



# Plymouth Planning Commission

## Regular Meeting Minutes

### Wednesday, January 14, 2026 - 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 7:03 p.m.

Present: Chair Hollie Saraswat, Vice Chair Kyle Medaugh (arrived at 7:12 p.m.), Commissioners Joe Hawthorne, Marni Schroeder, Trish Horstman, Zach Funk, Sidney Filippis, Dave Scott, and Katie Rossie (arrived at 7:08 p.m.)

Also present: Planning and Community Development Director Greta Bolhuis, Community Development Coordinator Haley Hall, and Planning Consultant Sally Elmiger

#### 2. CITIZENS COMMENTS

Patty Jamison (255 N Harvey) commended the Community Conversation event and suggested the creation of a terminology handout to help citizens better understand planning terms used in meetings.

#### 3. APPROVAL OF MEETING MINUTES

Funk moved to approve the minutes of the December 10, 2025 meeting as written. Filippis seconded. There was a voice vote. The motion carried unanimously.

#### 4. APPROVAL OF THE AGENDA

Chair Saraswat proposed to amend the agenda by striking item #6, Election of Officers, due to incomplete appointments by the City Commission. Filippis seconded. There was a voice vote. The motion carried unanimously.

#### 5. COMMISSION COMMENTS

Hawthorne presented research on Plymouth housing trends, noting that of 23 homes sold under \$500,000 in 2025, 17 were demolished and replaced with much larger, more expensive homes. This data highlighted concerns about the loss of starter homes and the impact on housing affordability and community diversity.

Mayor Pro-Tem Elliott introduced himself as the new liaison between the City Commission and Planning Commission. He noted that all Planning Commission appointments would be completed before the next PC meeting.

Horstman supported Ms. Jamison's suggestion about creating clear definitions of planning terms.

Bolhuis introduced Haley Hall, Community Development Coordinator, who gave a brief introduction about her background and experience with the city.

#### 6. ELECTION OF OFFICERS

This agenda item was removed from the agenda.

## 7. PUBLIC HEARINGS

- a. Amendment to Zoning Ordinance Secs. 78-133; 78-92, 78-102, 78-112, 78-161, 78-181, 78-216, 78-261, 78-281, 78-282, 78-295, 78-333; 78-202, 78-313, 78-314; 78-21, 78-42, 78-52, 78-62, 78-71, 78-163, 78-181, 78-204, 78-242, 78-270, 78-271, 78-296; 78-208, 78-209; 78-6, 78-386.

Chair Saraswat opened the public hearing at 7:27 p.m.

There were no comments.

The public hearing closed at 7:28 p.m.

The Commission discussed each proposed amendment in detail. After thorough discussion, the Commission made the following considerations with the proposed actions.

### **Amendments for Task #7** (Secs. 78-133)

**Consideration:** Amend the title from "uses prohibited" to "fire department approval required".

**Action:** Supported for recommendation to the City Commission.

### **Amendments for Task #8** (Secs. 78-92, 78-102, 78-112, 78-161, 78-181, 78-216, 78-261, 78-281, 78-282, 78-295, 78-333)

**Consideration:** Alter terminology from "special use" to "special land use" for consistency.

**Action:** Supported for recommendation to the City Commission.

### **Amendments for Task #8** (Secs. 78-202, 78-313, 78-314)

**Consideration:** Tasks #8 "MDEQ" to "EGLE" because of the rebranding of the state department.

**Action:** Supported for recommendation to the City Commission.

### **Amendments for Task #8** (Secs. 78-21, 78-42, 78-52, 78-62, 78-71, 78-163, 78-181, 78-204, 78-242, 78-270, 78-271, 78-296)

**Consideration:** Alter terminology from "church, synagogue, temple, mosque, similar religious facility" to "religious institution" for inclusive representation of various worship venues.

**Action:** Supported for recommendation to the City Commission.

### **Amendments for Task #23** (Secs. 78-21, 78-208, 78-209)

**Consideration:** Add fence definitions from Chapter 18 and combine the definition of "fence" to consolidate all fence regulations into one place in the Zoning Ordinance. Combine Chapter 18 fencing regulations into reconfigured Secs. 78-208 and 78-209.

