



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, April 2, 2026 - 7:00 p.m.

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

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1. CALL TO ORDER

Chair Rebecca Smith called the meeting to order at 7:01 p.m.

Present: Chair Smith, Vice Chair Jim Burrows, Members Mike Devine, Robert Mengel, and Jeff Boyle

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

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Boyle, to approve minutes of the March 5, 2026 meeting.

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Mengel, to approve the agenda for the April 2, 2026 meeting.

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY

5. OLD 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.

Citizen Comments

There were no citizen comments.

Board Member Discussion

Reno Suave with Infinity Homes presented the request for a covered porch over an existing approved porch. The original approved plans did not include an overhang or covered side porch. Board members debated whether this constituted a self-created problem but ultimately considered the narrow lot width, the necessity of the entrance for building code compliance, and the minimal visual impact of the proposed coverage.

Motion

Devine offered a motion, seconded by Burrows, to approve a 2-foot variance of the roof overhang into the side yard setback. Mengel offered a friendly amendment to add a condition.

Findings of Fact

The lot is narrower than typical, the porch is already allowed, and the entry is required by building code.

Condition

The covered area may not exceed 8 feet wide, as drawn in the plans.

There was a roll call vote.

YES: Mengel, Devine, Boyle, Burrows

NO: Smith

MOTION PASSED

6. NEW BUSINESS

- a) **Z 26-03 550 Forest #3:** Khaled Signs & Awnings, the applicant, is requesting a non-use variance to install a roof sign. The property is zoned B-2, Central Business District.

Citizen Comments

There were no citizen comments.

Board Member Discussion

Jack from the Burger Spot requested approval to install a roof sign to improve visibility due to increased competition from new burger establishments. Board members noted the deep setback preventing road visibility and the building's roof structure lacking space for wall signage.

Motion

Smith offered a motion, seconded by Devine, to approve a variance to install a roof sign.

Findings of Fact

The sign is consistent with surrounding properties and their signs, the unusually deep setback prevents visibility from the road, the proposed sign does not extend above the roof peak, and the building's unique façade lacks sufficient space for a conventional wall sign.

Condition

The roof sign is to be installed at the proposed location and size.

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY

8. BOARD MEMBER COMMENTS

Boyle raised concerns about potential future variance requests from similar businesses in the area and questioned whether the Planning Commission should review the sign ordinance. Director Bolhuis explained the Planning Commission's annual report process and noted that sign ordinance issues are tracked and reported to the City Commission.

9. REPORTS AND CORRESPONDENCE

City Commissioner Joe Elliot confirmed that the sign ordinance will be reviewed but likely not this year.

10. ADJOURNMENT

Mengel offered a motion, seconded by Burrows, to adjourn the meeting at 7:24 p.m.

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY