



# City of Plymouth Planning Commission Sub-Committee Meeting Agenda

Monday, July 13, 2026 – 6:00 p.m.  
City Hall Conference Room

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234

1. CALL TO ORDER
  - a. Roll Call
2. CITIZENS COMMENTS
3. APPROVAL OF THE MINUTES
  - a. Approval of the June 1, 2026 meeting minutes
4. ZONING AUDIT DISCUSSION
5. ADJOURNMENT

*Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.*

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to [clerk@plymouthmi.gov](mailto:clerk@plymouthmi.gov).

# City of Plymouth Strategic Plan 2022-2026

## GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

### OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35<sup>th</sup> District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

## GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

### OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

## GOAL AREA THREE - COMMUNITY CONNECTIVITY

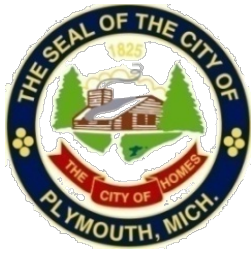
### OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

## GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

### OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan



**Plymouth Planning Commission  
Sub-Committee Meeting Minutes  
Monday, June 1, 2026 – 6:00 p.m.  
Plymouth City Hall 201 S. Main**

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City of Plymouth  
Plymouth, Michigan 48170-1637

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
734-453-1234

**1. CALL TO ORDER**

Vice-Chair Medaugh called the meeting to order at 6:15 p.m.

Present: Vice-Chair Medaugh and Commissioner Katie Rossie

Excused: Commissioner Don Webb

Also present: Planning and Community Development Director Greta Bolhuis

**2. CITIZENS COMMENTS**

None.

**3. APPROVAL OF THE MINUTES**

a. Rossie made a motion, seconded by Medaugh, to approve April 13, 2026 meeting minutes.

There was a voice vote

MOTION PASSED UNANIMOUSLY

**4. ZONING AUDIT DISCUSSION**

The sub-committee discussed their progress.

- Minor clarification items in the screening section.
- Maintain the same structure of other ordinances for the dumpster section.
- They reviewed the City Commission feedback on Task #11 amendments. Additional conversation with the administration is required before bringing these back to the group.
- The next step is to bring the fence and dumpster changes to the Planning Commission to have a public hearing.

**5. ADJOURNMENT**

Rossie offered a motion, seconded by Medaugh, to adjourn the meeting at 8:39 p.m.

There was a voice vote

MOTION PASSED UNANIMOUSLY

**Sec. 78-190. Limiting height, bulk, density and area by zoning district.**

The following table indicates the height, bulk, density and area limitations by zoning district:

Zoning District	Minimum Size Lot Per Dwelling Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)			Minimum Floor Area Per Unit (sq. ft.)	Maximum % Lot Area Covered By All Buildings	Maximum Floor Area Ratio	Minimum Landscape Area % of Lot	
	Area in sq. ft.	Width	In stories	In feet	Front	Sides						Rear
						Least one	Total of two					
R-1 One-Family Residential	7,200	60	2	25 (b)	25 (m, o)	6 (a)	12	35	950	35 (v)	.40	35 (x)
RT-1 Two-Family Residential	3,500	30	2	25 (b)	25 (m, o)	10 (a)	20	35	780	30 (v)	.40 (w)	35 (x)
RM-1 Multi-Family Residential	(c, l)	—	2	25 (b)	25 (d)	10 (d)	20 (d)	35 (d)	—	—	.40 (w)	35 (x)
RM-2 Multi-Family Residential	(c, l)	—	4	—	25 (d)	10 (d, e)	20 (d, e)	35 (d)	—	—	.40 (w)	35 (x)
O-1 Office	—	—	2	30	20 (o)	(f)	(f)	20 (g, j)	—	—	—	—
O-2 Office	15,000	75	3	45	50 (o)	(f)	(f)	20 (g, j)	—	—	—	—
B-1 Local Business	—	—	2	25	10	(f)	(f)	35 (g, j)	—	—	—	35 (x)
B-2 Central Business <a href="#">See Sec. 78-103</a>	—	—	<del>3</del>	<del>40 (m)</del>	—	<del>(f)</del>	<del>(f)</del>	<del>(j)</del>	—	—	—	—
B-3 General Business	—	—	2	30	—	(f)	(f)	10 (g, j)	—	—	—	—
ARC Ann Arbor Road Corridor	-	-	2	30 (p)	10 (q)	10 (r, s, t)	20 (s)	20	—	—	—	—
ARC Ann Arbor Road Corridor [78-161(c)(24)] (applicable to Plymouth Township)	—	—	—	35	50	20 (y)	40	20	—	—	—	—
MU—Mixed Use	3,500 (c, l)	30	2	25 (b)	15 (o)	10 (f)	20 (f)	35 (g, j)	—	35	.40 (w)	35 (x)
I-1 Light Industry	—	—	—	45	25 (h)	10 (i, k)	20 (i, k)	10 (i, k)	—	—	—	—
I-2 Heavy Industry	—	—	—	60	50 (h)	20 (i, k)	40 (i, k)	20 (i, k)	—	—	—	—

(Ord. of 10-6-03; Ord. No. 2012-04, § 9, 11-5-12; Ord. No. 2015-04, § 4, 7-6-15; Ord. No. 2017-01, § 2, 1-3-17; Ord. No. 23-01, 1-17-23)

[...]

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(f) No side yards are required along the interior side lot lines, except as otherwise specified in the building code. On the exterior side yard which borders on a residential district, there shall be provided a setback of not less than ten feet on the side or residential street. If walls of structures facing interior lot lines contain windows or other openings, side yards of not less than ten feet shall be provided. The setback shall be measured from the nearest side of the existing and/or proposed right-of-way lines, whichever is greater.

[...]

(j) Off-street loading space shall be provided in the rear yard in the ratio of at least one space per each establishment and shall be provided in addition to any required off-street parking area. Off-street loading space shall further meet the requirements of section 78-273. This provision shall not apply in the CBD district as defined and encompassed by Wing, Harvey, Church, Deer and Union Streets. In those instances where properties abut an alley such alley may be substituted for off-street loading requirements in business districts. In office districts off-street loading may take place in undesignated places in parking lots provided such loading is of a short-term nature.

[...]

(n) Per the overlay district map for the central business district, building heights are limited to 40 or 50 feet for specified areas of the downtown.

**Sec. 78-103. Area and bulk requirements.**

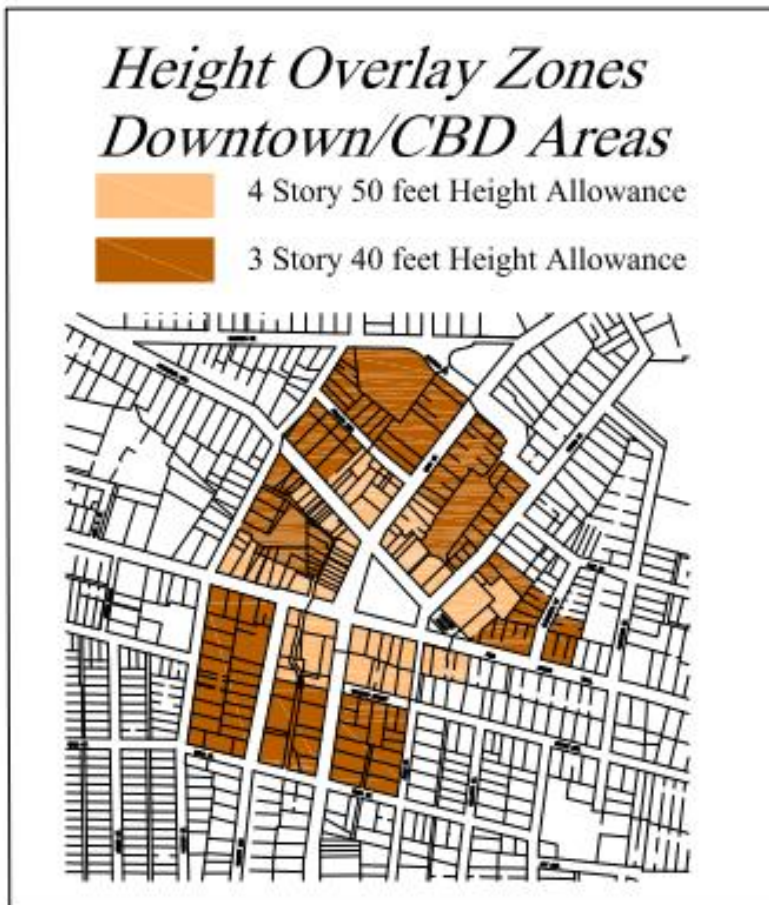
See article XVII of this chapter for the schedule of regulations limiting the height and bulk of buildings, and the minimum size of lot permitted.

Maximum Height of Structures		Yard Setbacks (in feet)		
In stories	In feet	Front Yard	Side Yard (each)	Rear Yard
4 (a)	50 (a)	Minimum: 0 Maximum: 12	Minimum: 0 or 10 (b) Maximum: None	Minimum: 0 Maximum: None

(a) The Height Overlay Zones Downtown/CBD map shall limit building heights to 3 stories (40 feet) or 4 stories (50 feet).

(b) No side yards are required along the interior side lot lines, except as otherwise specified in the building code. On the exterior side yard which borders on a residential district, there shall be provided a setback of not less than ten feet on the side or residential street. If walls of structures facing interior lot lines contain windows or other openings, side yards of not less than ten feet shall be provided. The setback shall be measured from the nearest side of the existing and/or proposed right-of-way lines, whichever is greater.

(Ord. of 10-6-03)



[Inset image currently included in 2014 Zoning Map.]

## Quick Zoning Ordinance Update – Last Updated July 10, 2026

Based on the Planning Commission workbooks and discussion, the items below from the Zoning Audit are included in a quick Zoning Ordinance update. The page numbers after each task refer to the page number of the [Zoning Audit Report and Implementation](#) which was last updated in February 2026.

Update the Schedule of Regulations to specifically define a zero foot minimum front yard setback and 12 foot maximum setback for the B-2 District. *Page 3.*

- [Sec. 78-190](#)
- Introduction to Sub-Committee 7/13/2026

*Make the following changes to comply with state laws, federal laws, and case law:*

1. Change the notice requirements for special land use to not less than 15 days before the date of the hearing. *Page 15.*
  - [SEC. 78-281](#)
  - Introduction to Sub-Committee 6/23/2025
  - Discussed by Sub-Committee 9/22/2025
  - Discussed by Sub-Committee 10/27/2025
  - Introduced to Planning Commission 11/12/2025
  - Public Hearing 12/10/2025
  - First reading by City Commission 2/2/2026
  - Second reading by City Commission 2/17/26
  - Published 2/25/2026
  - Effective 2/26/2026
2. Update Section 78-377 by changing item (c) to state that “Public hearings for an amendment to this title, or the zoning map, that affects more than ten ***adjacent*** properties shall only require notice in a newspaper”, with the added text in bold, italicized font. *Page 15.*
  - [SEC. 78-377](#)
  - Introduction to Sub-Committee 6/23/2025
  - Discussed by Sub-Committee 9/22/2025
  - Discussed by Sub-Committee 10/27/2025
  - Introduced to Planning Commission 11/12/2025
  - Public Hearing 12/10/2025
  - First reading by City Commission 2/2/2026
  - Second reading by City Commission 2/17/26
  - Published 2/25/2026
  - Effective 2/26/2026
3. Amend Section 78-406 for Notices for the Zoning Board of Appeals to reference the not less than 15-day window by mail and in the newspaper. *Page 15.*
  - [SEC. 78-406](#)
  - Introduction to Sub-Committee 6/23/2025
  - Discussed by Sub-Committee 9/22/2025
  - Discussed by Sub-Committee 10/27/2025
  - Introduced to Planning Commission 11/12/2025
  - Public Hearing 12/10/2025
  - First reading by City Commission 2/2/2026
  - Second reading by City Commission 2/17/26
  - Published 2/25/2026
  - Effective 2/26/2026
4. Update regulations in Section 78-296 for religious institutions to comply with the Religious Land Use and Institutionalized Persons Act (RLUIPA), by eliminating specific landscaping requirements, confirming with the City Attorney that religious institutions cannot occupy a portion of a multi-tenant building, and examine allowance of meeting halls, private clubs and related services in the O-1 and B-3 zoning districts. *Page 24.*
  - Anticipate introduction to Sub-Committee in \_\_\_\_\_
5. Consult with the City Attorney as to whether the Child Care Center and Group Day Care homes with an annual compliance permit is allowed and whether the current regulations for these uses comply with state licensing requirements and the Americans with Disabilities Act. *Page 24.*
  - Anticipate introduction to Sub-Committee in \_\_\_\_\_

### Change outdated references:

6. Change the reference when uses are required to “be located only on major or collector thoroughfares as designated in the city's master plan” to major arterials and major collectors on the National Functional Classification designation, maintained by the State of Michigan. *Page 15.*
  - **SEC. 78-42, 78-52, 78-181**
  - Introduction to Sub-Committee 6/23/2025
  - Discussed by Sub-Committee 9/22/2025
  - Discussed by Sub-Committee 10/27/2025
  - Introduced to Planning Commission 11/12/2025
  - Public Hearing 12/10/2025
  - First reading by City Commission 2/2/2026
  - Second reading by City Commission 2/17/26
  - Published 2/25/2026
  - Effective 2/26/2026
7. Convert Section 78-133 – Uses Prohibited into performance standards or a required sign off from the Fire Department. *Page 17.*
  - **SEC. 78-133**
  - Introduction to Sub-Committee 7/28/2025
  - Discussed by Sub-Committee 9/22/2025
  - Discussed by Sub-Committee 11/19/2025
  - Introduced to Planning Commission 12/10/2025
  - Public hearing 1/14/2026
  - First reading by City Commission 2/17/2026
  - Second reading by City Commission 3/2/2026
  - Published 3/12/2026
  - Effective 3/13/2026
8. Update inconsistent or improper terms including: “special land use” instead of “special use”; “Michigan Department of Environment, Great Lakes, and Energy” or “EGLE” instead of “Michigan Department of Environmental Quality” or “MDEQ”; “religious institution” instead of “church”; and “Community Development Director” instead of “Building Official”, in most instances. *Page 25.*
  - **Special land use: SEC. 78-92, 78-102, 78-112, 78-161, 78-181, 78-216, 78-261, 78-281, 78-282, 78-295, 78-333**
  - **EGLE: SEC. 78-202, 78-313, 78-314**
  - **Religious institution: SEC. 78-21, 78-42, 78-52, 78-62, 78-71, 78-161, 78-163, 78-181, 78-204, 78-242, 78-270, 78-271, 78-282, 78-296, 78-333**
  - Introduction to Sub-Committee 7/28/2025
  - Discussed by Sub-Committee 9/22/2025
  - Discussed by Sub-Committee 11/19/2025
  - Introduced to Planning Commission 12/10/2025
  - Public hearing 1/14/2026
  - First reading by City Commission 2/17/2026
  - Second reading by City Commission 3/2/26
  - Published 3/12/2026
  - Effective 3/13/2026
  - **Please note that the change from “Building Official” to “Community Development Director” in anticipated to be introduced in \_\_\_\_\_.**
9. Change “tavern” in Section 78-111 – Principal uses permitted in the B-3 Zoning District to “bar/lounge” since tavern is not used elsewhere. *Page 26.*
  - **SEC. 78-111**
  - Introduction to Sub-Committee 6/23/2025
  - Discussed by Sub-Committee 9/22/2025
  - Discussed by Sub-Committee 10/27/2025
  - Introduced to Planning Commission 11/12/2025
  - Public Hearing 12/10/2025
  - First reading by City Commission 2/2/2026
  - Second reading by City Commission 2/17/26
  - Published 2/25/2026
  - Effective 2/26/2026

*Allow for modern uses:*

10. Allow for e-commerce options in the B-1, B-2, ARC and MU Zoning Districts. In those zoning districts, the principal use allowing similar uses has a restriction that, "All businesses establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail from the premises where produced." The last sentence could be construed to not allow e-commerce to be part of the business. *Page 18.*
- **SEC. 78-91, 78-101, 78-182**
  - Introduction to Sub-Committee 6/23/2025
  - Discussed by Sub-Committee 9/22/2025
  - Discussed by Sub-Committee 10/27/2025
  - Introduced to Planning Commission 11/12/2025
  - Public Hearing 12/10/2025 – Postponed
  - Please note that updating language for e-commerce in the ARC District is currently in discussion with Plymouth Township and will continue into 2026.
  - Recommended to City Commission 1/14/2026
  - First reading by City Commission 3/2/2026
  - Second reading by City Commission 3/16/26
  - Published X/X/2026
  - Effective X/X/2026

*Eliminate suburban standards:*

11. Decrease large minimum lot sizes and setbacks for specific uses: private non-commercial recreational areas, institutional or community recreation centers or non-profit swimming pool clubs; universities; hospitals; convalescent or nursing homes; and religious institutions. *Page 19.*
- *Sec. 78-42, Sec. 78-52, Sec. 78-62, 78-296*
  - Introduction to Sub-Committee 8/18/2025
  - Discussed by Sub-Committee 9/22/2025
  - Discussed by Sub-Committee 12/17/2025
  - Introduced to Planning Commission 1/14/2026 – postponed 78-62
  - Public hearing for Sec. 78-42, 78-52, and 78-296 3/11/2026
  - First reading by City Commission 4/6/2026 – postponed

*Streamline and clarify processes:*

12. Consider allowing instances where a plot plan, instead of a full site plan application, could be submitted. For instance, the re-use of an existing building for special land use likely would not necessitate the level of detail required for a site plan application. *Page 24.*
- Sec. 78-247 through 78-248
  - Introduction to Sub-Committee 8/18/2025
  - Discussed by Sub-Committee 9/22/2025
  - Discussed by Sub-Committee 1/26/2026
13. List those special uses which require site plan review in Article XX.
- Anticipate introduction to Sub-Committee in \_\_\_\_\_
14. Place amendment regulations in its own article with specific standards and process descriptions. Specific sections would include in general, rezonings (map amendments), text amendments and conditional rezonings. *Page 25.*
- Sec. 78-424 through 78-427
  - Introduction to Sub-Committee 8/18/2025
  - Discussed by Sub-Committee 9/22/2025
  - Discussed by Sub-Committee 1/26/2026
15. Pivot section 78-385 to a description of planning commission powers, duties and responsibilities, as enabled by state law. This section should include: the number of and process for appointing Planning Commission members, officers, bylaws, meetings, annual report, compliance with the Open Meetings Act, and preparation of a Master Plan. *Page 25.*
- Anticipate introduction to Sub-Committee in \_\_\_\_\_

16. Include the Planning Commission’s ability to investigate, require information, place conditions and the time limitation of their approval into regulations for site plan, special land use and nonconformance approvals. *Page 25.*
- Anticipate introduction to Sub-Committee in \_\_\_\_\_