**Action:** Recommendation back to the sub-committee for further discussion and consideration.

### **Amendments for Task #24** (Secs. 78-6, 78-386)

**Consideration:** Consolidate redundant "vested rights" requirements by moving language from Sec. 78-386 into Sec. 78-6.

**Action:** Supported for recommendation to the City Commission.

Hawthorne made a motion to recommend amendments to **Secs. 78-133; 78-92, 78-102, 78-112, 78-161, 78-181, 78-216, 78-261, 78-281, 78-282, 78-295, 78-333; 78-202, 78-313, 78-314; 78-21 (partial), 78-42, 78-52, 78-62, 78-71, 78-163, 78-181, 78-204, 78-242, 78-270, 78-271, 78-296, 78-6, 78-386.**

A friendly amendment was also made by Hawthorne to remove the second instance of **Secs. 78-163** and replace it with **Secs. 78-181.**

Hawthorne motioned to table discussions on amendments related to fence definitions in **Secs. 78-21, 78-208, and 78-209** for further discussion.

Filippis seconded the motion.

There was a roll call vote.

YES: Horstman, Medaugh, Funk, Filippis, Schroeder, Rossie, Scott, Hawthorne, and Saraswat  
The motion carried.

## 8. OLD BUSINESS

- a. Amendment to Zoning Ordinance Secs. 78-91, 78-101, 78-182.

The Commission discussed amendments to Secs. **78-91, 78-101, and 78-182** regarding online sales. The amendments were designed to clarify that businesses could sell products both in-store and through e-commerce.

Hawthorne made a motion to recommend amendment of Sections **78-91, 78-101, and 78-182** with language stating that “goods produced on premises shall be sold at retail on the premises where produced and additionally through e-commerce”. Scott seconded the motion.

There was a voice vote.

The motion carried unanimously.

## 9. NEW BUSINESS

- a. Amendment to Zoning Ordinance Secs. 78-42, 78-52, 78-62, and 78-296.

The Commission discussed each proposed amendment in detail. The Commission also received citizen comments on the proposed amendments.

Patty Jamison (255 N Harvey) highlighted the complexities of nursing homes and assisted living, pointing out the distinction between licensed and non-licensed facilities.

Ron Picard (1373 Sheridan) commented on the 3-acre minimum lot size for churches. While the change might help small churches like the Christian Science lot, it may hinder future buyers' ability to afford the property, which currently appeals to larger churches due to existing restrictions.

After thorough discussion, the Commission made the following considerations with the proposed actions.

### **Amendments for Task #11** (Secs. 78-42, 78-52, 78-62, and 78-296)

**Consideration:** Decrease large minimum lot sizes and setbacks for specific uses, including religious institutions, and recreation areas.

**Action:** Supported for public hearing.

**Consideration:** Multi-family and nursing homes.

**Action:** Recommendation back to the sub-committee for further discussion and consideration.

Filippis made a motion to set **Secs. 78-42, 78-52, and 78-296** for public hearing. Filippis also proposed deferring **Sec. 78-62** for further sub-committee review, as it requires more clarity on definitions, especially regarding state compliance and legal issues concerning nursing homes and assisted living facilities. Horstman seconded the motion.

There was a voice vote.  
The motion carried unanimously.

#### **10. REPORTS AND CORRESPONDENCE**

Planning & Community Development Director Bolhuis announced that Bob's Soup Talk is scheduled for January 27, 2026, at 5:30 PM at the Cultural Center to discuss board and commission rules, regulations, and responsibilities.

The MSHDA subcommittee is set to reconvene before the end of the month. Community Development Coordinator Hall outlined her ongoing work and analysis concerning double lots and compatibility ordinances. Hall detailed that she has been systematically reviewing all parcels within the city to identify those with double or triple lots, as well as those that could potentially be split according to neighborhood context. She has gathered data on the year built of the homes on these parcels to identify trends in housing age on larger versus smaller parcels. Hall will present her findings at the next MSHDA subcommittee meeting. She reported she examined Detroit's compatibility ordinance, particularly their six 'common elements' or features, and will use that framework to analyze and identify common elements within Plymouth's neighborhoods.

#### **11. ADJOURNMENT**

Hawthorne made a motion to adjourn. Filippis seconded.

There was a voice vote.  
The motion carried unanimously.  
The meeting was adjourned at 8:30 p.m.