



City of Plymouth  
City Commission Regular Meeting Minutes  
Monday, September 15, 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, Brock Minton, Nick Moroz

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

**2. RUTH HUSTON WHIPPLE AWARD**

- a. Mayor Deal presented the award to Don Soenen.

**3. PROCLAMATION**

- a. Mayor Deal read a proclamation to acknowledge Hispanic Heritage Month.

**4. APPROVAL OF MINUTES**

- a. September 2, 2025 City Commission Regular Meeting Minutes

Motion to approve the September 2, 2025 City Commission Regular Meeting Minutes made by Pobur, supported by Moroz;

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**5. APPROVAL OF THE AGENDA**

Motion to approve the agenda for September 15, 2025 made by Filipczak, supported by Minton;

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**6. ENACTMENT OF THE CONSENT AGENDA**

Motion to approve the consent agenda for September 15, 2025 made by Kehoe, supported by Pobur;

- a. Approval of August 2025 Bills
- b. Special Event: Main Street Boulevard Tree Lighting & Salvation Army Red Kettle Kick Off- Friday 11/14/2025
- c. Special Event: Plymouth Goodfellows Paper Sale – Saturday 12/6/2025

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**7. CITIZEN COMMENTS**

Ellen Elliott, 404 Irvin spoke about recreation plans and the vermin issue.

Jim Mulhern, 396 Arthur wished John Scanlon well and spoke about the Master Plan, complementing the process and work of the Planning Commission.

Candace MacGillivery, 326 Maple spoke about the development at Fairground and Maple.

Karen Sisolak, 939 Penniman spoke about recreation.

Kristin McHale-Johnson, 712 Fairground spoke about recreation.

Martha Walton, 1465 Palmer spoke about recreation and complemented everyone's work on Fall Fest.

Patty Jamison, 255 N. Harvey spoke about community investment.

Scott Lorenz, 1310 Maple spoke about the Master Plan and multi-family zoning.

## 8. COMMISSION COMMENTS

Pobur emphasized the importance of civility, honesty, and open dialogue, urging citizens to engage in constructive conversations rather than resorting to conflict with their neighbors or city officials. She encouraged individuals with questions or concerns to visit City Hall, where they could speak directly with department heads, gather accurate information, and gain a clearer understanding of both the issue at hand and the City's response. Pobur also asked Scanlon to provide information on reductions in State Revenue Sharing.

Commission members complemented all of the updates with information on the City's website, thanked everyone for their work on Fall Fest and recreation events, spoke about the vermin issue, congratulated Soenen on the Whipple award, the Hispanic Heritage proclamation, the PCCA senior picnic, the Penndemonium event, and the C.O.W. on Recreation and possible for Master Plan. They also agreed with Pobur's comments on communicating respectfully and also offered additional comments.

## 9. OLD BUSINESS

### a. Zoning Text Amendment – Light Industrial – 2nd & Final Reading

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

#### RESOLUTION 2025-83

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 and second 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 directs the City Clerk to publish the Light Industrial, I-1 ordinance language to be effective the day after publication.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

## **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. .
- (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)

## **10. NEW BUSINESS**

### **a. Authorization to Hire Finance Director**

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

#### RESOLUTION 2025-84

WHEREAS The City Commission has adopted an ordinance requiring prior and express approval from the City Commission before filling any full-time position; and

WHEREAS The City Administration has requested such approval for the hiring of a Finance Director for the City of Plymouth.

NOW, THEREFORE, BE IT RESOLVED, that the City Commission of the City of Plymouth hereby grants prior and express approval for the hiring of a full-time Finance Director.

Pobur and Moroz thanked Scanlon for his service.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

b. Police Command Officer Contract Tentative Agreement

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

RESOLUTION 2025-85

WHEREAS The City of Plymouth has employee groups that are represented by unions, and from time to time those union contracts expire and new contracts need to be negotiated; and

WHEREAS The contract with the Plymouth Police Command Officers through their Representative Agent from Command Officers Association of Michigan (COAM) expires on December 31, 2025, and a new contract needs to be implemented; and

WHEREAS The City and the union have in good faith met and discussed a new agreement that would begin on January 1, 2026; and

WHEREAS The City and the union have come to a tentative agreement on a new contract.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby accept the tentative agreement between the City and the City's police command officers as represented by COAM. The terms of the four-year agreement are outlined in the City Manager's write-up for the City Commission.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

c. Authorization for Part Time Hiring

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

RESOLUTION 2025-86

WHEREAS The City of Plymouth has a hiring policy which prohibits the hiring of any relative of a current City employee; and

WHEREAS The Department of Municipal Services has recommended the hiring of Zackery Jost for a part time position and his sibling is currently employed by the City as an employee in a similar position.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby specifically authorizes the hiring of Zackery Jost for a part-time position with the Recreation Department.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

d. Zoning Text Amendment – Ann Arbor Road Corridor – First Reading

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

RESOLUTION 2025-87

WHEREAS The Planning Commission of the City of Plymouth reviewed the proposed zoning ordinance text which updates the regulations for outdoor play space in the ARC, Ann Arbor Road Corridor District; and

WHEREAS The text amendment is under consideration by Plymouth Township; 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 ARC, Ann Arbor Road Corridor District.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the City Commission will hold a second reading of the proposed text amendments after review and approval by the Plymouth Township Planning Commission.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

e. Final Payment to contractor for Noth Territorial Rd. Non-Motorized Pathway Project

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

RESOLUTION 2025-88

WHEREAS The City of Plymouth did construct a non-motorized pathway along North Territorial Road to protect the public health, safety, welfare, and provide for the public good; and

WHEREAS The contractor did meet all requirements of the bid documents and has completed their work; and

WHEREAS The City Commission requires that they approve final payment to contractors for infrastructure projects.

NOW THEREFORE BE IT RESOLVED THAT the City of Plymouth City Commission does hereby authorize final payment in the amount of \$10,253.20. Payment shall be made to Pro-Line Paving Corporation of Washington, Michigan for the non-motorized North Territorial Pathway Project.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**11. REPORTS AND CORRESPONDENCE**

a. Liaison Reports:

Minton: Reported on the Planning Commission Master Plan review and amendments.

Kehoe: OVA Chili Cookoff is this Sunday, 9/27 is Downtown Day, and wrap-up of summer concerts; Reported on DDA meeting and community engagement for the Downtown Redesign and parking deck maintenance.

Pobur: Reported on CWW- State Shared Revenues, community mental health response with law enforcement doing a god job with that, and noted that Semcog is offering money for quick projects.

Moroz: Reported on ZBA- three variances approved. Also thanked Code Enforcement, Kim Crova for her service.

Deal: Asked Chief Cox to report on perceived speeding issues on Maple between Fairground & Deer.

b. Appointments – none.

**12. ADJOURNMENT**

The next regular City Commission meeting is 7:00 pm on Monday, October 6 at Plymouth City Hall.

Motion made by Pobur, supported by Moroz, to adjourn the meeting at 8:20 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