*Update definitions:*

17. Review all definitions for consistent usage, including “average grade” and “usable floor area.” *Page 26.*
- Anticipate introduction to Sub-Committee in \_\_\_\_\_
18. Review definitions such as “nuisance” to match, where appropriate, those in other City ordinances, with the assistance of the City Attorney. *Page 26.*
- Anticipate introduction to Sub-Committee in \_\_\_\_\_
19. Update all definitions for modern understanding. For instance, “video rental establishments” could be consolidated into a service use or eliminated. *Page 26.*
- Anticipate introduction to Sub-Committee in \_\_\_\_\_
20. Remove regulatory language from definitions where possible, such as removing the reference to “one-story” in the convenience grocery store definition and “separated from each other by a “firewall” from the townhome/rowhouse definition. *Page 26.*
- Introduction to Sub-Committee 6/23/2025
  - Discussed by Sub-Committee 9/22/2025
  - Discussed by Sub-Committee 10/27/2025
  - Introduced to Planning Commission 11/12/2025
  - Public Hearing 12/10/2025
  - First reading by City Commission 2/2/2026
  - Second reading by City Commission 2/17/26
  - Published 2/25/2026
  - Effective 2/26/2026
21. Remove definitions not used outside of Article II: billboard, delicatessen, mechanical amusement device, rooming house, mobile home park/manufactured home community (due to exceptions per state law for this use, consultation with the City Attorney is recommended). *Page 26.*
- Introduction to Sub-Committee 6/23/2025
  - Discussed by Sub-Committee 9/22/2025
  - Discussed by Sub-Committee 10/27/2025
  - Introduced to Planning Commission 11/12/2025
  - Public Hearing 12/10/2025
  - First reading by City Commission 2/2/2026
  - Second reading by City Commission 2/17/26
  - Published 2/25/2026
  - Effective 2/26/2026
22. Use graphics to simplify definitions when possible. *Page 26.*
- Anticipate discussion by Sub-Committee in \_\_\_\_\_

*Improve organization and navigability:*

23. Consolidate all fence regulations into a single place, with the fence section of the Zoning Ordinance or the City’s Fence Ordinance. *Page 26.*
- Introduction to Sub-Committee 7/28/2025
  - Discussed by Sub-Committee 9/22/2025
  - Discussed by Sub-Committee 11/19/2025
  - Introduced to Planning Commission 12/10/2025
  - Public hearing 1/14/2026
  - Discussed by Sub-Committee 2/24/2026
  - Discussed by Sub-Committee 3/23/2026
  - Discussed by Sub-Committee 4/13/2026
  - Discussed by Sub-Committee 6/1/2026
  - Introduction to Planning Commission 6/10/2026
  - Public hearing 7/15/2026

24. Consolidate the “Vested Right” sections in Article I and Article XXVII. *Page 26.*

- **SEC. 78-6, 78-386**
- Introduction to Sub-Committee 7/28/2025
- Discussed by Sub-Committee 9/22/2025
- Discussed by Sub-Committee 11/19/2025
- Introduced to Planning Commission 12/10/2025
- Public hearing 1/14/2026
- First reading by City Commission 2/17/2026
- Second reading by City Commission 3/2/2026
- Published 3/12/2026
- Effective 3/13/2026

~~25. Examine and update setbacks for generator location requirements in Section 78-217—Projections into setbacks, based on recent variance requests.~~

26. Update the Intent of the B-2 Zoning District to reflect the description of the Central Business District Future Land Use Category in the Master Plan. *Page 16.*

- SEC. 78-100
- Introduced to Sub-Committee 1/28/2026
- Introduced to Planning Commission 2/11/2026
- Public hearing 3/11/2026
- First reading by City Commission 4/6/2026 – postponed
- First reading by City Commission 4/20/26
- Second reading by City Commission 5/4/26
- Published 5/13/2026
- Effective 5/14/2026