



**Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, May 13, 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 7:06 p.m.

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

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

2. CITIZENS COMMENTS

Toby Theodore, 1012 Penniman, stated that his son lives in an apartment on Fleet St and has difficulties with parking availability in the Central Parking Deck and does not have an assigned parking space. He asked the city to address parking availability for current residents before considering more multi-family homes and less restrictive parking requirements.

3. APPROVAL OF MEETING MINUTES

Funk offered a motion, seconded by Medaugh, to approve the minutes of the April 8, 2026 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Medaugh offered a motion, seconded by Webb, to approve the agenda for May 13, 2026.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

Commissioners offered remarks thanking outgoing Commissioner Marni Schroeder for her service on the commission and wished her well in her new endeavors.

Webb stated he would like to know more about Mr. Theodore's comment about parking in order to understand the situation better.

Chair Saraswat said she was happy to see the Channel 7 news story highlighting the planned multi-modal path to connect Old Village to Hines Drive. She stated that it is a great example of how long-term planning and collaboration between elected officials, city staff, and the Planning Commission leads to progress.

6. PUBLIC HEARINGS

None.

7. OLD BUSINESS

Amendment to Zoning Ordinance Secs. 78-21 and 78-191

Planning Director Bolhuis presented the proposed amendment to multi-family density regulations, requested by a prospective property owner at 195 S. Mill. The current ordinance 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). Staff produced maps that illustrated the range of allowable units under the proposed language and the existing unit counts based on city records.

Commissioners discussed the current ordinance and the proposed ordinance changes and requested data to compare the proposed unit-per-acre calculation against the current room-based formula to assess how the change would affect density. They also discussed technical refinements, such as rounding rules and making the definitions consolidated and more consistent.

Jamie Cavanaugh, 1095 Roosevelt, spoke on behalf of YIMBY in support of the amendment, citing it aligns with the 2018 and 2025 Master Plans.

Filippis offered a motion, seconded by Webb and amended by Medaugh, to postpone the amendment to Zoning Ordinance Secs. 78-21 and 78-191 pending additional data from staff comparing allowable density under the current room-based formula to the proposed dwelling-units-per-acre calculation for existing RM-1 and RM-2 parcels.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

8. NEW BUSINESS

a. SP26-02: 212 S. Main. Change of Use from dry cleaner to restaurant

Planning Consultant Elmiger presented her review of the application, which proposes converting the former dry cleaner into a fast-casual noodle restaurant. She identified a parking deficiency of four spaces and outlined three options to address it: a shared parking agreement with a site within 300 feet, payment-in-lieu of parking, or a Planning Commission-approved reduction in the parking requirement. She also recommended that four residential parking spaces be formally dedicated to the residential units at the site, and that Municipal Services be consulted regarding the adequacy of the proposed trash handling approach.

Neal Collins, the tenant, and Josh Dinverno from Dinverno Remodeling and Construction Inc (online), presented the project. Mr. Collins acknowledged that there is no suitable location for a dumpster on the site. Mr. Dinverno noted that restriping the parking lot may produce two additional parking spaces, but that it would not fully resolve the deficiency.

Funk raised the issue of potential environmental contamination and noted the site’s prior use as a dry cleaner likely makes it a candidate for brownfield status and recommended environmental assessment through EGLE.

The commission agreed to postpone the agenda item pending clarification of parking deficiencies and trash management.

Filippis offered a motion, seconded by Scott, to postpone SP26-02 so that the applicant can address the four dedicated parking spots for residential tenants, form a response to the deficient parking, and get a letter from Municipal Services regarding the trash approach.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

9. REPORTS AND CORRESPONDENCE

City Commissioner Joe Elliot thanked Schroeder for her service and expressed relief that she is remaining in the community. He also commended the commission for its through approach to the RM-1 and RM-2 density calculation discussion and encouraged them to take their time to reach the right outcome.

10. ADJOURNMENT

Funk offered a motion, seconded by Scott, to adjourn the meeting at 8:15 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY