



City of Plymouth Historic District Commission

Regular Meeting Minutes

Wednesday, June 4, 2025 – 7:00 p.m.
Plymouth City Hall & Online Zoom Webinar

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

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1) CALL TO ORDER

Chair Colleen Polin called the meeting to order at 7:00 p.m.

Present: Chair Polin, Vice Chair Stan Cole, Members John Townsend, Meghan Covino, Gania Kandalraft

Excused: Members Josh Mrozowski, Jeremy Borys

Also present: Economic Development Director John Buzuvis, City Commission Liaison Linda Filipczak

2) CITIZENS COMMENTS

There were no citizen comments.

3) APPROVAL OF THE MINUTES

Covino moved to approve the March 5, 2025, meeting minutes. Cole seconded.

There was a voice vote. One abstention from Townsend, who was absent at that meeting.
MOTION PASSED UNANIMOUSLY

4) APPROVAL OF THE AGENDA

Townsend offered a motion, seconded by Kandalraft, to approve the agenda for June 4, 2025.

There was a voice vote.
MOTION PASSED UNANIMOUSLY

5) COMMISSION COMMENTS

There were no commission comments.

6) OLD BUSINESS

There was no old business.

7) NEW BUSINESS

a) **H25-02, 261 S. Main**, GEM Asset Management: Ground Signage
Applicant was present via zoom did not respond when called upon to present.

Cole noted that the proposed signpost appeared to be made of aluminum, a double-sided aluminum composite material (ACM), painted black with a white logo. He stated that the size of the sign was

within city ordinance parameters, but placement might need adjustment due to setback requirements from the sidewalk.

Buzuvis mentioned that if the setback couldn't be met, the applicant could seek a variance.

Cole also noted that the application did not mention any sign lighting, and it was assumed the sign would be unlit.

Motion

Townsend offered a motion, seconded by Covino, to issue a Certificate of Appropriateness for application number H25-02, 261 South Main, GEM Asset Management: Ground Signage.

Findings of Fact

The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation numbers 8, 9, and 10 and gives consideration and/or significance to the City of Plymouth Ordinance review criteria numbers 1,2,3 and 4.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

b) July Meeting Date-Scheduled for July 2nd

The commission agreed to keep the July 2nd date tentatively scheduled, with the understanding that Buzuvis would reach out if any applications came in and potentially look for an alternate date if necessary.

8) REPORTS AND CORRESPONDENCE

Buzuvis provided an update on Coffee Bean's railing project. The railing was being fabricated, and the timeline was uncertain due to the season. A temporary railing like the old one was installed. Buzuvis will follow up for more details.

9) ADJOURNMENT

Kandalraft offered a motion, seconded by Covino, to adjourn the meeting at 7:11 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY