

Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, May 14, 2025 - 7:00 p.m.
Plymouth City Hall 201 S. Main
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 7:00 p.m.

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

Absent: Commissioner Sidney Filippis

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

2. CITIZENS COMMENTS

David Pierce of 1147 W. Ann Arbor Trail spoke in opposition to the Planning Commission's recent approval of the Champion PUD project.

Mary Gladchun of 1000 W. Ann Arbor Trail spoke in opposition to the Champion PUD approval.

Ron Picard of 1373 Sheridan offered suggestions.

3. APPROVAL OF MEETING MINUTES

Medaugh moved to approve the minutes from the April 9th meeting as written. Hawthorne seconded. The motion carried unanimously.

4. APPROVAL OF THE AGENDA

Hawthorne made a motion to approve the agenda as written for the May 14th meeting. Funk seconded. The motion carried unanimously.

5. COMMISSION COMMENTS

Medaugh reminded the commission to be proactive regarding summer conflicts and meeting schedules.

6. PUBLIC HEARINGS

a. **PUD24-02:** 900 Starkweather, Revised Preliminary PUD

Planning Consultant Sally Elmiger presented an overview of the revised preliminary PUD application for 900 Starkweather. She noted the main deviation requested was to allow a restaurant serving alcohol with extensive outdoor seating, which is not permitted in the Mixed Use (MU) district. Elmiger said the applicant was proposing public benefits including repurposing the historic depot building and providing more green space and usable deck areas. She outlined some remaining questions about the façade design, community connector path, parking arrangements, and other details that still needed to be addressed.

The applicants, Justin Booth and team, presented updates to their plans based on previous Commission feedback. Architect John Disbrow described efforts to accurately restore historic architectural elements of the depot building. Landscape architect Tim Shoemaker explained the site layout and outdoor spaces designed to create an inviting community gathering place.

The applicants addressed questions from commissioners about materials, window configurations, canopy designs, and other architectural details. They clarified the community connector path would remain publicly accessible. For parking, they noted agreements would be secured to utilize 29 total spaces on-site and on nearby properties.

Chair Sarawat opened the public hearing at 7:54 p.m.

- Don Sonen, owner of Chicane Restaurant at 885 Starkweather, expressed concerns about late-night noise from outdoor seating and inadequate parking.
- Mark Oppat of 253 Blanche supported the project but suggested improving a nearby alley and organizing additional parking in the area.
- Kristy Holmes of 633 Starkweather strongly supported approval, saying it would enhance Old Village.
- Ellen Elliott of 404 Irvin felt the plans did not fully meet historic preservation standards, particularly regarding the placement of the telegrapher's bay window.
- Joe Elliott of 404 Irvin finished Ms. Elliott's comments and stated the bay window did not have to be functional.
- Kyle Gomez of 850 Starkweather raised concerns about impacts on garage access for neighboring properties.
- Jan Waller of 1051 North Mill Street expressed support on behalf of the Old Village Association.
- Mike O'Shea, owner of property on 872 & 878 Starkweather, confirmed willingness to provide shared parking spaces on adjacent property.
- Ron Picard of 1373 Sheridan spoke in support of the project.
- Gail Owens of Canton spoke in support of the project.

Chair Saraswat closed the public hearing at 8:20 p.m.

The Commission deliberated on the nine PUD criteria. There was extensive discussion about historic preservation standards, parking requirements, circulation impacts, noise concerns, and other issues.

There was a recess from 9:08 p.m. to 9:16 p.m.

Hawthorne offered a motion, seconded by Scott, to grant preliminary PUD approval for PUD 24-02 at 900 Starkweather with the following conditions:

1. Address utility conditions per Carlisle Wortman recommendations
2. Provide updated public safety impact report per Carlisle Wortman recommendations
3. Submit final landscaping and lighting plans per Carlisle Wortman recommendations
4. Provide shared access agreements per the Carlisle Wortman recommendations
5. Obtain fire chief approval per Carlisle Wortman recommendations
6. Preserve historic character including gables, windows, and lighting
7. Obtain written agreements for 15 additional parking spaces within 300 feet, as a starting point, for a total of 30 spaces
8. Adhere to city ordinance on patio hours of operation
9. Provide further clarification on roll-up canopy for exterior patio

Bolhuis offered a friendly amendment that reference to a patio "ordinance" be changed to "policy".

Horstman offered a friendly amendment to ensure that the pedestrian pathway is listed in the PUD agreement and is provided in perpetuity.

Hawthorne and Scott agreed to the amendments.

Hawthorne restated the motion and added preservation of the north side bay window to #7. Scott seconded the motion. The conditions are as follows:

1. Address utility conditions per Carlisle Wortman recommendations
2. Provide updated public safety impact report per Carlisle Wortman recommendations
3. Submit final landscaping and lighting plans per Carlisle Wortman recommendations
4. Provide shared access agreements per the Carlisle Wortman recommendations
5. Obtain fire chief approval per Carlisle Wortman recommendations
6. Preserve historic character including gables, windows, lighting, and north side bay window
7. Obtain written agreements for 15 additional parking spaces within 300 feet, as a starting point, for a total of 30 spaces
8. Adhere to city policy on patio hours of operation
9. Provide further clarification on roll-up canopy for exterior patio
10. Develop a PUD agreement with performance guarantees for public access to the connector path in perpetuity

There was a roll call vote.

Yes: Rossie, Funk, Scott, Horstman, Hawthorne, Medaugh, Schroeder, Saraswat
MOTION PASSED 8-0

7. OLD BUSINESS

None.

8. NEW BUSINESS

- a. **SP25-02:** 995 W. Ann Arbor Trail, Change of use for a coffee shop/satellite TV studio. The property is zoned B-2, Central Business District.

Planning Consultant Sally Elmiger presented an overview of the proposed change of use for 995 W. Ann Arbor Trail to a coffee shop with a small TV broadcast studio and podcast room. She noted some outstanding questions about how the broadcast spaces would function, loading/unloading procedures, and façade changes.

Architect Joseph Philips and WDIV Vice President Bob Ellis presented details on the project. Ellis explained the space would primarily be a coffee shop to foster community conversations, with a small area for remote broadcasts and podcasting. They clarified there would be no satellite dishes or other external equipment needed. Philips described the building renovations, including replacing the existing sunroom with a new, similar structure. He addressed questions about loading, which would occur in the narrow driveway area during off-peak hours.

The Commission discussed the project, including parking requirements and a previous condition for EG Nick's to screen their dumpster which is shared by this property. They determined that the enforcement of the dumpster screening should be handled separately by the city.

Ellen Elliot of 404 Irvin spoke in support of the project.

Hawthorne offered a motion, seconded by Scott, to approve site plan SP25-02 for 995 W. Ann Arbor Trail as presented, with the condition that any new signage or exterior lighting changes be addressed administratively for compliance with city ordinances.

There was a roll call vote.

Yes: Rossie, Funk, Scott, Horstman, Hawthorne, Medaugh, Schroeder, Saraswat
MOTION PASSED 8-0

b. 2025 Planning Commission Goals – Sub-Committees

The Commission briefly discussed forming two subcommittees - one for zoning ordinance amendments and one for the MSHDA Grants efforts. Volunteers were solicited for each group, with the Chair to follow up separately to schedule meeting times.

9. REPORTS AND CORRESPONDENCE

Commissioner Brock Minton welcomed Commissioner Rossie to the board. There were no other reports or correspondence.

10. ADJOURNMENT

Schroeder made a motion to adjourn. Hawthorne seconded. The motion carried unanimously. The meeting was adjourned at 10:16 p.m.



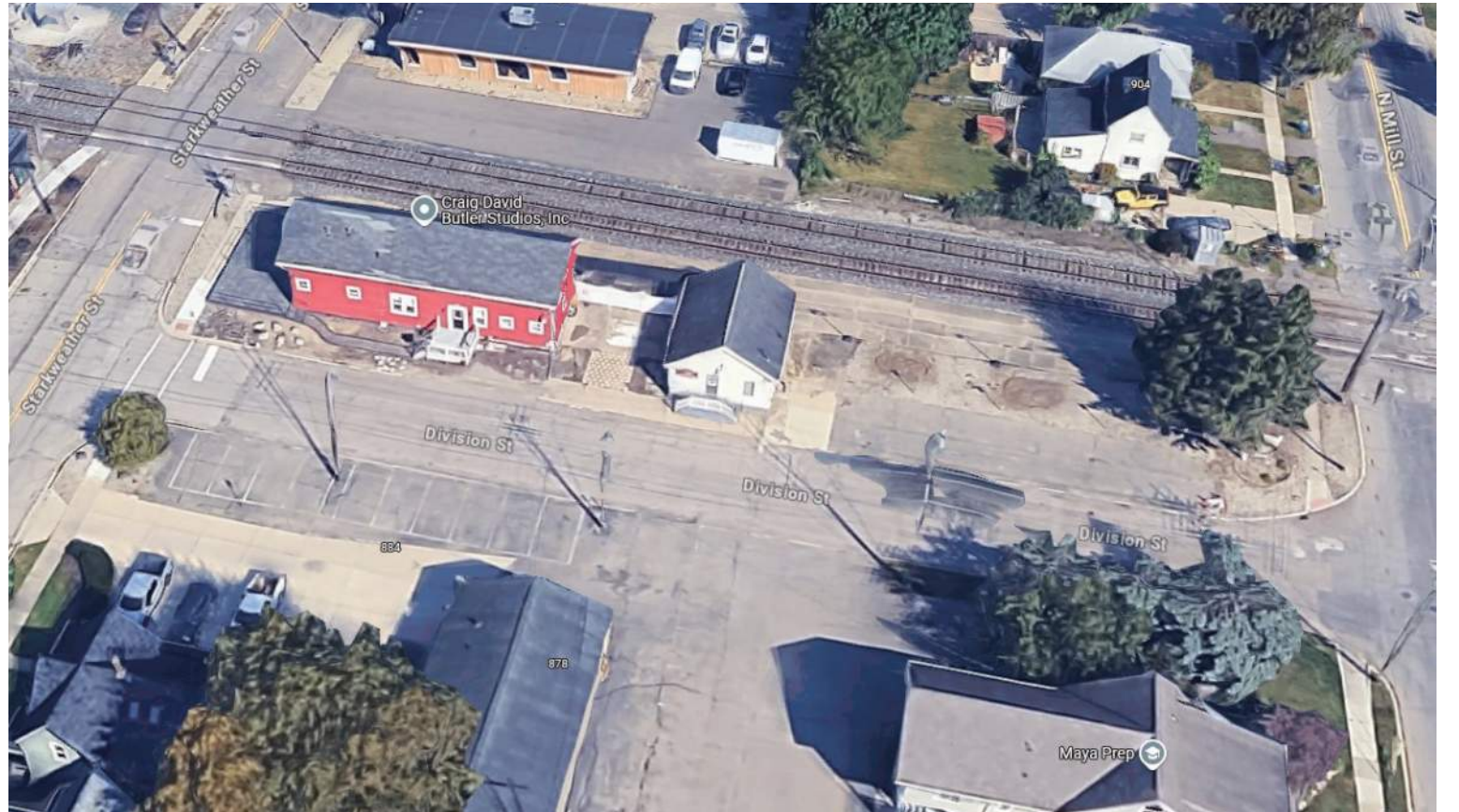
VILLAGER

DISBROW
IANNUZZI

May 6, 2025



**DISBROW
IANNUZZI** **dūL**



**DISBROW
IANNUZZI** **dūL**

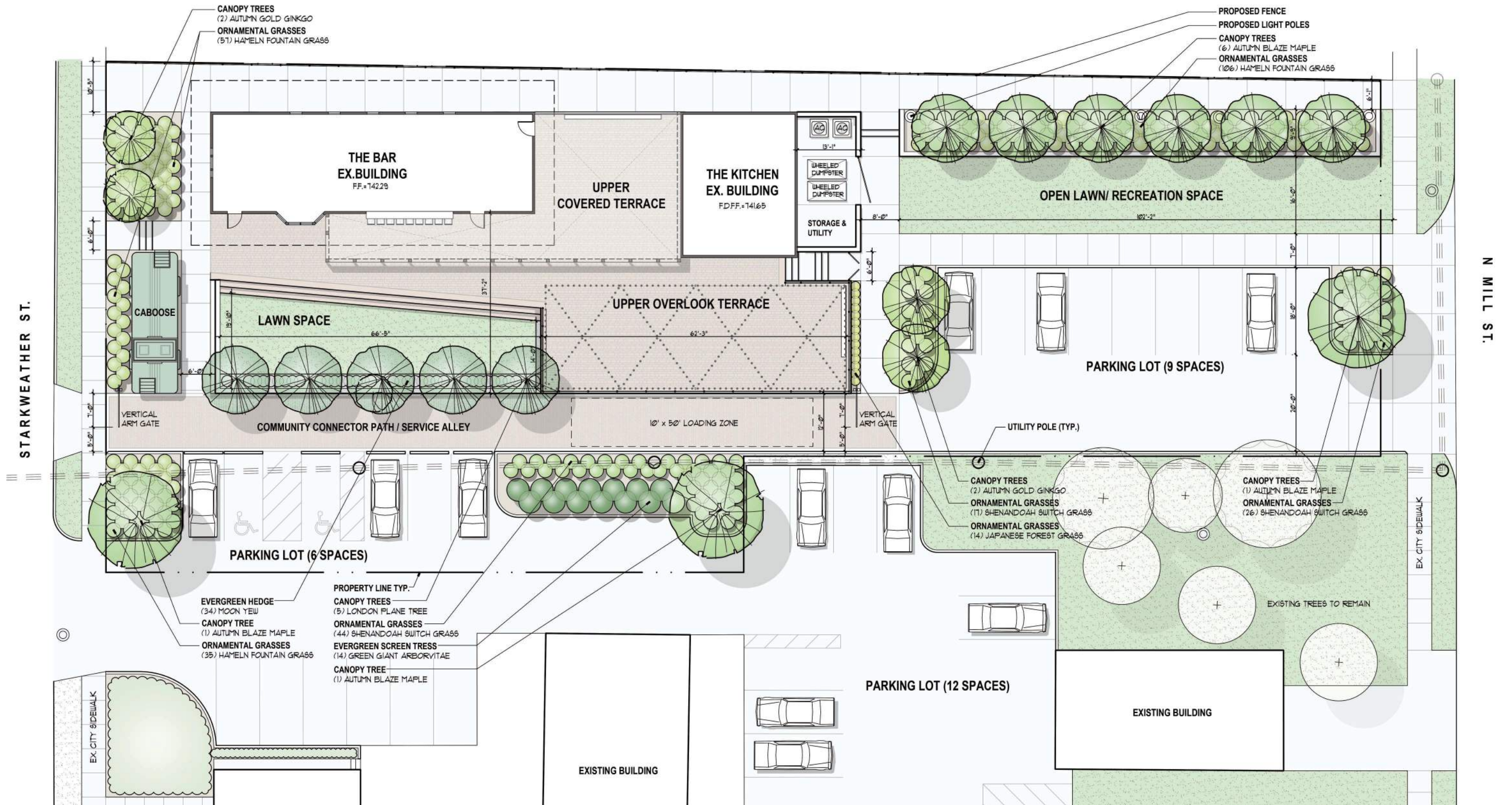


**DISBROW
IANNUZZI** **dūL**

2025 Photographs

May 6, 2025

railroad tracks



CANOPY TREES
 (2) AUTUMN GOLD GINKGO
 ORNAMENTAL GRASSES
 (51) HAMELN FOUNTAIN GRASS

PROPOSED FENCE
 PROPOSED LIGHT POLES
 CANOPY TREES
 (6) AUTUMN BLAZE MAPLE
 ORNAMENTAL GRASSES
 (106) HAMELN FOUNTAIN GRASS

EVERGREEN HEDGE
 (34) MOON YEW
 CANOPY TREE
 (1) AUTUMN BLAZE MAPLE
 ORNAMENTAL GRASSES
 (35) HAMELN FOUNTAIN GRASS

PROPERTY LINE TYP.
 CANOPY TREES
 (5) LONDON PLANE TREE
 ORNAMENTAL GRASSES
 (44) SHENANDOAH SWITCH GRASS
 EVERGREEN SCREEN TREES
 (14) GREEN GIANT ARBORVITAE
 CANOPY TREE
 (1) AUTUMN BLAZE MAPLE

CANOPY TREES
 (2) AUTUMN GOLD GINKGO
 ORNAMENTAL GRASSES
 (11) SHENANDOAH SWITCH GRASS
 ORNAMENTAL GRASSES
 (14) JAPANESE FOREST GRASS

CANOPY TREES
 (1) AUTUMN BLAZE MAPLE
 ORNAMENTAL GRASSES
 (26) SHENANDOAH SWITCH GRASS



**DISBROW
IANNUZZI** **dūL**

Proposed Renovation

May 6, 2025





**DISBROW
IANNUZZI** **dūL**

Proposed Renovation

May 6, 2025











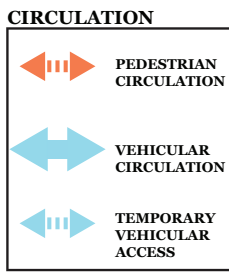
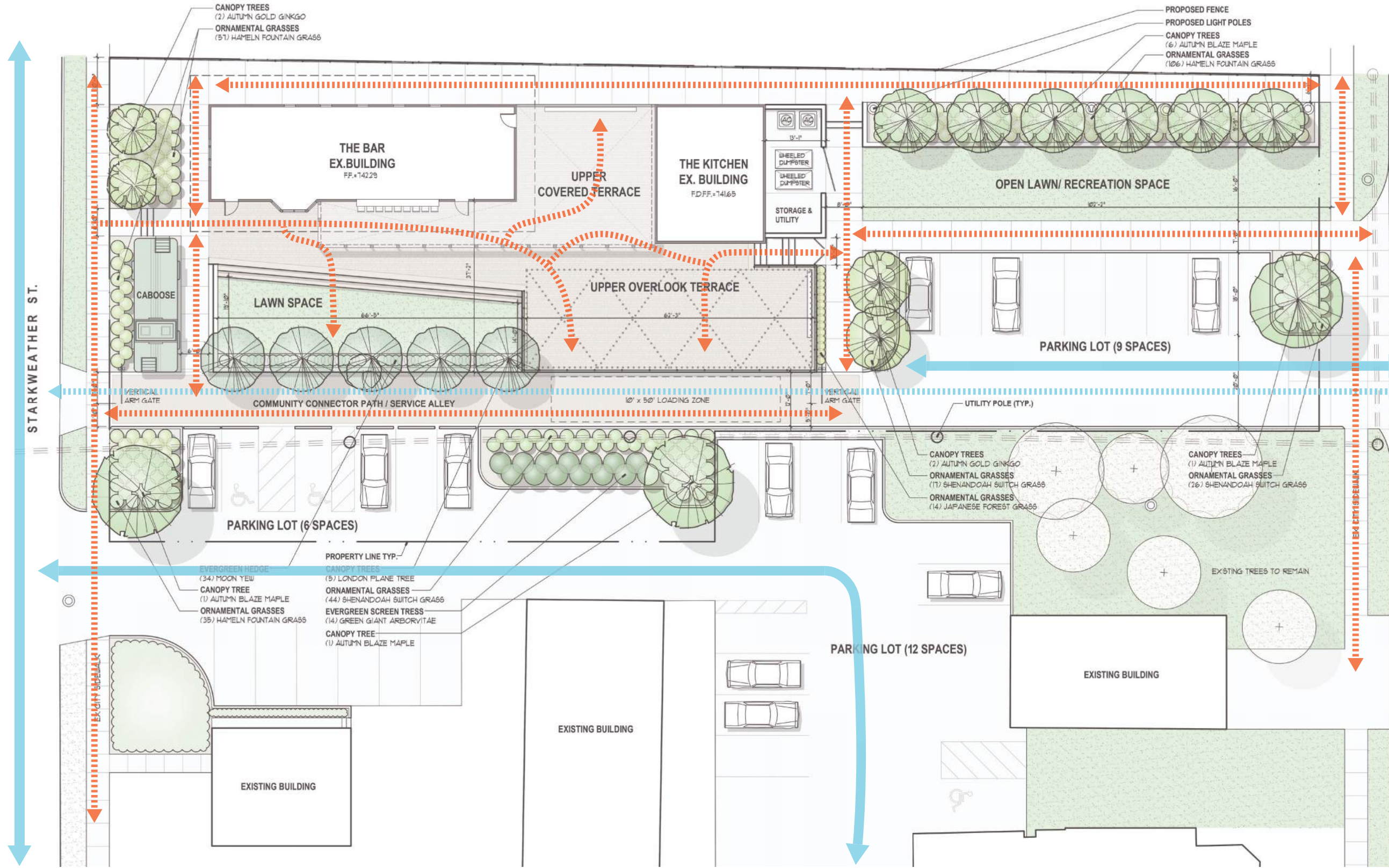
**DISBROW
IANNUZZI** **dūL**

Proposed Renovation

May 6, 2025



railroad tracks



N
MILL
ST.

STARKWEATHER ST.

Villager
900 Starkweather Street
Plymouth, MI 48170

PROJECT

PRELIMINARY

Landscape Development
Landscape Plan

SHEET TITLE

1"=10'-0"

SCALE



PROJECT NUMBER: 2417
 DRAWN: M. Bayer
 CHECKED: T. Stoemaker
 DATE: May 6, 2025
 REVISIONS:

JOSEPH PHILIPS

ARCHITECT, LLC

915 Wing Street

Plymouth, Michigan 48170

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josephphilipsarchitect@gmail.com

www.josephphilipsarchitect.com

May 14, 2025

Planning Commission

City of Plymouth

201 S. Main Street

Plymouth, Michigan 48170

RE: 995 Ann Arbor Trail
JP NO. 25003

Dear Commissioners:

This letter is intended to provide additional information in response to the "Site Plan Review – Change of Use" prepared by Carlisle | Wortman Associates, Inc. on May 7th, 2025.

1. The building will be used the majority of the time as a coffee shop. The television studio use will be limited. Bob Ellis, Vice President and General Manager of WDIV-TV will be at the meeting to explain the use of the building which will be a new concept for the industry.
2. We acknowledge that a loading/unloading zone is not required per the zoning ordinance for this building. Unloading will probably be conducted once a week by three (3) different vehicles. One will be a semi-truck, one by a 16'-20' box truck and one by an extended length van. For convenience vehicles will more than likely back into the parking lot. Deliveries will be limited to before or after hours and during off-peak hours.
3. Dimensions have been added to the attached elevation.
4. Existing lighting is intended to remain.
5. According to the Owner, the dumpster in question has been used by the tenant of this space for over 20 years. The "Waste Receptacle" requirements for E.G. Nicks were the responsibility of the tenant and not that of the property owner. It is our opinion that the dumpster requirements for this dumpster are the responsibility of E.G. Nicks and should be considered as a matter of enforcement of their site plan approval.

Sincerely,

Joseph Philips

Joseph Philips, RA

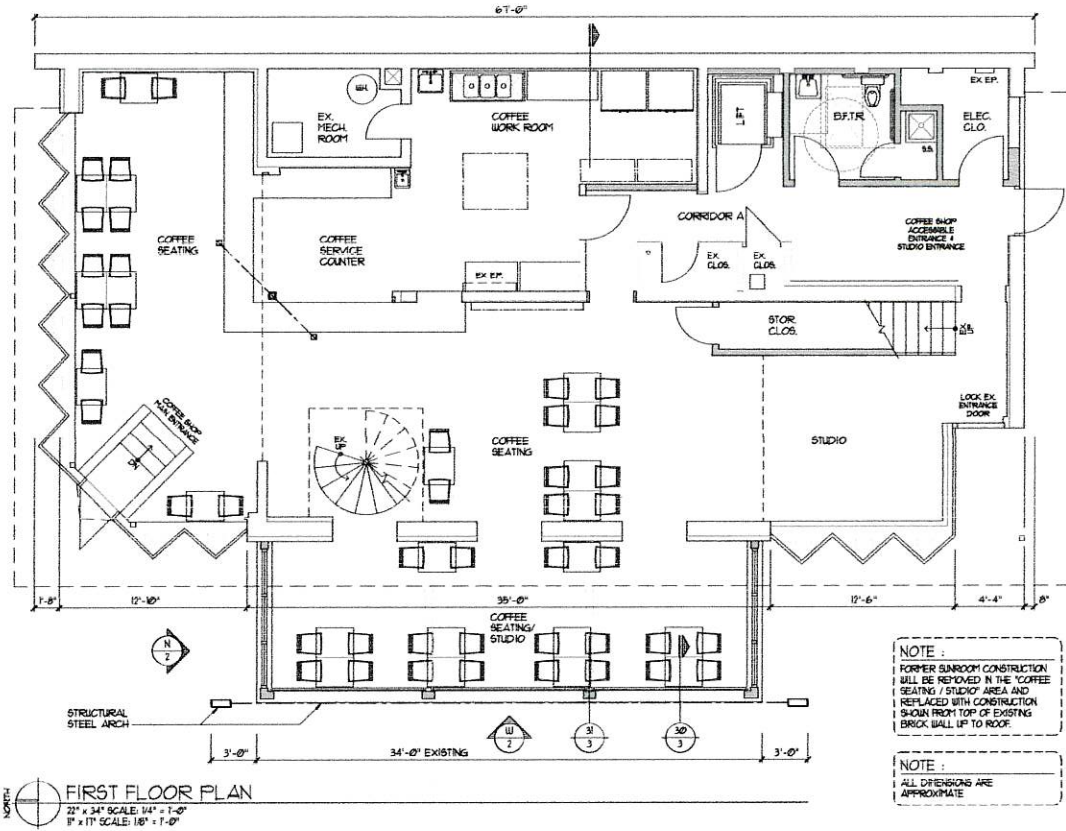
Joseph Philips - Architect, LLC



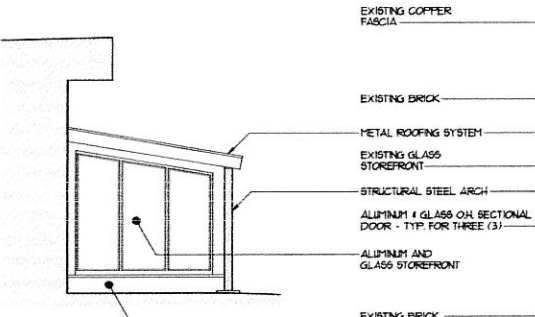
20 NORTH SIDE
NO SCALE



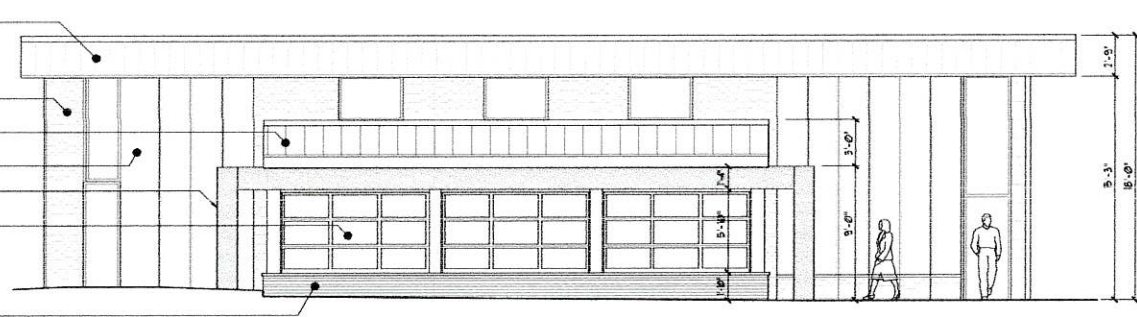
21 NORTHWEST CORNER
NO SCALE



FIRST FLOOR PLAN
22' x 34' SCALE: 1/4" = 1'-0"
8' x 11' SCALE: 1/8" = 1'-0"



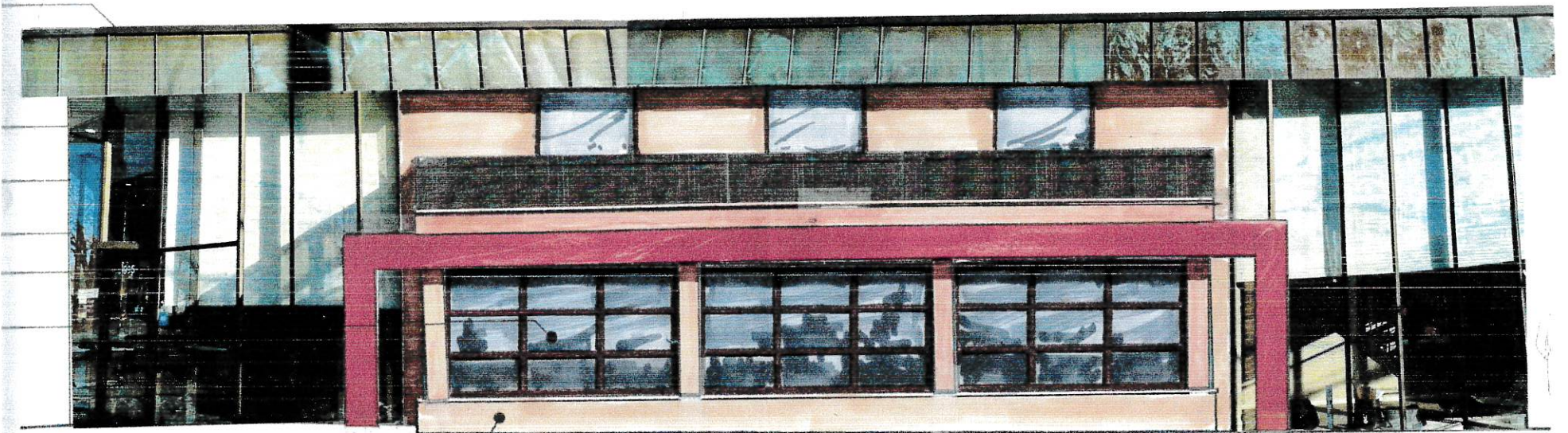
N NORTH ELEVATION
22' x 34' SCALE: 1/4" = 1'-0"
8' x 11' SCALE: 1/8" = 1'-0"



W WEST ELEVATION
22' x 34' SCALE: 1/4" = 1'-0"
8' x 11' SCALE: 1/8" = 1'-0"

JOSEPH PHILIPS ARCHITECT, LLC

NOTICE OF CONSTRUCTION
THIS PLAN HAS BEEN PREPARED BY THE ARCHITECT OR UNDER HIS CLOSE PERSONAL SUPERVISION AND TO HIS KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.
PROJECT: COFFEE SHOP & SATELLITE TELEVISION STUDIO
PRELIMINARY
DATE: 04/23/25
SHEET NO: 05/14/25
JOB NO: 25-003
SERIES: 2



W WEST ELEVATION
2 22" x 34" SCALE: 1/4" = 1'-0"
11" x 17" SCALE: 1/8" = 1'-0"