



**Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, March 19, 2025 - 6:30 p.m.
Plymouth City Hall 201 S. Main**

City of Plymouth
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

Chair Hollie Saraswat called the meeting to order at 6:34 p.m.

Present: Chair Saraswat, Commissioners Sidney Filippis (arrived at 6:45 p.m.), Joe Hawthorne, Marni Schroeder, Zach Funk, Trish Horstman

Excused: Vice Chair Kyle Medaugh, Commissioner Dave Scott

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

2. CITIZENS COMMENTS

There were no citizen comments,

3. APPROVAL OF THE AGENDA

Hawthorne offered a motion, seconded by Horstman, to amend the agenda for March 19, 2025 to address new business before old business.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. COMMISSION COMMENTS

Hawthorne noted that Eric Stalter resigned from the Planning Commission, and that experienced commissioners are important.

Saraswat thanked Stalter for his service to the Planning Commission.

5. NEW BUSINESS

a. SP25-01: 300 Dunn, Site Plan Review for a warehouse addition

The project architect described the request and agreed to the issues brought forth in the Carlisle Wortman report.

Funk offered a motion, seconded by Schroeder, to approve SP 25-01 with the following conditions:

- The applicant is to work with the city engineer on underground utilities
- The applicant is to provide three additional barrier free parking spaces
- The fire chief is to evaluate the building access
- The applicant is to provide cut sheets for lighting and indicate adequacy for the location
- The applicant is to confirm existing manufacturing and operational needs performance data.

There was a voice vote
MOTION PASSED UNANIMOUSLY

b. 2025 Planning Commission Goals

The group discussed the proposed goals. Bolhuis explained that the MSHDA grant provides funds to study ordinance amendments for housing units and housing types and making the city more friendly to a variety of different housing.

There was a consensus to adopt the following goals for calendar year 2025:

1. Adopt the master plan
2. Complete “quick” zoning ordinance amendments (zoning audit)
3. Complete the multi-family/housing ordinance amendments (MSHDA Grant)
4. Work toward completing a residential compatibility ordinance

6. OLD BUSINESS

a. Master Plan Discussion

Planning Commissioners reviewed the master plan draft and suggested several edits. Pete Mundt, 643 N. Harvey, Dave Pierce, 147 W. Ann Arbor Trail, and Scott Lorenz, 1310 Maple offered input as well.

Hawthorne offered a motion, seconded by Filippis, to recommend the master plan to the City Commission, with the corrections discussed, for their review and distribution.

There was a roll call vote.

Yes: Filippis, Schroeder, Horstman, Funk, Hawthorne, Saraswat
MOTION PASSED UNANIMOUSLY

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Brock Minton said they have not yet made a decision on the liquor license cap.

10. ADJOURNMENT

Funk offered a motion, seconded by Filippis to adjourn the meeting at 7:58 p.m.

There was a voice vote.
MOTION PASSED UNANIMOUSLY