



City of Plymouth  
City Commission Regular Meeting Minutes  
Tuesday, September 2, 2025, 7:00 p.m.  
Plymouth City Hall 201 S. Main Street

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City of Plymouth  
201 S. Main St.  
Plymouth, Michigan 48170-1637

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**1. CALL TO ORDER**

- a. Mayor Suzi Deal called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.
- b. Roll Call

Present: Mayor Suzi Deal, Mayor Pro-Tem Colleen Pobur, Commissioners Linda Filipczak, Jennifer Kehoe, Alanna Maguire, Nick Moroz

Excused: Commissioner Brock Minton

Also present: City Manager Paul Sincock, City Attorney Bob Marzano, and various members of the City Administration

**2. APPROVAL OF MINUTES**

- a. August 18, 2025 City Commission Regular Meeting Minutes

Motion to approve the August 18, 2025 City Commission Regular Meeting Minutes made by Kehoe, supported by Moroz;

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**3. APPROVAL OF THE AGENDA**

Motion to approve the agenda for September 2, 2025 made by Pobur, supported by Filipczak;

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**4. ENACTMENT OF THE CONSENT AGENDA**

- a. Special Event: Wolf Family Picnic - 9/6/25
- b. Special Event: Knights of Columbus Tootsie Roll Drive – 10/10-10/11/25
- c. Special Event: Ski & Snowboard Swap 2025 – 11/7-11/9/25 & 12/5-12/7/25

There was a voice vote to approve the Consent Agenda

PASSED UNANIMOUSLY

**5. CITIZEN COMMENTS**

Ellen Elliott, 404 Irvin offered a reminder of Fall Festival this weekend and also encouraged participation in the DDA streetscape public engagement sessions.

Several residents voiced non support for the Master Plan changes in areas from R1 to Multi-Family zoning, and concern for setting a precedent for for areas. Also asked for assistance with rat issues in the city.

Ed Walton, 1465 Palmer; Patty Jamison, 255 Harvey; Greg Jamison, 255 Harvey; Karen Sisolak, 939 Penniman; Scott Lorenz, 1310 Maple; Ron Crowe, 650 Sunset; Tom Bosserd, 1408 Penniman

**6. COMMISSION COMMENTS**

Commissioners thanked everyone for attending and bringing their concerns, and spoke about best practices and education for the rat issue and what the City has done so far. They also spoke about the master plan process.

Moroz and Deal thanked the DDA team, police department and all others for all their work on the Music in the Air, Fall Fest and all events.

Deal also thanked the City Commission for all the work they do to help keep Plymouth a friendly and charming community. Recognized employee anniversaries: Jay Miller, Police Officer - 12 Years; Jennifer Dergis, Police Administration - 9 Years; Allison Derrig, Recreation - 3 Years; Hannah Knight, City Manager’s Office - 1 Year

**7. OLD BUSINESS - none**

**8. NEW BUSINESS**

a. Sale of used CAT 930H Front End Loader to Plymouth Township

Motion to authorize the following resolution made by Moroz, supported by Pobur;

RESOLUTION 2025-79

WHEREAS The City of Plymouth operates a fleet of equipment that includes heavy operations equipment, in order to help protect the public health, safety, and welfare; and

WHEREAS The City Commission has determined that a 2008 CAT 930H Front End Loader is surplus equipment; and

WHEREAS The surplus equipment was evaluated independently and it was determined to have a value of \$35,000; and

WHEREAS The Charter Township of Plymouth has evaluated the equipment and has offered to purchase the equipment from the City for \$35,000.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby determine that the 2008 CAT 930H Front End Loader is surplus equipment that has a value of \$35,000.

BE IT FURTHER RESOLVED THAT the Charter Township of Plymouth has offered to purchase the surplus equipment for \$35,000.

BE IT STILL FURTHER RESOLVED THAT the City Commission of the City of Plymouth does hereby authorizes the sale of the surplus used CAT 930H Front End Loader for the amount of \$35,000 to the Charter Township of Plymouth and the money shall be placed in the City Equipment Fund.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

b. Authorization to Hire for Police Department

Motion to authorize the following resolution made by Pobur, supported by Kehoe;

RESOLUTION 2025-80

WHEREAS The City of Plymouth has what is commonly known as the Hiring Ordinance in August of 2000; and

WHEREAS The Ordinance requires that the City Administration seek prior and express approval for any full-time position; and

WHEREAS The City Administration is seeking prior and express approval for the hiring of two police officer candidates; and

WHEREAS It is understood that two candidates would need to attend and complete the Police Academy.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize prior and express approval to hire two police officer candidates.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

c. Zoning Text Amendment – Light Industrial – First Reading

Motion to approve the following resolution made by Moroz, supported by Kehoe;

RESOLUTION 2025-81

WHEREAS The Planning Commission of the City of Plymouth reviewed the proposed zoning ordinance text which updates the regulations for commercial kennels in the I-1, Light Industrial District; and

WHEREAS The Planning Commission held a public hearing on August 13, 2025 to receive public comment about the text amendment; and

WHEREAS At the conclusion of the public hearing, the Planning Commission approved the text amendment and recommended review and approval by the City Commission; and

WHEREAS The City Commission has completed a first reading of the proposed language.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby approve the amendments to the I-1, Light Industrial District.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the City Commission will hold a second reading of the proposed text amendments at their next regular meeting.

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**Sec. 78-123. Special land uses permitted after review and approval.**

The following uses may be permitted by the planning commission subject to Article XXIII, the review and approval of the site plan by the planning commission, and the imposition of special conditions which, in the opinion of the commission, are necessary to ensure that the land use or activity authorized is compatible with adjacent uses of land, the natural environment and the capacities of public services and facilities affected by the land use, and subject further to a public hearing held in accord with section 78-281:

- (1) Major automotive repair facilities when completely enclosed, subject to section 78-285.
- (2) Lumber and planing mills when completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the I-1 district.
- (3) Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
- (4) Banks, credit unions and other similar financial services (with or without drive-thru facilities)
- (5) Indoor recreational uses such as indoor soccer, racquet sports, volleyball, hockey, climbing walls, fitness centers, health clubs, dance studios, material arts and other similar recreation uses.
- (6) Commercial kennels subject to the following conditions:
  - a. The maximum number of animals permitted in a commercial kennel shall be 100. The site plan shall identify the number of animals and address animal occupancy on the site. The planning commission may restrict the number of animals occupying the site.
  - b. The planning commission may permit outdoor areas when located at least 50 feet from any residential property and screened with a fence or wall at least six feet in height. Outdoor areas shall not be located in any required front, side, or rear setbacks. ~~when within a completely enclosed building and when located in the interior of the I-1 district so that no property line shall form the exterior boundary of the I-1 district.~~
- (7) Commercial wind energy systems, subject to section 78-261.
- (8) Other uses, which in the determination of the planning commission, are of a similar character to the above uses.

(Ord. of 10-6-03; Ord. No. 2010-01, § 6, 4-5-10; Ord. No. 2013-05, § 2, 10-21-13)

There was a voice vote.

MOTION PASSED UNANIMOUSLY

d. Intergovernmental Contract – Wayne County for Block Grant Funding (CDBG)

Motion to approve the following resolution made by Pobur, supported by Moroz;

RESOLUTION 2025-82

WHEREAS The City Commission of the City of Plymouth has been a sub-recipient of the Wayne County for Community Development Block Grant funding for several decades; and

WHEREAS The Department of Housing and Urban Development (HUD), requires the City and County to renew Subrecipient Agreements from time to time; and

WHEREAS The City of Plymouth wishes to continue their relationship as a subrecipient of Wayne County Community Development Block Grant funding; and

WHEREAS The Department of Housing and Urban Development is requiring Wayne County to renew the Subrecipient Agreement with each subrecipient community to remain in compliance;

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby approve the enclosed Subrecipient Agreement for Community Development Block Grant effective from July 1, 2024 through June 30, 2026.

NOW BE IT FURTHER RESOLVED THAT the City Commission of the City of Plymouth authorizes the mayor to sign the agreement on behalf of the City of Plymouth.

Ellen Elliott, 404 Irvin inquired about using funds for senior program.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

## 9. REPORTS AND CORRESPONDENCE

### a. Liaison Reports:

Kehoe: DDA meeting is Sept 8 at 7pm; OVA met last Wednesday, Chili Cookoff is Sunday Sept 21 in Old Village.

Moroz: ZBA meeting is Sept 4 and with three variance requests on the agenda.

Filipczak: There will be no HDC meeting this month, Cemetery Board is waiting for information from architect, Sincock will be participating in interviews for the Fire Department Asst Chief position.

Maguire: Library will be closed Sept 1-14. Main and upper floors will reopen Sept 15. Drive through can still be utilized. Email for questions [info@plymouthlibrary.org](mailto:info@plymouthlibrary.org)

### b. Appointments

Deal offered a motion, supported by Filipczak for the following appointments to the Corridor Improvement Authority Board:

Kyle Sinkus (Resident)

Mark Waller (Resident)

Michael Burkey (Business) Michigan Dog Training

Nicole Johnson (Business) Hermann's Olde Town

Rebecca Nicholson (Business) East Elm Kitchen

Alex Bernetich (Property) 173 West Liberty Street Suite B

There was a voice vote.

MOTION PASSED UNANIMOUSLY

## 10. ADJOURNMENT

The next regular City Commission meeting is 7:00 pm on Monday, September 15 at Plymouth City Hall.

Motion made by Pobur, supported by Moroz, to adjourn the meeting at 8:19 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

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SUZI DEAL  
MAYOR

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MAUREEN A. BRODIE, CMC, MiPMC  
CITY CLERK