



# Plymouth Planning Commission

## Regular Meeting Minutes

### Wednesday, September 10, 2025 - 7:00 p.m.

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City of Plymouth  
201 S. Main Street  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
734-453-1234

#### 1. CALL TO ORDER

Chair Hollie Saraswat called the meeting to order at 7:00 p.m.

Present: Chair Hollie Saraswat, Vice Chair Kyle Medaugh, Commissioners Joe Hawthorne, Marni Schroeder, Katie Rossie, Dave Scott, and Sidney Filippis

Excused: Commissioners Trish Horstman and Zach Funk

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

#### 2. CITIZENS COMMENTS

There were no citizens comments.

#### 3. APPROVAL OF MEETING MINUTES

Schroeder moved to approve the minutes of the August 13, 2025 meeting as written. Filippis seconded.

Chair Saraswat abstained.

The motion carried.

#### 4. APPROVAL OF THE AGENDA

Medaugh made a motion to approve the agenda as written for the September 10, 2025 meeting. Scott seconded.

The motion carried unanimously.

#### 5. COMMISSION COMMENTS

There were no commission comments.

#### 6. PUBLIC HEARINGS

There was no public hearing.

#### 7. OLD BUSINESS

- a. Review Finalized Master Plan

Chair Saraswat outlined the process for discussing the finalized master plan. She explained that Planning & Community Development Director Greta Bolhuis would first provide comments, followed by commissioners asking clarifying questions. Citizens would then have the opportunity to speak, after which the commission would discuss and vote on each parcel individually.

Director Bolhuis presented an administrative memorandum detailing density calculations for the properties in question. She explained the current zoning, potential density calculations for various zoning designations, and comparisons between the 2018 and 2025 master plans.

Chair Saraswat then opened the floor for citizen comments. Several citizens spoke not in favor, including:

- Karen Sisolak, 939 Penniman
- Joe White, 660 N. Sheldon
- Michelle Dillon, 1328 W. Ann Arbor Trail
- Ron Picard, 1373 Sheridan
- Ed Walton, 1465 Palmer
- Heather Doughty, 557 N. Mill
- Catherine Doughty, 557 N. Mill
- Elizabeth Mauer Voleric, 216 N. Holbrook
- Tom Bossard, 1408 Penniman
- Kathryn Szary, 1107 W. Ann Arbor Trail
- Scott Lorenz, 1310 Maple
- Michael Mountain, 1211 Sheridan
- Albert Brooke, 1087 William
- Robert Richards, 11711 Appletree

In summary, the citizens expressed the following concerns:

- The need for increased community input and engagement in the rezoning process.
- Preserving Plymouth's character.
- Concerns about potential increases in density and traffic.
- The desire to maintain the current zoning for church and school properties.
- A lack of clarity regarding which specific parcels were under discussion.

After citizen comments, the commission discussed each parcel individually:

Our Lady of Good Counsel (OLGC): The commission debated changing the designation from residential multi-family to single family.

Commissioner Filippis made a motion to amend the OLGC site in the 2025 master plan to the single-family future land use designation. Commissioner Scott seconded the motion. The roll call vote was as follows:

YES: Schroeder, Filippis, Hawthorne, Scott, Medaugh

NO: Rossie, Saraswat

The motion carried with a majority vote.

Saint Peter's Lutheran Church: The commission discussed maintaining consistency with the OLGC decision.

Commissioner Filippis made a motion to amend the 2025 master plan future land use for Saint Peter's Lutheran Church to be single-family. Commissioner Scott seconded the motion. The roll call vote was as follows:

YES: Schroeder, Filippis, Hawthorne, Scott, Medaugh, Saraswat

NO: Rossie

The motion carried with a majority vote.

Christian Science Church: The commission discussed the property's proximity to downtown and its potential as a transitional area.

Commissioner Schroeder made a motion to affirm the 2025 master plan future land use map designation for the Christian Science Church property as residential multi-family. Commissioner Filippis seconded the motion. The roll call vote was as follows:

YES: Rossi, Schroeder, Filippis, Scott, Saraswat  
NO: Hawthorne, Medaugh  
The motion carried with a majority vote.

Smith Elementary School: The commission debated the merits of single family versus multi-family designations, considering factors such as surrounding neighborhoods, traffic concerns, and potential future development.

Commissioner Medaugh made a motion to amend the Smith School parcel in the future land use map to be designated as single family. Commissioner Scott seconded the motion. The roll call vote was as follows:

YES: Schroeder, Scott, Hawthorne, Medaugh  
NO: Rossi, Filippis, Saraswat  
The motion carried with a majority vote.

East Middle School: The commission discussed the property's location on a major thoroughfare and its proximity to industrial and commercial uses.

Commissioner Filippis made a motion to affirm the 2025 master plan for the multi-family neighborhood future land use at the East Middle School site. Commissioner Schroeder seconded the motion. The roll call vote was as follows:

YES: Rossi, Schroeder, Filippis, Hawthorne, Medaugh, Saraswat  
NO: Scott  
The motion carried with a majority vote.

After discussing all parcels, the commission voted to recommend the amended changes to the city commission for approval.

Commissioner Schroeder made a motion to recommend to the city commission the 2025 master plan with the amendments discussed and approved during the meeting. Commissioner Scott seconded the motion.

There was a voice vote.  
The motion carried unanimously.

## **8. NEW BUSINESS**

There was no new business.

## **9. REPORTS AND CORRESPONDENCE**

City Commissioner Minton provided an update on upcoming city commission meetings, including a Committee of the Whole meeting to discuss parks and recreation sponsorship opportunities.

## **10. ADJOURNMENT**

Filippis made a motion to adjourn. Vice-Chair Medaugh seconded.

There was a voice vote.  
The motion carried unanimously.

The meeting was adjourned at 8:35 p.m.