



**Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, April 8, 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 (arrived at 7:03), Commissioners Sidney Filippis, Zach Funk, Joe Hawthorne, Don Webb, and Katie Rossie
Absent: Commissioner Marni Schoeder

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

2. CITIZENS COMMENTS

Ron Picard, 1373 Sheridan, spoke about the “missing middle” housing concept and says Plymouth is not missing those types of “middle” housing. He encouraged the commission to remember that residents in previous surveys indicated they felt the city had the right level of single-family versus multi-family housing.

3. APPROVAL OF MEETING MINUTES

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

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Medaugh offered a motion, seconded by Hawthorne, to approve the agenda for April 8, 2026.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

Webb notified the Commission that he has a prior commitment and may need to leave the meeting early.

Filippis commented on a tree that was improperly cut in the city's right-of-way, emphasizing that Plymouth values its trees and asks residents to consider this before cutting public property.

Hawthorne reported that at 855 Evergreen, a house was demolished and the lot was cleared, including city trees in the right-of-way.

6. PUBLIC HEARINGS

None.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

a. Concept Only Review of PUD 26-01: 639 S. Mill, 166 E. Ann Arbor Trail

Luke Bonner, CEO of Bonner Advisory Group, presented the Foundry Lofts at Mill Street project on behalf of the development team. The proposal includes an 81-unit multifamily building and six townhome units on the triangular site constrained by the active CSX rail line. The development would provide workforce housing with mostly one-bedroom units, studios, and two-bedrooms. The team requested reduced parking at 1.43 spaces per unit versus the required 1.73.

Ron Picard, 1373 Sheridan, asked for clarification on whether proposed amenities would serve city residents generally or just project residents, noting that true public benefit should serve the broader community.

Commissioners provided feedback on the need for enhanced pedestrian connectivity, design changes to make the building appear more residential rather than commercial, and concerns about building height relative to adjacent single-family homes.

b. Amendment to Zoning Ordinance Secs. 78-23 and 78-191

Planning Director Bolhuis presented a proposed amendment to multi-family density regulations, requested by a prospective property owner at 195 S. Mill. The current system calculates density based on number and type of rooms, while the proposal would use dwelling units per net acre consistent with the Master Plan (18 units/acre for RM-1, 27 units/acre for RM-2). The proposed amendments would establish a definition of net acre and eliminate the total number of rooms in a multi-dwelling structure and pull multi-family density calculations from the Master Plan.

There were no citizen comments.

Shelby Fulkerson representing Infinity Homes explained their project would include two buildings, one quadplex and one duplex. Each unit, designed as flats, contains two bedrooms and a flex room. The current room-based calculation doesn't accommodate their proposed unit types effectively.

Commissioners requested additional analysis comparing current versus proposed density calculations on sample lots before proceeding.

Hawthorne offered a motion, seconded by Medaugh, to table the zoning ordinance amendment to the May meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

9. REPORTS AND CORRESPONDENCE

The Planning Commission rescheduled the July 8, 2026 meeting to July 15, 2026.

City Commission Liaison Joe Elliot commended the Planning Commission’s discussion on the meeting’s agenda items.

Director Bolhuis reported that City Commission sent back Batch 4 of zoning ordinance amendments with comments for the Planning Commission to review. Batches 1 through 3 have passed and are effective.

Commissioner Elliott and Director Bolhuis discussed the process for initiating work on the residential compatibility ordinance, with plans to explore using remaining MSHDA grant funds and determine feasible timelines.

10. ADJOURNMENT

Filippis offered a motion, seconded by Hawthorne, to adjourn the meeting at 8:38 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY