREEK BANK



PUBLIC BENEFITS

7. ADDITIONAL NEW TREES FOR VISION SCREENING FOR NORTH NEIGHBORS



SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	5	GREEN GIANT CEDAR	THUJA 'GREEN GIANT'	12'	B&B
	6	NORWAY SPRUCE	PICEA ABIES	10'	B&B

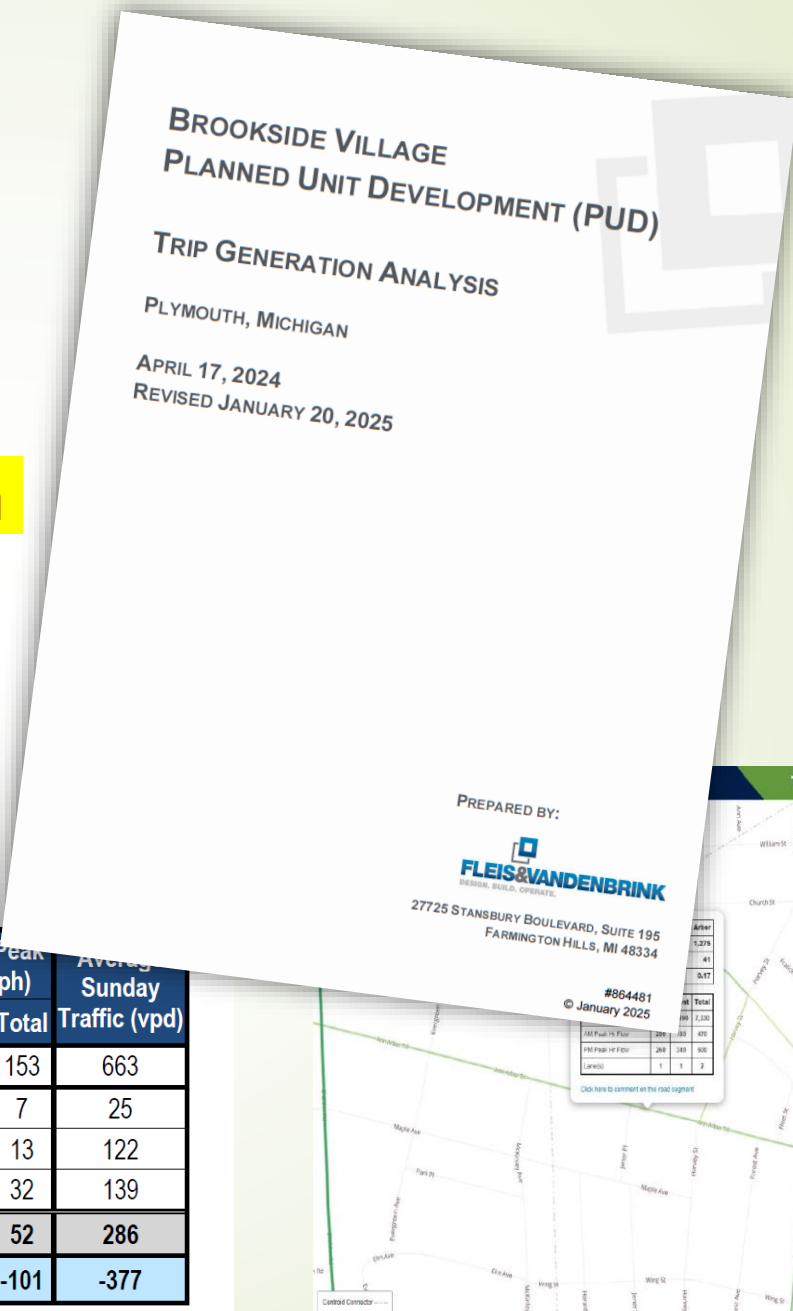
PUBLIC BENEFITS

8. PRODUCE NET PERMENANT TRAFFIC REDUCTION

The implementation of the PUD design would PREVENT any possibility for a future large population Church from operating on this property thus 'locking in' permanent lower traffic

TABLE 1: TRIP GENERATION SUMMARY

Land Use Scenario	Land Use	ITE Code	Amount	Units	Average Weekday Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)			Sunday Peak Hour (vph)			Average Sunday Traffic (vpd)
						In	Out	Total	In	Out	Total	In	Out	Total	
Existing	Church	560	300	Seats	262	13	8	21	14	16	30	75	78	153	663
Proposed	Single-Family Detached	210	3	DU	40	1	2	3	3	1	4	4	3	7	25
	Single-Family Attached	215	17	DU	79	1	2	3	4	2	6	7	6	13	122
	Church	560	63	Seats	42	2	2	4	3	3	6	16	16	32	139
Total Trips					161	4	6	10	10	6	16	27	25	52	286
Difference					-101	-9	-2	-11	-4	-10	-14	-48	-5	-101	-377



PREPARED BY:
FLEIS & VANDENBRINK
 DESIGN, BUILD, OPERATE.
 27725 STANSBURY BOULEVARD, SUITE 195
 FARMINGTON HILLS, MI 48334
 #864481
 © January 2025

In Map View Weekday:

VMT	VMT	
53,212	1,997	
Weekday Flow	AM Peak Hr Flow	PM Peak Hr Flow
221,480	14,900	21,950

Model Year: 2025
 Country/Community: 7 counties selected, 239 communities selected
 National Functional Class: 9 national functional classes selected
 Direction: East/West, North/South, Northeast/Southwest, Northwest/Southeast

PUBLIC BENEFITS

9. PROVIDE SIGNIFICANT NEW TAX REVENUE

- ▶ Estimated at **\$265,000** in first full year
- ▶ Current or future Church generates zero tax revenue
- ▶ Comparison to 7 to 10 Single Family Homes is not relevant

10. ADDITIONAL 20 FAMILIES FOR DOWNTOWN COMMUNITY

- ▶ Enhances 'Walkable' community goals
- ▶ Spending estimated at **\$84,700** annually based on Bureau of Labor Statistics



PUBLIC BENEFITS

11. PROVIDE UPDATED UTILITIES W/ STORMWATER MANAGEMENT SYSTEM

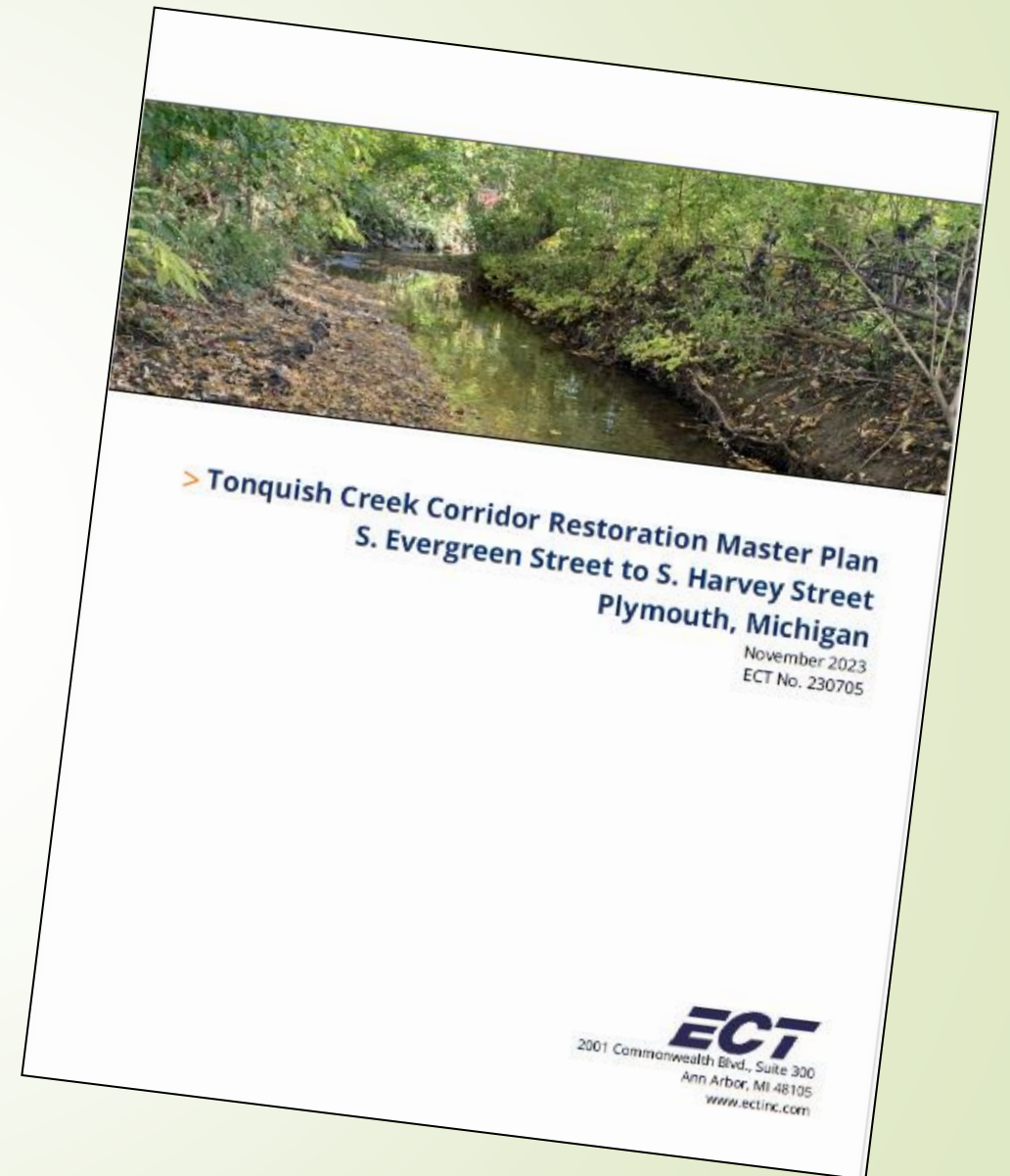
- ▶ All existing utilities on the site will be REPLACED with NEW.
- ▶ Primary impact will be addition of **NEW UNDERGROUND STORMWATER MANAGEMENT SYSTEM**. This will **GREATLY IMPROVE** current condition that allows all site storm runoff to run into existing Creek and adjacent streets.



PUBLIC BENEFITS

12. PROVIDE TONQUISH CREEK AND TRAIL MASTER RESTORATION PLAN

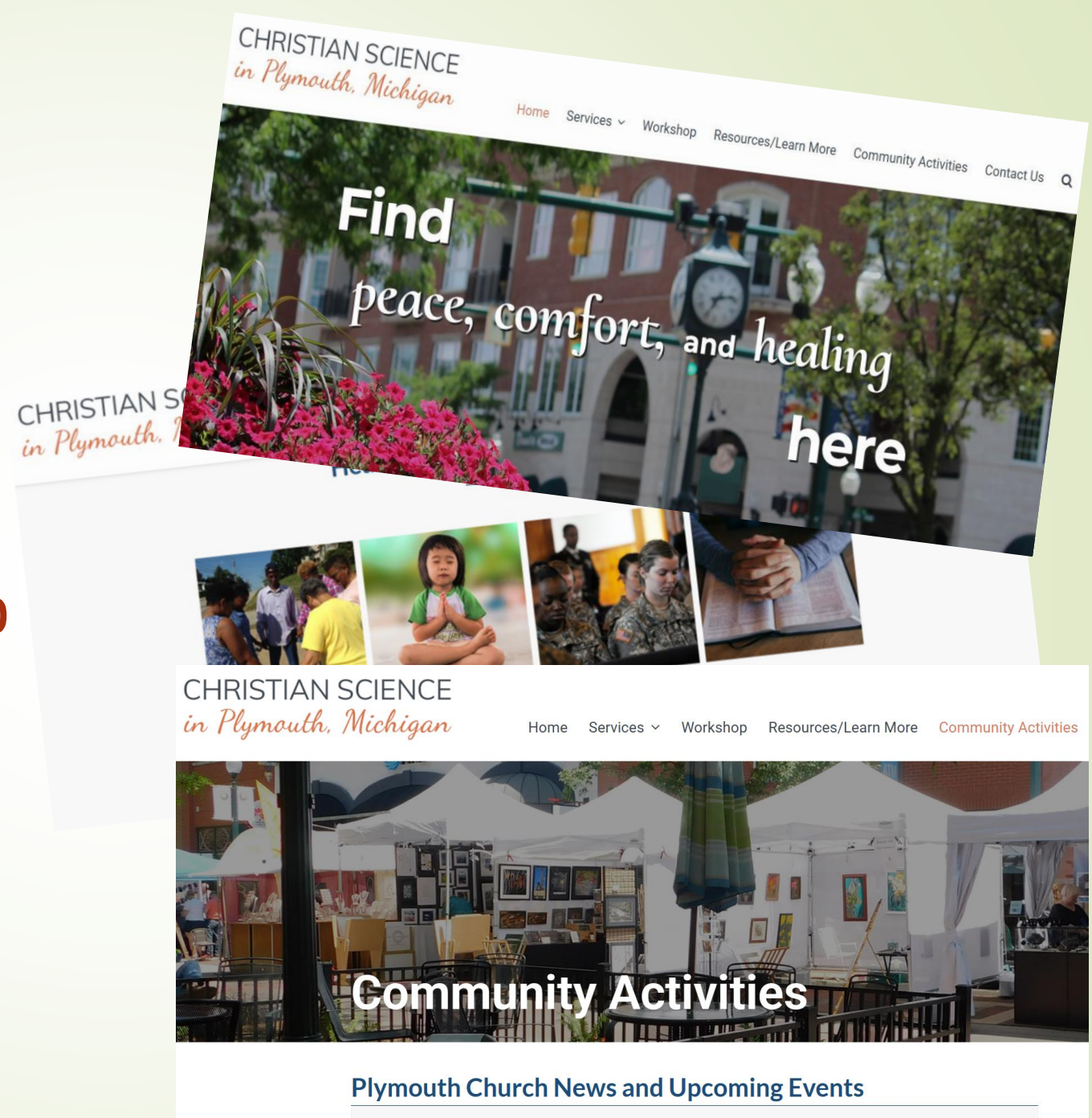
- ▶ Surveyed ecological condition of Creek bed from Harvey to Evergreen Streets.
- ▶ ECT HIGHLY ACCREDITED
- ▶ Recommendations for assorted remediation scope to restore Creek to natural state
- ▶ Preliminary Budget for assorted scope items
- ▶ Valuable Primer for City to seek Grant funds for future improvements to this valuable City resource.



PUBLIC BENEFITS

13. SUPPORT TO KEEP A 120-YEAR-OLD CHURCH COMMUNITY IN PLYMOUTH

- ▶ Will allow the First Church of Christ, Science, Plymouth COMMUNITY to continue operating in Plymouth where they have been for over 120 years.
- ▶ Will be in conformance with the 'Religious Land Use and Institutionalized Persons Act' (RLUIPA) law of 2000 that defines how communities can support a Church communities' ability to practice their religious freedoms.



PUBLIC BENEFITS

ESTIMATED PROJECT INVESTMENT INTO PUBLIC BENEFITS SUMMARY

DIRECT FINANCIAL INVESTMENT

	Value
Extend Tonquish Creek Trail 500 ft to Connect to McKinley Ave.	\$100,000
Tonquish Trail Lighting & Benches Upgrades	\$75,000
Additional Parking to Share with Manor, Neighbors and Public	\$150,000
2 x Creekside Public Parks	\$150,000
Clean up of Brookside portion of Tonquish Creek Bank	\$100,000
Update ALL on-site utilities & Storm Water	\$300,000
Provide Tonquish Creek & Trail Restoration Master Plan	\$50,000
Total Investment into Public Benefits	\$925,000

LONG TERM FINANCIAL BENEFITS TO THE COMMUNITY

Annual New Tax Revenue to City of Plymouth	\$265,000
Household spending Downtown	\$84,732
Annual Total	\$349,732
10 Year Total	\$3,497,320

PUD SECTION 78-311 General Authority, Criteria Response

BROOKSIDE VILLAGE PUD
PUD SECTION 78-311 CLARIFICATIONS
February 12 PC Meeting
Page 1 of 3

Sec. 78-311. - General authority, criteria.

- (a) A planned unit development (PUD) may be applied for in any zoning district. The grant of a planned unit development application shall require a rezoning by way of amendment of this chapter upon the recommendation of the planning commission and approval of the city commission.
- (b) Any land use authorized in this article may be included in a planned unit development, subject to adequate public health, safety, and welfare protection mechanisms being designed into the development to ensure the compatibility of varied land uses both within and outside the development.
- (c) The applicant for a planned unit development must demonstrate all of the following criteria as a condition to being entitled to planned unit development treatment:
 - (1) Grant of the planned unit development will result in one of the following:
 - a. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations; [[[THE PUD PROCESS IS THE ONLY WAY THAT THE FIRST CHURCH OF CHRIST, SCIENTIST, PLYMOUTH CAN REMAIN IN EXISTANCE. THEIR PRESENT FACILITY IS TOO LARGE AND TOO EXPENSIVE TO MAINTAIN. THE OVERLAY 'RELIGIOUS INSTITUTIONS' ORDINANCE 78-296 WOULD NOT APPLY TO THIS PROPERTY. ONLY A PUD PROCESS WOULD SUPPORT THE TYPE OF FACILITY THE CHURCH REQUIRES. ALSO, THE ABILITY TO DEVELOP TOWNHOUSE UNITS, WHICH ARE IDENTIFIED IN THE MASTER PLAN AS A DESIRABLE ALTERNATE HOUSING TYPE, COULD ONLY OCCUR THROUGH THE PUD PROCESS.]]]
 - b. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations; [[[THE PROJECT SCOPE INCLUDES SIGNIFICANT INVESTMENT AND IMPROVEMENTS IN SURROUNDING NATURAL RESOURCES OF THE TONGUISH CREEK AND TRAIL AREAS. IT IS HIGHLY UNLIKELY THAT THE CITY OR ANY OF THE PROPERTY OWNERS WOULD HAVE FUNDS AVAILABLE TO DO THESE IMPROVEMENTS WITHOUT THE PUD PROJECT IMPLEMENTATION.]]]
 - c. Long-term protection of historic structures or significant architecture worthy of historic preservation; [[[NOT APPLICABLE]]] or
 - d. A nonconforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated. [[[THE PRESENT NONCONFORMING CHURCH FACILITY WILL BECOME UPDATED INTO A NEW MULTI-USE PROPERTY CONSISTENT WITH THE GOALS DEFINED IN THE MASTER PLAN FOR THIS PROPERTY.]]]

BROOKSIDE VILLAGE PUD
PUD SECTION 78-311 CLARIFICATIONS
February 12 PC Meeting
Page 2 of 3

- (2) The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities. [[[THE USE AND DENSITY OF THE PROPOSED PUD DEVELOPMENT WILL ACTUALLY PRODUCE A REDUCTION IN DEMANDS ON PUBLIC SERVICES AS DEFINED IN THE TRAFFIC STUDY AS PROVIDED. THE UPDATED CLOSING OF ACCESS TO SHERIDAN STREET WILL BE A SIGNIFICANT BONUS TO THE NEIGHBORHOOD. ALSO, THE PUD PROJECT SCOPE INCLUDES PROVIDING A NEW STORMWATER DETENTION SYSTEM THAT WILL SIGNIFICANTLY REDUCE OR ELLIMINATE STORMWATER FROM THIS PROPERTY SURGING INTO THE ADJACENT CREEK OR PUBLIC SEWER SYSTEM DURING HEAVY RAIN EVENTS. THIS IS A SIGNIFICANT IMPROVEMENT.]]]
- (3) The proposed planned unit development shall be consistent with the public health, safety and welfare of the city. [[[THE PROPOSED CHURCH AND RESIDENTIAL USES AS PROPOSED ARE FULLY CONSISTENT WITH THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE CITY. THE CHURCH AND RESIDENTIAL DENSITIES ARE CONSISTENT WITH MANY OTHER SIMILAR USE SETTING THROUGHOUT THE CITY.]]]
- (4) The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land. [[[THE SCOPE OF THE PROPOSED PUD DEVELOPMENT INCLUDES SIGNIFICANTLY IMPROVING ENVIRONMENTAL CONDITIONA AT THE SITE. THE EXISTING CHRUCH STRUCTURE DOES NOT HAVE A HISTORIC DESIGNATION.]]]
- (5) The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties. [[[THE REPLACEMENT OF AN UNDER-UTILIZED AGED CHURCH BUILDING IN NEED OF SIGNIFICANT MAINTENANCE WITH A CAMPUS OF BRAND-NEW STRUCTURES DESIGNED TO BLEND INTO THE COMMUNITY WILL PROVIDE A POSITIVE ECONOMIC IMPACT TO THE SURROUNDING PROPERTIES. THIS IS A SIGNIFICANT BONUS AS COMPARED TO IF THE EXISTING CHURCH PROPERTY WERE TO BECOME ABANDONED OR FALL INTO FURTHER DISREPAIR.]]]
- (6) The proposed planned unit development shall be under single ownership and/or control such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with this article. [[[CHAMPION DEVELOPMENT GROUP SHALL BE THE SINGLE MANAGEMENT ENTITY THAT WILL ASSURE THE COMPLETION OF THE PROJECT. ONCE COMPLETE, THE NEW OCCUPANTS OF THE PROPOSED PUD PROJECT WILL BE PART OF A CONDOMINIUM COMMUNITY THAT WILL HAVE A 'MASTER ASSOCIATION' THAT WILL GOVERN OPERATIONS AND MAINTAINENCE OF ALL ACTIVITIES ON THE PROPERTY IN PERPETUITY. THE MASTER ASSOCIATION WILL HAVE A BOARD OF DIRECTORS.]]]

BROOKSIDE VILLAGE PUD
PUD SECTION 78-311 CLARIFICATIONS
February 12 PC Meeting
Page 3 of 3

- (7) The proposed planned unit development shall be consistent with the goals and policies of the city master plan. [[[THE PROPOSED PUD REPRESENTS A PERFECT FIT FOR THE PROPOSED 'MIXED USE' DEVELOPMENT FOR THIS PROPERTY AS DEFINED ON THE 'FUTURE LAND USE' MAP. THIS PARCEL IS UNIQUELY POSITIONED AS A 'TRANSITION' PROPERTY BETWEEN THE COMMERCIAL DOWNTOWN AREA, THE R-1 SINGLE FAMILY DISTRICT AND AN RM-2 MULTI-FAMILY DISTRICT (THE TONQUISH MANOR). AS A TRANSITION PARCEL, THE SCALE, USES AND DENSITY OF THE PROPOSED PUD REPRESENT AN IDEAL BALANCE FOR THIS PROPERTY.]]]
- (8) The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts. [[[AS DESCRIBED IN ITEM 7 ABOVE, THE PROPOSED PUD REPRESENTS AN IDEAL BALANCE OF USES, SCALE, MASSING AND DENSITY AND WILL BE COMPLIMENTARY TO THE ADJOINING ZONING DISTRICTS.]]]
- (9) A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards. [[[THE APPLICANT IS PRESENTLY 3 YEARS INTO REFINING THE CONTENT OF THIS PUD SUBMISSION. AT ALL PREVIOUS STEPS, WE HAVE TAKEN NOTES AND MADE POSITIVE REVISIONS TO FIT INTO THE APPLICABLE ZONING STANDARDS REQUIRED.]]]

(Ord. of 10-6-03)

Planner Comments / Conditions Response (Page 24 / 25)

Carlisle Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: July 31, 2023
Rev.: March 6, 2024
Rev.: April 29, 2024
Rev.: February 5, 2025

Planned Unit Development For City of Plymouth, Michigan

GENERAL INFORMATION

Applicant: Champion Development Group
LL Real Estate, LLC
5000 E. Grand River
Howell, MI 48843

Project Name: Brookside Village-Christian Science PUD Development

Plan Date: Engineered Site Plans: January 22, 2025
Architectural Plans: January 20, 2025
Architectural Plans (Church): Modified but not dated

Location: 1100 West Ann Arbor Trail

Zoning: R-1, Single-Family Residential District

Action Requested: Preliminary PUD Approval

PROJECT DESCRIPTION

The applicant is proposing a Planned Unit Development (PUD) on this site, including a small worship building for the current property owner, Christian Science of Plymouth, renovation of the existing parking for this use, and 20 condominium units on the remainder of the site. The plans have been revised several times. The original formal proposal included 30 units, then the plans were revised down to 24 units, with the current set of plans proposing 20 units.

Units along E. Ann Arbor Trail will be in the style of a single-family home, while units proposed as attached townhomes. The project is also proposing to install a Tonquish Creek trail that abuts this project.

Brookside Village-Christian Science PUD Development – PUD Review
February 5, 2025

PUD Criteria:

A. PUD Criteria: Additional Information Requested of Applicant

- 1) Applicant to provide a narrative listing the PUD criteria (Sec. 78-311(c)) and describe how the project meets each. **PROVIDED**
- 2) Is Shared Parking Plan Letter of Intent still being offered? If so, recommend Planning Commission condition any Preliminary PUD Plan approval upon the applicant providing signed agreements with Tonquish Creek Manor and Covington Dental with Final PUD Plan. **CHURCH WILL MANAGE USE OF EXCESS PARKING WITH THE COMMUNITY**
- 3) City Engineer confirm water/sewer capacity adequate to accommodate project. **WILL FORMALLY CONFIRM, BUT THE RECENT WADE TRIM LETTER DID NOT IDENTIFY ANY CAPACITY CONCERNS STUDY AS NEEDED. WILL NEED FURTHER DIRECTION ON CONTENT OF STUDY**
- 4) Add raingardens, infiltration basins, or other above-ground stormwater facilities to plans. **WILL ADD THESE FEATURES WHERE POSSIBLE**
- 5) Applicant to document that project is under single ownership/control, such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with PUD Article in ordinance. **CHAMPION DEVELOPMENT WILL BE THE 'SINGLE CONTROL' DURING CONSTRUCTION – THE 'MASTER CONDO ASSOCIATION' WILL BE THE SINGLE CONTROL AFTER PROJECT IS COMPLETE AND OCCUPIED**
- 6) Planning Commission to discuss the applicant's request to allow them to finalize the design of the three single-unit buildings at a later date. **WILL DISCUSS OPTIONS FOR RESOLVING THIS DIRECTION WITH PC AND CITY ADMINISTRATION**
- 7) Planning Commission to discuss project inconsistency with Master Plan (multi-family/townhouse vs. single-family appearance). **PC TO RESOLVE**

B. Recommended Conditions of Preliminary PUD Plan Approval, if Granted

- 1) If Shared Parking Plan Letter of Intent is still being offered, condition approval on the applicant providing signed shared parking agreements with Tonquish Creek Manor and Covington Dental with Final PUD Plan. **CHURCH WILL MANAGE USE OF EXCESS PARKING WITH THE COMMUNITY**
- 2) Condition it upon applicant adding the following details to the Final PUD Plan:
 - a. Resolve property ownership differences shown on "Tonquish Creek Slope Stabilization Project at Brookside Village" and site plan. **WILL RESOLVE WITH THE SURVEYOR AND PROVIDE DOCUMENTATION**
 - b. Creek slope stabilization project details, as listed on Page 15 of this review (dated February 3, 2025). **WILL PROVIDE**
 - c. Pocket park details at church reading room, as listed on Page 15 of this review (dated February 3, 2025). **WILL PROVIDE ADDITIONAL DETAILS AS REQUESTED.**
- 3) If design of units facing Ann Arbor Trail are designed at a later date, condition approval on design to be consistent with applicant's pledges (as determined by the Community Development Director) and: **WILL DISCUSS WITH PC AND CITY ADMINISTRATION HOW BEST TO COMPLY**
 - Limiting these three units each to 2,400 s.f. in area,
 - That the units match the footprint shown on site plan (configuration, size and location), and
 - That each of the three units has a covered "front" porch.
- 4) Applicant providing draft Condominium Documents that align with their statements with their Final PUD plan submission. **WILL PROVIDE**

▶ **All issues raised will be successfully addressed and resolved during the FINAL SITE PLAN phase**

City Engineer Comments Response



Memorandum

To: Greta Bolhuis, Planning & Community Development Director
Adam Gerlach, Assistant Director of Utilities
Shawn Keough, PE, Wade Trim

From: February 6, 2025

Date: February 6, 2025

Subject: PUD Review for First Church of Christ, Scientist
1100 W Ann Arbor Trail, City of Plymouth

We have reviewed the plans provided to Wade Trim on January 27, 2025, by the City of Plymouth. The PUD submittal set consists of 115 pages of written text, pictures, exhibits, draft master deed and plans. Our review focused primarily on the plans, with specific attention to the overall plan (sheet C-3), the storm water management plan (sheet C-5) and the utility plan (sheet C-6).

We offer the following comments for the Planning Commission consideration:

Public Sanitary Sewer

1. There is a 10-inch sanitary sewer on Ann Arbor Trail that is available for connection from the site to the City's public sanitary sewer. A new manhole will need to be constructed over the existing 10-inch sanitary sewer. Since the public sanitary sewer is located down the middle of Ann Arbor Trail, the connection work will likely require a temporary shut down of this section of Ann Arbor Trail. This is a poor location for public sanitary sewer. While the applicant has indicated that they would grant a public easement over the location of the proposed sanitary sewer, this location is not a desirable location for the City to provide long term maintenance. It is simply too close to the proposed townhomes and not in an accessible location.
2. We recommend that the sanitary sewer enter the site at a location under the proposed access driveway off of Ann Arbor Trail.
3. The minimum size public sanitary sewer is 10-inch in diameter.
4. We also recommend a minimum of 12-feet for the width of the sanitary sewer easement.
5. A Part 41 permit from the State of Michigan Department of Environment, Great Lakes & Energy (EGLE) for new sanitary sewer construction will be required.
- 6.

STONEFIELD

February 11, 2025

Greta Bolhuis, AICP
Planning & Community Development Director
City of Plymouth
201 South Main Street
Plymouth, MI 48170

RE: Engineering Review
Proposed Planned Unit Development
1100 West Ann Arbor Trail
City of Plymouth, Wayne County, Michigan

Ms. Bolhuis:

The following is an itemized response to the comments contained within the Wade Trim Engineering Review Letter dated February 6, 2025. All responses are shown in 'bold' font. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the responses below.

In summary, we fully expect to successfully address all concerns raised in the Wade Trim comments as we develop the final engineering documents. We do not see any issues that cannot be successfully addressed.

Public Sanitary Sewer

1. There is a 10-inch sanitary sewer on Ann Arbor Trail that is available for connection from the site to the City's public sanitary sewer. A new manhole will need to be constructed over the existing 10-inch sanitary sewer. Since the public sanitary sewer is located down the middle of Ann Arbor Trail, the connection work will likely require a temporary shut down of this section of Ann Arbor Trail.
Acknowledged, a new doghouse manhole will be installed for any connection to the existing sanitary main within Ann Arbor Trail. Any required traffic maintenance plan and closures for the installation will be developed and submitted as part of the final engineering approval plans.
2. The proposed site plan proposes to install a new 8-inch sanitary sewer between two of the proposed townhomes that are adjacent to Ann Arbor Trail. This is a poor location for public sanitary sewer. While the applicant has indicated that they would grant a public easement over the location of the proposed sanitary sewer, this location is not a desirable location for the City to provide long term maintenance. It is simply too close to the proposed townhomes and not in an accessible location.
We will work with the Municipal Services department to coordinate the best location for the proposed public sewer system. An adequately sized (12 FT) easement will be provided around all facilities to ensure the location is accessible for any required maintenance.

▶ **All issues raised will be successfully addressed and resolved during the FINAL SITE PLAN phase**

HOT TOPIC CLARIFICATIONS – A. TRAFFIC

Common sense and logic is all that is needed to clarify that random trips from 20 new households (of most likely 1 or 2 persons per household), during an average day will be **MUCH LESS** than traffic generated from a fully functioning **350 seat, 2 building Church operation** with assorted daily programs.

- ▶ The well-respected Traffic Engineer from Fleis and Vandenbrink has determined that the ‘trips’ generated by this project will be **‘NEGLIGIBLE’** would generally fall within the *standard daily deviation of typical traffic volumes.*
- ▶ After thoughtful and thorough discussions with the Engineer at the Feb 12 meeting, it was determined that *no further traffic study will be required.*

HOT TOPIC CLARIFICATIONS – **B. DENSITY**

By multiple methods of analysis, the 20 proposed new households on this property is NOT considered as excessively Dense. Methods include:

▶ Via the 'PER ROOM' method as defined in the Zoning Ordinance, this project is compliant with the RM-2 zoning district which is the most appropriate district for this property.

▶ Via the 'UNITS PER ACRE' method, this project falls into the LOWEST density of many of the similar historic projects located within the City of Plymouth.

▶ The most common-sense fact regarding density is that with the 3 attractive new Stand Alone Condo homes along the street and the new Church, the Townhomes in the rear of the property will simply NOT be visible to Ann Arbor Trail or the Neighborhood.

Table 6: Similar Existing Projects

Project	Density	Comments
Brookside Village (Current Proposal)	20 units / 1.53 ac. = 13 DU/AC	2.5- story townhouses on Ann Arbor Trail.
Saxton's- Jewell/Maple PUD	10 units / 0.75 ac. = 13 DU/AC	2.5-story townhouses on Maple St.
Plymouth Trail Condominiums	29 units / 2.15 ac. = 13.5 DU/AC	1.0-2.0-story attached single-family on A2 Trail.
Daisy PUD	159 units / 10.47 ac. = 15 DU/AC	2.0-story attached single-family & 3.0-story townhouses on N. Union St.
A2 Trail & Hamilton	10 units / .52 ac. = 19 DU/AC	2.5 story townhouses on Ann Arbor Trail.
Hamilton St.	27 units / 1.13 ac. = 28 DU/AC	3.0-story condominium building on Hamilton St.

HOT TOPIC

B. DENSITY



HOT TOPIC CLARIFICATIONS – C. PUBLIC BENEFIT

There is not a clear definition of what a 'Public Benefit' IS. Ordinance Section 78-311 (C) 1 a. states: '*...A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible OR unlikely to be achieved without application of the planned unit development regulations.*' To date, the 'unfeasible' reference has almost exclusively been used to judge an item as being a Public Benefit. We believe that if the 'UNLIKELY TO BE ACHIEVED' reference was applied, then **ALL** of our proposed Public Benefits would be considered as Public Benefits.

It is clear that none of the proposed PUBLIC BENEFIT improvements proposed as part of this project would be 'ACHIEVED' if it was not for this PUD going forward.

HOT TOPIC CLARIFICATIONS – D. PUD NEED

The primary reason that the PUD process is required for this project is caused by Zoning Ordinance 78-296 – Religious Institutions which has the following EXCESSIVE REGULATIONS:

- (1) Lot width.** The minimum lot width for religious institutions shall be **200 feet.**
- (2) Lot area.** The minimum lot area for religious institutions shall be **three acres.**
- (4) Building setback.** Religious institutions shall comply with the following building setback requirements:
 - Front yard: 50 feet** (R-1, RT-1, RM-1, RM-2 = **25 feet**)
 - Side Yards: 30 feet** (R-1 = **6 feet** / RT-1, RM-1, RM-2 = **10 feet**)
 - Rear yards: 50 feet** (R-1, RT-1, RM-1, RM-2 = **35 feet**)
- (5) Frontage and access.** Religious institutions shall be located on streets which have a paved road having an existing or proposed right-of-way at least **86 feet.**

CHURCH MESSAGE / MISSION

- ▶ 120 Years of Community Service in Plymouth
- ▶ Deep commitment to STAY in Plymouth
- ▶ Long term plan for viability
- ▶ Parking Plan to Share With the Community



FIRST CHURCH OF CHRIST, SCIENTIST, PLYMOUTH
1100 W. Ann Arbor Trail - Plymouth, Michigan



Historic rendering of original
Church building
(On land where City Hall is
presently located.)

Q & A

Brookside Village

PLYMOUTH MICHIGAN



FIRST CHURCH OF CHRIST,
SCIENTIST, PLYMOUTH

