



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

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

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1. CALL TO ORDER

Vice Chair Jim Burrows called the meeting to order at 7:02 p.m.

Present: Vice Chair Burrows, Members Mike Devine, Robert Mengel, Jeff Boyle, and alternate Michael Pappas

Absent: Chair Rebecca Smith

Also present: Economic Development Director John Buzuvis and Community Development Coordinator Haley Hall

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Mengel offered a motion, seconded by Boyle, to approve minutes of the April 2, 2026 meeting.

There was a roll call vote.

YES: Mengel, Devine, Boyle, and Burrows

ABSTAINED: Pappas

MOTION PASSED

4. APPROVAL OF THE AGENDA

Devine offered a motion, seconded by Pappas, to approve the agenda for the May 7, 2026 meeting.

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY

5. OLD BUSINESS

None.

6. NEW BUSINESS

- a) **Z 26-04 550 443 N Harvey:** Sam Sagir, the applicant, is requesting a non-use variance to split an existing lot into two lots that are less than the required 60-foot minimum width and less than the required 7,200 lot area. The property is zoned R-1, Single-Family Residential District.

Citizen Comments

Joe Ferrill, 440 Ann, is a neighbor of 443 N Harvey, opposed the variance, stating the 60-foot lot width was established for good reason and the proposed 2,800 sq. ft. homes would not be in character with the neighborhood.

Kevin Vitale, 440 N Harvey, opposed the variance, and expressed concern about increased traffic and tree removal.

Michelle Vargo, 460 Ann, opposed the variance, and stated that the applicant does not demonstrate hardship.

Board Member Discussion

Attorney Salem Samaan presented on behalf of applicant Sam Sagir. He argued that splitting the lot into two 50-foot lots would conform to the character of the surrounding neighborhood, where 50-foot lots are prevalent. He noted the lot already has two sewer, water, and driveway connections, making a split practical, and that it was originally platted as two 50-foot lots.

The board reiterated that they are not voting on the proposed residence plans that were submitted and just focusing on the lot-split request. They recognized that should they deny the request, a 5,600-square-foot house could be built on the lot that may conflict with the neighborhood context. They discussed that the request does not meet all the criteria.

Motion

Devine offered a motion, seconded by Mengel, to deny a 10-foot variance to the minimum lot width and a 183 square foot variance to the minimum lot area.

Findings of Fact

The variance request does not meet the criteria, and the property can be used as intended.

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY

- b) **Z 26-05 620 W Ann Arbor Rd:** MJ Kitchen & Bath, the owner, is requesting a non-use variance to install a wall sign greater than the maximum square footage allowed. The property is zoned ARC, Ann Arbor Road Corridor District.

Citizen Comments

None.

Board Member Discussion

Mike Jenkins, the owner, stated they are hoping to get people to see their logo and are also making exterior improvements to the building's façade.

The board discussed the building's setback and the traffic speed in front of the building, as well as the proposed sign's lack of backing.

Motion

Mengel offered a motion, seconded by Boyle, to approve the variance to install a 54 square foot wall sign.

Findings of Fact

The sign is an irregular shape, the sign has no backing, and the sign is substantially set back from a high traffic road.

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY

8. BOARD MEMBER COMMENTS

Boyle stated that he will be absent from next month's ZBA meeting.

9. REPORTS AND CORRESPONDENCE

City Commissioner Brock Minton reported that the City Commission has established a one-year goal to give the Planning Commission direction regarding minimum lot sizes.

10. ADJOURNMENT

Pappas offered a motion, seconded by Boyle, to adjourn the meeting at 7:40 p.m.

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY