



City of Plymouth Zoning Board of Appeals Regular Meeting Agenda Thursday, March 5, 2026 – 7:00 p.m. City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/87232053808>

Passcode:399074

Webinar ID: 872 3205 3808

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of February 5, 2026 regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
 - a) **Z 26-02 289 W. Ann Arbor Trail:** Infinity Homes, the applicant, is requesting a non-use variance to install a covered porch in the required side yard setback. The property is zoned RM-1, Multiple-Family Residential District.
- 7) BOARD MEMBER COMMENTS
- 8) REPORTS AND CORRESPONDENCE
- 9) ADJOURNMENT

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

“The government in this community is small and accessible to all concerned.”

-Plymouth Mayor Joe Bida November

City of Plymouth
Zoning Board of Appeals Notice

201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on **Thursday, March 5, 2026**,
at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z 26-02 289 W. Ann Arbor Trail: Infinity Homes, the applicant, is requesting a non-use variance to install a covered porch in the required side yard setback. The property is zoned RM-1, Multiple-Family Residential District.

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Publish: Wednesday, February 18, 2026



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, February 5, 2026 - 7:00 p.m.

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

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

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, Rebecca Smith, Robert Mengel, and Jeff Boyle

Also present: Planning and Community Development Director Greta Bolhuis and Community Development Coordinator Haley Hall

2. ELECTION OF OFFICERS

Director Bolhuis asked for nominations for the office of chair. Devine nominated Smith as chair of the Zoning Board of Appeals for 2026. Bolhuis asked whether there were any other nominations. There were no other nominations.

There was a roll call vote.

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

MOTION TO ELECT CHAIR SMITH PASSED UNANIMOUSLY

Chair Smith asked for nominations for the office of vice chair. Devine nominated Burrows as vice chair of the Zoning Board of Appeals for 2026. Smith asked whether there were any other nominations. There were no other nominations.

There was a roll call vote.

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

MOTION TO ELECT VICE CHAIR BURROWS PASSED UNANIMOUSLY

3. CITIZENS COMMENTS

There were no citizen comments.

4. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Devine, to approve minutes of the December 4, 2025 meeting.

There was a roll call vote.

YES: Burrows, Devine, and Smith

Abstained: Boyle and Mengel

MOTION PASSED

5. APPROVAL OF THE AGENDA

Mengel offered a motion, seconded by Burrows, to approve the agenda for the February 5, 2026 meeting.

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

- a) **Z 26-01, 1426 S. Mill:** Gabriella Sharman, the applicant, is requesting a non-use variance to install an electronic changeable copy sign that is not a monument sign. The property is zoned ARC, Ann Arbor Road Corridor.

Citizen Comments

There were no citizen comments.

Board Member Discussion

Members of the VFW and VVA presented the variance request. Bob Cohen requested approval to upgrade the current sign to an updated electronic board to make it visible to the local community and promote funding events. Robert Lamoureux noted that the current sign is outdated and deteriorating, requiring replacement.

Board members determined that two variances were required: one for a digital changeable sign and another to allow a non-monument sign. Board members discussed the necessity of the digital sign for the community group, noting that the sign would help advertise various events at the venue. The Board also considered that the location was surrounded by industrial/commercial uses rather than residential properties, making the illuminated sign appropriate for the area and its rate of traffic.

Motion

Mengel offered a motion, seconded by Burrows, to approve a variance for a digital changeable copy sign.

Findings of Fact

None of the adjacent properties are zoned residential, and the VFW hosts a multitude of activities, making it important to allow flexibility in their signage.

Conditions

No video may be shown on the sign, message changes are restricted to 8 per day, lumen levels are to be reduced by 50 percent at night, and the top half of the sign will remain static.

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY

Motion

Motion by Devine, seconded by Mengel, to approve a variance to allow the installation of a non-monument sign.

Findings of Fact

It is a high traffic area with excessive queuing in front of the property and limited visibility.

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY

8. BOARD MEMBER COMMENTS

Devine thanked Smith and Burrows for accepting their roles as Chair and Vice Chair. The board thanked City Commissioner Joe Elliott for his service as the previous Chair. The board welcomed new ZBA member Jeff Boyle.

9. REPORTS AND CORRESPONDENCE

Director Bolhuis reminded members about the Michigan Association of Planning training at Washtenaw Community College on March 31st and introduced Coordinator Hall.

City Commissioner Elliott thanked Smith and Burrows for taking on their roles and welcomed Boyle. He also reminded members who did not attend the city attorney’s “Soup Talk” presentation are required to watch the video and take a quiz.

10. ADJOURNMENT

Burrows offered a motion, seconded by Boyle, to adjourn the meeting at 7:22 p.m.

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY

DRAFT



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: February 13, 2026
RE: **Z 26-02, 289 W. Ann Arbor Trail: Non-Use Variances Request**

Infinity Homes, the applicant, is requesting a non-use variance to install a covered porch in the required side yard setback. The property is zoned RM-1, Multiple-Family Residential District. The property is 45 feet wide by 132 feet deep, totaling 5,940 square feet.

Sec. 78-190 references that the minimum side yard setback is 10 feet. Sec. 78-217 references that an overhang may project into the side yard setback up to 2 feet. A side yard setback of 6 feet to the covered porch is proposed. A variance of 2 feet is required.

Should you have any questions, please contact me directly.





RECEIVED

JAN 22 2026

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

ITEM 6. a.

DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: www.plymouthmi.gov

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

289 W. Ann Arbor Trail		1/15/24	
Address of Property		Date of Application	
Infinity Homes/Rino Soave		Infinity Homes	
Applicant Name		Property Owner	
42400 Grand River Ave #112 Navi		MI 48375	
Address		City State Zip	
LThomas@infinityhomescorp.com		248-449-8084	
Email		Phone	

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$350.00 for single family residential projects or \$600.00 for all other uses. A fee of \$350.00 is applicable for ordinance interpretation only. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to plans@plymouthmi.gov (maximum file size is 100 MB).

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:

Article XVIII Sec. 78-217

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: allow for a
variance to have an overhang project 4' from
the structure

Description of Property

Current zoning classification: R-1

Current use of structure(s) on premises: Vacant - Duplex

Is it a corner or interior lot? yes

Size and area of lot: 45' x 132' ≈ 5,940

Total square footage of existing main structure(s): 2,353 sq ft

Total square footage of accessory structure(s): garage 480 sq ft.

Existing lot coverage (percentage) of all buildings and structures: _____

Height of existing main and/or accessory structures: 25'

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: above

Front yard setback after completion (measured from property line): 26.94'

Rear yard setback after completion (measured from property line): 19.9'

Side yard setback after completion (measured from property line): 10'

Height of proposed structure: above

Lot coverage (percentage) after completion: above

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 40%

A scaled drawing or boundary survey depicting the above information.

Please answer all the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) Due to the Lot width + Size we are unable to get a safe means of access for a 2nd access to the dwelling

2. What effect will the variance have on neighboring properties? N/A

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) The 2nd means of access is required by code for safety reasons. we right sized the unit to fit the lot

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? By not allowing the covered porch it does NOT provide a safe means of access on the side of the dwelling. By not allowing the overhang it prevents safe use of the porch.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

[Signature]
Signature of Property Owner

[Signature]
Signature of Applicant

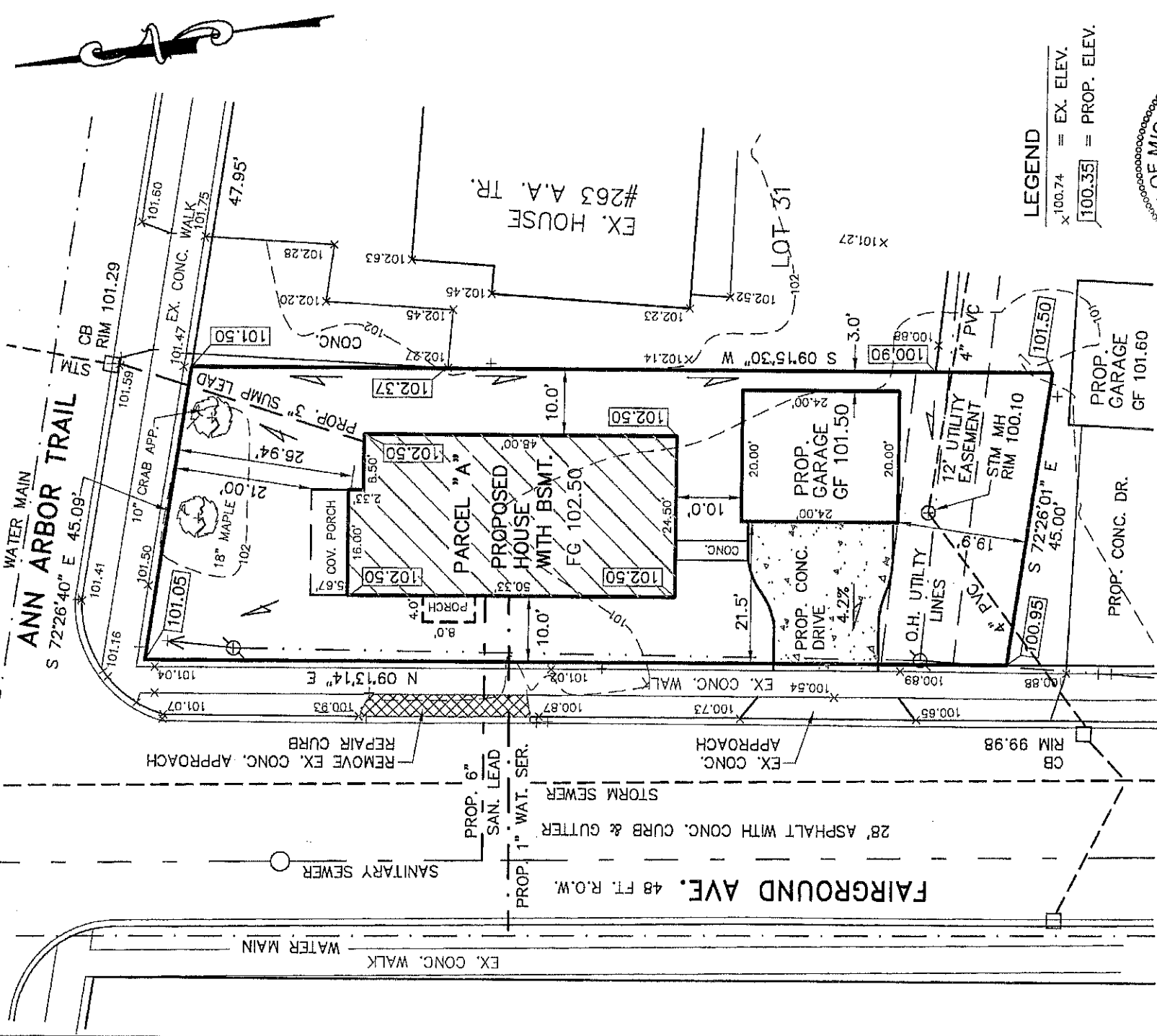
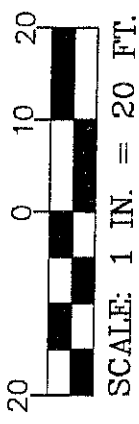
Subscribed and sworn before me this 15th day of January, 20 20

ELIZABETH MARIE THOMAS
Notary Public, State of Michigan
County of Oakland
My Commission Expires Apr. 17, 2026
Acting in the County of Oakland

[Signature]
Notary Public
My Commission expires 4/17/24

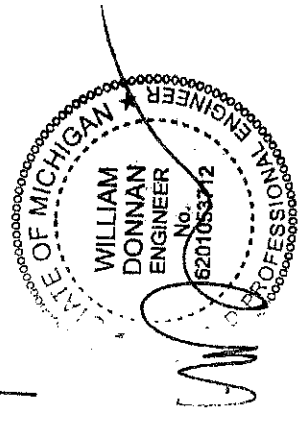
SITE PLAN

#289 W. ANN ARBOR TRAIL



LEGEND

x 100.74 = EX. ELEV.
 [100.35] = PROP. ELEV.



PROPERTY DESCRIPTION
 LOT 831 OF ASSESSOR'S PLYMOUTH PLAT NO. 21, OF PART OF S.W. 1/4 OF SECTION 26, T. 1 S., R. 8 E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 68, PAGE 71, WAYNE COUNTY RECORDS, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 831 ALSO BEING THE NORTHWEST CORNER OF LOT 26 OF FAIRGROUND SUB. AS RECORDED IN LIBER 32, PAGE 71 WAYNE COUNTY RECORDS; THENCE N 09°13'14" E 132.00 FEET ALONG THE WEST LINE OF LOT 831; THENCE S 72°26'40" E 45.09' ALONG THE NORTH LINE OF LOT 831; THENCE S 09°15'30" W 132.00 FEET ALONG THE EAST LINE OF LOT 831; THENCE N 72°26'01" W 45.00 FEET ALONG THE SOUTH LINE OF LOT 831 TO THE POINT OF BEGINNING. CONTAINING 5,884 SQ. FT.

REVISED: 01/08/26-ADD PORCH

ARPEE/DONNAN, INC.
 LAND SURVEYING • ENGINEERING • MAPPING
 32233 SCHOOLCRAFT
 LIVONIA, MICHIGAN 48150 greg_arpdon@ameritech.net

PREPARED FOR:
INFINITY HOMES & CO.
 42400 GRAND RIVER AVE. SUITE #112
 Novi, Michigan 48375
 (248) 449-8084

DATE: 01/27/25
 FB: 216 DRAWN: TBS
 PROJ. NO: 24016
 SHEET 1 OF 1