



City of Plymouth Historic District Commission

Regular Meeting Minutes

Wednesday, August 6, 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 Meghan Covino, Gania Kandalaft, Josh Mrozowski

Excused: Members Jeremy Borys, John Townsend

Also present: Economic Development Director John Buzuvis

2) CITIZENS COMMENTS

Mrozowski introduced James Henry, who was attending his first meeting as an observer.

3) APPROVAL OF THE MINUTES

Covino moved to approve June 4, 2025, meeting minutes. Cole seconded.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4) APPROVAL OF THE AGENDA

Mrozowski moved to swap the order of the new business items, suggesting that item H25-04 be discussed before H25-03 for continuity of the meeting timing.

Mrozowski moved to swap the new business agenda items, seconded by Cole, to approve the agenda for August 9, 2025.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5) COMMISSION COMMENTS

Mrozowski disclosed he works at 730 Penniman Avenue, the location of applicant H25-04. He clarified he does not own the building or have any interest in it.

6) OLD BUSINESS

There was no old business.

7) NEW BUSINESS

- a) **H25-04, 730 Penniman:** Metro Signs & Lighting, the applicant, is requesting approval to relocate wall signage.

Paul Deter from Metro Signs & Lighting presented the application. He explained that they are proposing to move an existing UBS sign due to tree growth obstructing visibility. The sign would be repainted white and relocated to a different part of the facade. Additionally, UBS requested permission to install a non-illuminated black fabric awning over their entrance for customer convenience during inclement weather.

Stanley Cole inquired about the fabric type for the awning, to which Paul Deter confirmed it would be canvas.

Ellen Elliott, representing 760 Penniman, expressed support for the proposed changes as a neighboring property owner.

Cole noted that 730 Penniman is a non-contributing building and should be reviewed against the City of Plymouth zoning ordinance requirements rather than the Secretary of Interior Standards.

Chair Colleen Polin commented on the functionality and aesthetic appeal of the proposed awning.

Findings of Fact

The work as proposed meets and gives consideration to and/or significance to the City of Plymouth ordinance review criteria numbers 3 and 4, which are general compatibility to the exterior design arrangement texture and materials proposed to be used and to any other factor including aesthetics which it deems pertinent.

Motion

Cole moved that the commission issue a certificate of appropriateness for application number H25-04. The motion was seconded by Covino.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

- b) **H25-03, 789 W. Ann Arbor Trail:** Ziad El-Baba, the applicant, is requesting approval for a third and fourth floor addition.

Omar Hamdan, co-owner of the building, presented the application. He explained that when originally proposed the building was to be a three-story building but reduced it to two stories due to financial constraints. They now propose adding two more stories to create luxury condos, with a total of five units. Hamdan stated that the building is allowed to be mixed residential and commercial, with the first two stories remaining commercial and the third and fourth being residential.

Hamdan presented samples of materials, stating they would use the same bricks as the existing building. He also mentioned that the building, which replaced an old gas station, now generates significantly more tax revenue for the city.

Commissioners discussed how the proposed addition would impact the character of the historic

resource to the south and specific information related to dimensions, pedestrian street views from various locations, and exact material specifications. The commissioners further discussed the need for more information on which to base a decision.

Ellen Elliott, a citizen, expressed concern about the height of the proposed addition potentially compromising the historic character of the nearby Tonquish Association Building (499 South Main). She also asked about parking requirements for residential units.

Motion

Kandalaft moved that the commission deny a certificate of appropriateness for application number H25-03. The motion was seconded by Mrozowski.

Findings of Fact

The work proposed does not meet the following City of Plymouth ordinance criteria 2, 3, and 4.

The applicant was encouraged to return for further consideration with more detailed information and specifications for the proposed changes.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

8) REPORTS AND CORRESPONDENCE

Buzuvis reminded the commission that the next meeting is scheduled for September 3rd, two days after Labor Day.

9) ADJOURNMENT

Covino offered a motion, seconded by Kandalaft, to adjourn the meeting at 8:16 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY