



Plymouth Planning Commission
Special Meeting Minutes
Thursday, July 17, 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 7:01 p.m.

Present: Chair Saraswat, Commissioners Joe Hawthorne, Marni Schroeder, Trish Horstman, Katie Rossie

Excused: Vice Chair Kyle Medaugh, Commissioners Sidney Filippis, Dave Scott, Zach Funk

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

2. CITIZENS COMMENTS

Tom Doran of 1191 Sheridan expressed concerns about the Champion PUD, citing high density issues and safety concerns.

Scott Lorenz of 1310 Maple Street opposed the Champion PUD, pointing to yard signs throughout town expressing opposition.

Michael Gladchun of 1000 West Ann Arbor Trail opposed the Champion PUD, arguing its density conflicts with R-1 zoning.

Margo Cleveland of Dearborn noted her interest in relocating to Plymouth and expressed concerns about the PUD.

Jim Mulhern of 396 Arthur thanked the Planning Commission for their work on PUDs.

3. APPROVAL OF MEETING MINUTES

Hawthorne moved to approve the minutes of the June 11, 2025 meeting as written. Horstman seconded. The motion carried unanimously.

4. APPROVAL OF THE AGENDA

Hawthorne made a motion to approve the agenda as written for the July 17, 2025 meeting. Rossie seconded. The motion carried unanimously.

5. COMMISSION COMMENTS

Chair Saraswat congratulated Commissioner Scott and his wife on becoming parents.

6. PUBLIC HEARINGS

- a. **PUD 25-02:** 500 Downing; Starkweather Subdivision (behind 550 N. Holbrook), Planned unit development (PUD) amendment to allow lots 17, 18 and 19 to provide signage instead of privacy fences along the rear property lines. The property is zoned PUD, Planned Unit Development.

Planning Consultant Sally Elmiger provided background on the Starkweather School PUD, explaining that the original development repurposed the school and included single-family homes. A previous amendment allowed for eight parking spaces in the park area, with the requirement that a six-foot privacy fence be

erected to delineate public and private space between the park and lots 17, 18, and 19.

The current applicant, Lombardo Homes, was requesting to replace the fence requirement with signage. Elmiger advised that this change would not adequately delineate public versus private space and recommended against it, suggesting a four-foot decorative fence as a compromise.

Jessica Bleimeister from Lombardo Homes explained they acquired the development this year and inherited the fence obligation. Resident Brian Deringer (544 Downing, lot 17) and Sonya Callahan (526 Downing, lot 18) stated they were unaware of the fence requirement when purchasing their homes and that their lot plans showed different property lines than what was being discussed.

Elmiger noted potential discrepancies between what the homeowners were sold and what was approved in the PUD amendment. She recommended postponement to investigate the property line issues.

Chair Sarawat opened the public hearing at 7:46 p.m.

Joe Elliott of 404 Irvin supported having a fence to distinguish between public and private space but suggested a decorative fence rather than a six-foot privacy fence.

Chair Saraswat closed the public hearing at 7:48 p.m.

The Commission voted to postpone the item to allow for further investigation of property boundaries and documentation.

Motion by Commissioner Hawthorne, seconded by Commissioner Rossi, to postpone PUD 25-02 until further clarification is provided, including deeds and surveys from property owners and information about fence approvals from the city.

There was a roll call vote.

Yes: Rossie, Horstman, Hawthorne, Schroeder, Saraswat

MOTION PASSED UNANIMOUSLY

- b. **SP 25-04:** 800 W. Ann Arbor Road; Special land use and site plan review for a childcare center. The property is zoned ARC, Ann Arbor Road Corridor District.

Planning Consultant Sally Elmiger explained that the applicant proposed to repurpose the vacant Rite Aid at 800 W. Ann Arbor Road as a childcare center for 176 children and 16 staff. She identified that the special land use requirements in the Ann Arbor Road Corridor (ARC) district mandated 500 square feet of open space per child, which this site could not meet with only 0.9 acres. The application provided only 40 square feet per child instead of the required 500 square feet. After consulting with the city attorney, she determined the Zoning Board of Appeals could not grant a variance for this special land use condition.

Reid Cooksey of Stonefield Engineering Design presented on behalf of Primrose Schools, arguing the requirement was unrealistic and noting that other childcare facilities in the area operated with much less open space per child. Hemal Patel, the franchise owner of Primrose School of Canton, stated they would have a maximum of 24 children in any playground area at one time and expressed their desire to serve Plymouth families, noting their Canton location already had 23 families from Plymouth.

Commissioners discussed the onerous nature of the 500 square feet per child requirement and considered options for moving forward. They determined two potential paths: pursuing a text amendment with Plymouth Township (as both municipalities share the ARC district) or having the applicant return with a PUD application.

Chair Sarawat opened the public hearing at 8:09 p.m.

No public comments were made.

Chair Saraswat closed the public hearing at 8:10 p.m.

Motion by Commissioner Schroeder, seconded by Chair Saraswat, to postpone SP 25-04 to a later date.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Additionally, Schroeder moved, seconded by Chair Saraswat, to direct city staff to engage with Plymouth Township on the issue and work on a suitable text amendment while considering facilities outside of the Arbor Road Corridor (ARC) district.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

7. OLD BUSINESS

None

8. NEW BUSINESS

None

9. REPORTS AND CORRESPONDENCE

Hawthorne inquired about the status of the residential compatibility ordinance that had been in development for two and a half years. Planning Consultant Sally Elmiger agreed to provide a schedule and report back in August.

Chair Saraswat noted she would be out of town for the August 13 meeting and proposed moving it to August 20, which other commissioners present could accommodate. She indicated she would contact the remaining commissioners to confirm.

10. ADJOURNMENT

Hawthorne made a motion to adjourn. Rossie seconded.

MOTION PASSED UNANIMOUSLY

The meeting was adjourned at 8:04 p.m.