



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, October 2, 2025 - 7:00 p.m.

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

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1. CALL TO ORDER

Vice Chair Jim Burrows called the meeting to order at 7:00 p.m.

Present: Vice Chair Burrows, Members Mike Devine, Robert Mengel, Rebecca Smith, and Alternate Mike Pappas.

Absent: Chair Joe Elliott

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Devine offered a motion, seconded by Mengel, to approve as amended minutes of the September 4, 2025 meeting.

There was a roll call vote.

YES: Devine, Mengel, Smith, and Pappas

Abstained: Vice Chair Burrows

MOTION PASSED

4. APPROVAL OF THE AGENDA

Mengel offered a motion, seconded by Devine, to approve the agenda for the October 2, 2025 meeting.

There was a roll call vote.

YES: Pappas, Devine, Mengel, Smith, and Burrows

MOTION PASSED UNANIMOUSLY

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

- a) **Z 25-10, 630 S. Main:** Dagher Signs and Graphics, the applicant, is requesting a non-use variance to install a wall sign at a business site which displays a ground sign. The applicant is also requesting a non-use variance to install a wall sign on a façade that does not have a separate public means of ingress and egress. The property is zoned B-1, Local Business District.

Citizen Comments

There were no citizen comments.

Board Member Discussion

The board evaluated Dagher Signs and Graphics' request for three signs due to visibility concerns

but expressed worries about the number of signs and light pollution. Instead, they considered permitting two signs, either a combination of a ground sign and one wall sign, or two wall signs.

Motion

Commissioner Devine made a motion, seconded by Mengel, to approve a variance for agenda item Z25-10 that would allow an additional wall-mounted sign on a non-entry façade.

Findings of Fact

The property requires extra signage due to its multiple frontages to ensure proper visibility, and the additional sign will help enhance visibility for vehicular traffic.

Condition

With the condition regarding light pollution, administration can act should the light levels of the signs become problematic.

There was a roll call vote.

YES: Pappas, Devine, Mengel, Smith and Burrows

MOTION PASSED UNANIMOUSLY

- b) **Z 25-11, 412 W. Ann Arbor Trail:** Jacquelyn and Eric Ouellette, the owners, are requesting a non-use variance to construct a pool in the front yard. The applicant, Eric Ouellette, was reapplying for a previously approved variance. The property is zoned RM-1, Multi-Family Residential.

Citizen Comments

There were no citizen comments.

Board Member Discussion

Board members discussed landscaping and fencing plans, reminding the applicant of fence ordinances. Pappas asked about the arborvitaes' condition and plans for improved screening. Mr. Ouellette acknowledged issues due to their berm placement and shared plans to replant at ground level for better growth, along with installing a fence for privacy and security, in compliance with the city's fence ordinances. Mr. Ouellette also mentioned considering a mechanized pool cover for safety given their small children. Members appreciated the thorough consideration of aesthetics and safety.

Motion

Mengel offered a motion, seconded by Smith, to approve Z25-11 to install a pool within a front yard setback at 412 W. Ann Arbor Trail.

Findings of Fact

The property has two front yards and there's no possible location for a pool in the rear yard without a variance, and the pool will be in the secondary front yard that functionally serves as a side yard.

Condition

The pool would be placed within the boundaries as shown in the plan that was presented.

There was a roll call vote.

YES: Pappas, Mengel, Smith, Devine and Burrows

MOTION PASSED UNANIMOUSLY

8. BOARD MEMBER COMMENTS

No board member comments were made.

9. REPORTS AND CORRESPONDENCE

There were no reports and correspondence to report.

10. ADJOURNMENT

Pappas offered a motion, seconded by Mengel, to adjourn the meeting at 7:33 p.m.

There was a roll call vote.

YES: Pappas, Devine, Mengel, Smith and Burrows

MOTION PASSED UNANIMOUSLY