



**Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, March 11, 2026 - 7:00 p.m.
Plymouth City Hall 201 S. Main**

City of Plymouth
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

Chair Hollie Saraswat called the meeting to order at 7:01 p.m.

Present: Chair Saraswat, Vice Chair Kyle Medaugh, Commissioners Sidney Filippis, Zach Funk, Don Webb, Katie Rossie, and Marni Schroeder

Absent: Commissioners Joe Hawthorne and Dave Scott

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

2. CITIZENS COMMENTS

None.

3. APPROVAL OF MEETING MINUTES

Funk offered a motion, seconded by Webb, to approve the minutes of the February 11, 2026 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Filippis offered a motion, seconded by Medaugh, to approve the agenda for March 11, 2026.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

None.

6. PUBLIC HEARINGS

a. Amendment to Zoning Ordinance Secs. 78-42, 78-52, 78-296; 78-100

Director Bolhuis provided background on the zoning audit project that began in January 2022, explaining the process of identifying inconsistencies and outdated language in the zoning ordinance. She detailed the work of the zoning audit subcommittee formed in May 2025.

Chair Saraswat opened the public hearing for Secs. 78-42 and 78-52 at 7:10 p.m.

There were no comments online or in-person.

Chair Saraswat closed the public hearing at 7:10 p.m.

Medaugh noted the primary change was cleaning up language regarding private recreation areas. Rossie provided editing comments to ensure the sections match each other and suggested adding specific section references for parking requirements.

Filippis offered a motion, seconded by Webb, to recommend to the City Commission the approval of amendments to zoning ordinance sections 78-42 and 78-52 with edits as discussed.

There was a roll call vote.

YES: Rossie, Filippis, Funk, Webb, Schroeder, Medaugh, Chair Saraswat
MOTION PASSED UNANIMOUSLY

Chair Saraswat opened the public hearing for Sec. 78-296 at 7:17 p.m.

Mary Thomas, 1410 Linden, expressed concerns about the proposed amendments to the required setbacks of religious institutions.

Chair Saraswat closed the public hearing at 7:20 p.m.

Commissioners clarified that these proposed changes were identified in the 2022 zoning audit and were flagged as overly suburban in nature.

Medaugh offered a motion, seconded by Schroeder, to recommended to the City Commission the approval of amendments to zoning ordinance section 78-296.

There was a roll call vote.

YES: Rossie, Filippis, Funk, Webb, Schroeder, Medaugh, Chair Saraswat
MOTION PASSED UNANIMOUSLY

Chair Saraswat opened the public hearing for Sec. 78-100 at 7:33 p.m.

There were no comments online or in-person.

Chair Saraswat closed the public hearing at 7:33 p.m.

Filippis offered a motion, seconded by Funk, to recommend to the City Commission the approval of amendments to zoning ordinance section 78-100.

There was a roll call vote.

YES: Rossie, Filippis, Funk, Webb, Schroeder, Medaugh, Chair Saraswat
MOTION PASSED UNANIMOUSLY

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

a. SP26-01 857 Penniman: Site plan review for change of use from salon to restaurant

Riham, the applicant, presented the application to change the use of 857 Penniman from a hair salon to a fast-food burger restaurant called Brome. The applicant explained there would be no intensification of use and no additional parking requirements due to existing parking credits.

Schroeder made a motion, seconded by Filippis, to approve SP26-01.

There was a voice vote.

MOTION PASSED UNANIMOUSLY.

b. Planning Commission 2026 Goals

The proposed 2026 goals are to complete remaining quick zoning audit tasks and explore residential compatibility ordinance, both aligned with City Commission goals.

Medaugh offered a motion, seconded by Rossie, to approve the 2026 Planning Commission Goals.

There was a voice vote.

MOTION PASSED UNANIMOUSLY.

9. REPORTS AND CORRESPONDENCE

City Commissioner Joe Elliot thanked the commission for accepting the goals and noted the City Commission still needs to provide direction on the residential compatibility ordinance before work begins.

Planning Director Bolhuis shared that the MSHDA grant has wrapped up and a report of grant activities will be presented to the Planning Commission and City Commission.

10. ADJOURNMENT

Filippis offered a motion, seconded by Medaugh, to adjourn the meeting at 7:45 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY