



**City of Plymouth**  
**City Commission Regular Meeting Minutes**  
**Monday, October 20, 2025, 7:00 p.m.**  
**Plymouth City Hall 201 S. Main Street**

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City of Plymouth  
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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 Chris Porman, City Attorney Bob Marzano, and various members of the City Administration

**2. APPROVAL OF MINUTES**

- a. October 6, 2025 City Commission Regular Meeting Minutes

Motion to approve the October 6, 2025 City Commission Regular Meeting Minutes made by Minton, supported by Kehoe;

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**3. APPROVAL OF THE AGENDA**

Motion to approve the agenda for October 20, 2025 made by Pobur, supported by Moroz;

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**4. ENACTMENT OF THE CONSENT AGENDA**

Motion to approve the consent agenda for October 20, 2025 made by Maguire, supported by Pobur;

- a. Approval of September 2025 Bills

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**5. CITIZEN COMMENTS**

Ellen Elliott 404 Irvin commented that the DDA Streetscape Forum was a great event and encouraged everyone to answer the survey.

Karen Sisolak 939 Penniman Spoke about the recent Pumpkin Palooza and upcoming Old Village Halloween Block Party on Sunday.

**6. COMMISSION COMMENTS**

Commissioners commented that the DTP Forward was a great event that had a good turnout and encouraged participation in the survey, which is open until October 31. They also thanked everyone involved for a successful Pumpkin Palooza event.

Commissioners also welcomed incoming City Manager Chris Porman and recognized outgoing Finance Director John Scanlon's time with the City and wished him well.

Maguire spoke about a \$10,000 proposal request from the Plymouth Community Council on Aging for senior programming. Kehoe noted that there is also fundraiser on October 25 at Vitrine for this purpose.

**7. OLD BUSINESS – none**

## 8. NEW BUSINESS

### a. Master Plan

The City of Plymouth completed a comprehensive review of its Master Plan, as mandated by state law every five years. The current plan, originally adopted in September 2018 following a full rewrite of the 2011 version, underwent an update process beginning in March 2023. The Planning Commission chose to retain and revise the existing plan rather than initiate a complete overhaul.

*Key milestones in the process included:*

- Formation of subcommittees for public engagement and future land use in December 2023.
- A two-year process of meetings, public input sessions, and revisions.
- March 19, 2025: Planning Commission recommended the draft plan for City Commission review.
- August 13, 2025: Public hearing held; concerns raised about land use designations.
- September 10, 2025: Adjustments made to the future land use map.
- Final plan unanimously recommended for approval.

*Plan Highlights*

- The Master Plan serves as a long-term policy guide for land use over the next 5–20 years.
- Supports existing zoning ordinances without rezoning properties.
- Updates include simplified land use designations and provisions for adaptive reuse of institutional and transitional properties.
- Public engagement included three sessions, event pop-ups, and 27 Planning Commission meetings.

*Special thanks were extended to:*

- Former Chairperson Sisolak, Current Chairperson Saraswat, Community Dev. Dir. Bolhuis, Economic Dev. Dir. John Buzuvis, Planning Consultant Sally Elmiger, all participating residents.

*Next Steps (per Michigan Planning Enabling Act)*

The City Commission may approve, reject, or propose amendments to the plan. Amendments would require a joint meeting with the Planning Commission.

Motion to authorize the following resolution #1 made by Pobur, supported by Moroz;

#### RESOLUTION 2025-91

WHEREAS The Planning Commission completed the Master Plan review as required by Public Act 33 of 2008; and

WHEREAS The Planning Commission held a public hearing to hear comments on the Master Plan on August 13, 2025; and

WHEREAS On September 10, 2025 the Planning Commission recommended the final draft of the Master Plan to the City Commission for adoption; and

WHEREAS The City Commission adopted a resolution asserting their right to approve or reject the Master Plan on May 5, 2025; and

WHEREAS The City Commission reviewed the Master Plan on October 20, 2025.

NOW THEREFORE BE IT RESOLVED THAT the City Commission does hereby approve and adopt the 2025 City of Plymouth Master Plan as presented.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Master Plan is effective immediately upon approval and adoption by the City of Plymouth City Commission.

Elmiger and Bolhuis spoke on the 2025 Master Plan update process, public engagement, and clarification on future land use vs zoning, providing an overview of what a master plan is, emphasizing that it serves as a vision for future land use and design;

- The Master Plan includes a future land use map, which outlines the intended use of properties in the future.
- This map may not always align with the current zoning map, but that's not necessarily problematic.
- Communities often leave zoning unchanged unless property owners propose amendments or rezonings.
- The city has the authority to change zoning, but such changes are handled individually through a public hearing process.
- The Master Plan acts as an umbrella document, with the zoning ordinance being the main tool for its implementation.
- The current Master Plan does not rezone any properties; zoning remains as is unless future coordination is pursued by the city or property owners.

Additional key concepts were discussed for clarification:

- The Future Land Use Map outlines intended property uses over a 20-year horizon and reflects the City's development vision.
- The Zoning Ordinance and Zoning Map are legal tools for implementation and may differ from the Future Land Use Map.
- Discrepancies between zoning and future land use are common and not immediately problematic.
- Public Engagement Summary: Three in-person sessions held in Old Village, Cultural Center, and Spring Artisan Market; Surveys collected 121 responses (68 from presentations, 53 from the Artisan Market); Additional outreach included DDA meetings in February 2024 and April 2025; A 63-day public review period followed the plan's online publication; Public feedback included 2 email comments and 14 comments at the September Planning Commission meeting; Total in-person attendance: 70 individuals.

It was reiterated that the vote on this item pertains to the entire Master Plan, not individual parcel rezonings. No rezoning is proposed for properties such as St. Peter's, OLGC, East Middle School, Smith School, or Christian Science.

Citizens Comments:

Residents and business owners [listed below] expressed opposition to the proposed Master Plan as written, advocating for the retention of R1 (single-family residential) zoning on the church property and East Middle Schools areas.

Concerns included a proposed rezoning and future land use changes surrounding the Christian Science Church property, increased traffic congestion, infrastructure strain, and potential flooding. Some also questioned the church's intentions to remain on the property despite their financial challenges.

Alan Ardanowski 1120 Maple Street; Martha Walton 1465 Palmer; Marie Everitt 1240 Fairground; Elaine Attridge 1192 W Ann Arbor Trail; Karen Sisolak 939 Penniman; Ellen Elliott 404 Irvin; Catherine Szary 1107 W Ann Arbor Trail; Mike Gladchun 1000 W Ann Arbor Trail; Scott Lorenz 1310 Maple Street; Ron Picard 1373 Sheridan; Denise Varner 1428 Sheridan Street; Karen Jallo 505 McKinley; Sam Barresi 533 Herald; Julie Nelson 1464 W Ann Arbor Trail; Betsy Volaric 216 N Holbrook Street; Brent Reili 265 Blunk; David Szary 1107 W Ann Arbor Trail; Karen Patrosso 1456 W Ann arbor Trail; Mary Gladchun 1000 W Ann Arbor Trail; Jane Benson 814 Deer Ct.; Stephanie Fraser 451 Jener; Patty Gatto 1316 Sheridan; Tom Bossard 1408 Penniman; Rebecca Bassett 260 W Spring;

Jim Mulhern, former Planning Commissioner, commended the Planning Commission's work on the Master Plan document. He reflected positively on the 2018 Master Plan and its impact. He emphasized the importance of public input and praises the city's openness and encouraged ongoing community engagement and unity despite differing opinions.

The City Commission wrapped up the discussion with some key points:

- The Master Plan is a visionary guide for the next 5–20 years.
- Aims to preserve tradition while allowing for thoughtful growth and inclusivity.
- Commissioners expressed pride in a plan reflecting community values and future needs.
- Commission spent 2.5 years developing the plan with public input and multiple meetings; Decisions were not unanimous, showing a range of thoughtful perspectives.
- It was acknowledged the importance of differing opinions as disagreement is part of democracy and community growth.
- Commissioners emphasized they read emails, responded to concerns, listened to and responded to concerns, and acknowledged differing opinions and the importance of respectful dialogue.
- Several points addressed included that:
  - The Master Plan is a planning document, not a zoning ordinance, and does not rezone any parcels; zoning changes require a separate public process.
  - Future Land Use Designation shifts 'mixed-use low density' to 'multi-family residential', simplifies terminology and increases flexibility.
  - Multi-family designation allows for single-family homes and community structures like churches.
  - Existing church is not a conforming use under current R1 zoning and would require special approval if built today.
  - Supports diverse housing options for seniors, young adults, and families.
  - Emphasizes need for affordable and transitional housing due to aging population and economic challenges.
  - Stormwater management is required for developments.
  - Some oppose multi-family designation for Christian Science Church property. The designation does not exclude the church or prevent single-family development, and the church remains a valued part of the community.

There was a roll call vote: Maguire-Y Filipczak-N Moroz-Y Pobur-Y Kehoe-Y Minton-Y Deal-Y

MOTION PASSED 6-1

b. Authorization to Hire for Downtown Development Authority

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

RESOLUTION 2025-92

WHEREAS The City of Plymouth has an Ordinance which requires that the City Manager seek prior and express approval before filling any full-time employee position within the city staff; and

WHEREAS The Downtown Development Authority Board of Directors unanimously recommended that The current Assistant DDA Director position be moved from ¾ time to a full-time position; And

WHEREAS The City Administration has also recommended that the City Commission authorize the upgrading of a three-quarter time position in the Downtown Development Authority to Full-time.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby grant prior and express approval for the upgrading of one three-quarter time position to full time.

c. Authorization to Purchase Snowplows

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

RESOLUTION 2025-93

WHEREAS The City of Plymouth operates an equipment fleet to help protect the public health, safety, and welfare; and

WHEREAS The City Commission determined that the replacement of three (3) F350 Pick Up trucks would be included in the 2025-2026 Budget; and

WHEREAS There is a need to outfit the trucks with snowplows to assist in the City's snow and ice control efforts; and

WHEREAS City Administration obtained pricing based on the City of Rochester Hills RFP-RH-20-023, which the city has used for previous purchasing; and

WHEREAS The City Administration and staff are recommending the purchase of three (3) Boss 9'2" Power-V DXT Red Steel Blade Snowplows from Truck & Trailer Specialties, Inc. of Howell, MI; and

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize the purchase of three (3) Boss 9'2" Power-V DXT Red Steel Blade Snowplows from the City of Rochester Hills RFP Program in the amount of \$10,117.00 each and a total of \$30,351.00. The expense is to be charged to the Equipment Fund.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

d. Police Training Contract Renewal Authorization

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

RESOLUTION 2025-94

WHEREAS The City of Plymouth maintains a police department in accordance with the City Charter to help protect the public health, safety and welfare; and

WHEREAS There is a need for on-going training of our police officers there are certain standards established by the Michigan Commission on Law Enforcement (MCOLES); and

WHEREAS The Police Chief has recommended that the City renews The contract with Michigan Law Enforcement Training Associates (MLETA).

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize a contract renewal with MLETA in the amount of \$9,800.00 to help meet the ongoing training requirements of MCOLES. Funding for this purchase is authorized from the Police Department Budget.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**9. REPORTS AND CORRESPONDENCE**

a. Liaison Reports:

Commissioners provided updates from various boards and committees, including:  
Filipczak- Northville Plymouth Fire Advisory Board, Cemetery Board, Historic District Commission  
Kehoe - Downtown Development Authority, OVA meeting

b. Appointments – none.

**10. ADJOURNMENT**

The next regular City Commission meeting is 7:00 pm on Monday, November 3 at Plymouth City Hall.

Motion made by Moroz, supported by Pobur to adjourn the meeting at 9:00 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