



# City of Plymouth Historic District Commission

## Regular Meeting Minutes

Wednesday, October 1, 2025 – 7:00 p.m.  
Plymouth City Hall & Online Zoom Webinar

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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 John Townsend, Gania Kandalajt, Jeremy Borys

Excused: Members Josh Mrozowski and Meghan Covino

Also present: Economic Development Director John Buzuvis and City Commissioner Linda Filipczak

### 2) CITIZENS COMMENTS

There were no citizen comments.

### 3) APPROVAL OF THE MINUTES

Vice Chair, Cole noted an error in the previous meeting's minutes regarding a motion approval. He pointed out that the chair cannot second or make a motion and suggested it was likely Commissioner Covino who seconded the motion instead of Chair Polin. Buzuvis acknowledged the correction and stated it would be addressed.

Townsend moved to approve August 6, 2025, meeting minutes with the noted change. Vice Chair Cole seconded the motion.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

### 4) APPROVAL OF THE AGENDA

Townsend offered a motion, seconded by Kandalajt, to approve the agenda for October 1, 2025.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

### 5) COMMISSION COMMENTS

There were no commission comments.

6) **OLD BUSINESS**

a) **H25-03, 789 W. Ann Arbor Trail:** Ziad El-Baba, the applicant, revised plans of requested approval of the third and fourth floor addition.

Omar Hamdan, co-owner, introduced himself and his partners, noting their building isn't historic and was built 15 years ago. Originally approved for three stories, only two stories were built due to costs. Hamdan wants to add stories to align with nearby structures.

Vice Chair Cole thanked him for providing renderings and stated that the historical standards apply due to proximity to the Mayflower Meeting House. Cole highlighted the need for additions to be subordinate to historic sites and suggested recessing the building's southern corner to be subservient to the historic resource to the south of the proposed addition.

Engineer Haidar Badreddine confirmed this change is feasible with minor plan revisions.

Commissioner Kandalraft voiced ongoing concerns about the building's overall mass impacting the area.

Chair Polin reiterated that the compatibility with the historic Mayflower Meeting House was of primary concern, emphasizing that the Commission didn't want the new construction to detract from the historic building's features or significance.

Mr. Hamdan questioned why the building's massing appeared to be an issue when the zoning allowed for the proposed height and expressed frustration at potential delays when they were willing to make the suggested modifications.

**Motion**

Motion by Vice Chair Cole, seconded by Borys, that the commission issue a certificate of appropriateness for application H25-03 provided conditions are met.

**Findings of Fact**

The work would meet the Secretary of Interior Standards for Rehabilitation Standards number 9 and would give consideration and significance to the City of Plymouth ordinance criteria's number 1, 2, 3, and 4.

**Conditions**

The southwest corner of the third and fourth floor be subordinate to the historic Mayflower Meeting House, the corner of the building to be a minimum of 2 feet lower than the adjacent building for a distance of 10 foot 3 inches north and 7 foot east to any wall on the third or fourth floor of the new building and that the applicant submit revised elevations of rendering showing compliance.

There was a roll call vote.

Yes: Borys, Vice Chair Cole

No: Kandalraft, Townsend, Chair Polin

MOTION FAILED, 2-3

Following the failed motion, the Commission discussed their concerns. Commissioner Kandalraft explained she still had concerns about the overall massing and felt it would have a significant impact

not just on the adjacent Meeting House but on the entire area. Chair Polin added that while Vice Chair Cole had proposed a solution for the corner adjacent to the Meeting House, there were still concerns about the scale and mass of the entire addition.

The applicant was encouraged to consider a greater setback than the 10 feet proposed to address the massing concerns, and to return to the next available meeting with revised drawings showing modifications to address the Commission's concerns.

7) **NEW BUSINESS**

There was no new business.

8) **REPORTS AND CORRESPONDENCE**

John Buzuvis reported on several ongoing projects taking place throughout the city.

Commissioner Townsend mentioned seeing two officers on horseback in town the previous day, which sparked a brief discussion about the Wayne County mounted division.

Chair Polin commented positively on the paint work and touch-up being done on the Meeting House, noting that the cleaning was making the detail on the corbels and windows stand out.

9) **ADJOURNMENT**

Townsend offered a motion, seconded by Kandalaft, to adjourn the meeting at 8:00 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY