



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, June 10, 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 7:00 p.m.

Present: Chair Saraswat, Vice Chair Kyle Medaugh, Commissioners Sidney Filippis, 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

None.

3. APPROVAL OF MEETING MINUTES

Filippis offered a motion, seconded by Medaugh, to approve the minutes of the May 13, 2026 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Medaugh offered a motion, seconded by Rossie, to approve the agenda for June 10, 2026.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

Chair Saraswat stated that a contractor visiting her home remarked that the City of Plymouth is one of the easiest and nicest municipalities to work with and extended her appreciation to city staff.

6. PUBLIC HEARINGS

None.

7. OLD BUSINESS

a. Preliminary PUD Review of PUD26-01: 639 S. Mill, 166 E. Ann Arbor Trail

The applicants Luke Bonner, Matthew Walters, Mike Ferlito, Brody Brozowski, and Dave Root, presented updates to their proposed development on the former Lumber Mart site since their concept review. These changes included flipping the townhome location, softening the apartment building's exterior appearance, removing the train-viewing platform, and increasing the green belt in front of the building. They also

discussed screening options and pedestrian activity along Mill and are looking at sidewalk and crosswalk opportunities in collaboration with Wayne County.

The applicants also presented an alternative site plan that eliminates the townhomes in favor of additional parking and a publicly accessible park.

Jamie Cavanaugh, 1095 Roosevelt, spoke on behalf of YIMBY in support of the PUD and noted that a similar PUD at the same address was unanimously approved six years ago. She also commented that the proposed amount of parking may not be necessary, and that buildings closer to the street create a more inviting pedestrian environment.

The commission reviewed the nine PUD criteria set forth in the Zoning Ordinance. They discussed the maintenance of the proposed public park, as well as eliminating more parking in favor of open space. They also discussed changes to the design elements to give the building a more residential character.

Filippis offered a motion, seconded by Webb, to set a public hearing administratively upon receiving a revised site plan.

There was a roll call vote.

YES: Webb, Filippis, Rossie, Medaugh, and Chair Saraswat

MOTION PASSED UNANIMOUSLY

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

Planning Director Bolhuis summarized 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 portrayed the number of allowable rooms in multifamily parcels and a table that displayed the possible number of one-, two-, and three-bedroom units, in addition to 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 discussed how the proposed language does not affect the magnitude of density but modernizes the language. They also discussed the definition of net acre and proposed language on rounding conventions.

Filippis offered a motion, seconded by Webb, to set a public hearing for the July 15th meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

8. NEW BUSINESS

a. Amendment to Zoning Ordinance Secs. 78-21, 78-203, 78-206-209, 78-336

Director Bolhuis presented the amendment that the zoning audit subcommittee worked on, which aims to consolidate the fence ordinance and keep the majority of it in Chapter 18 in the general code of ordinances. They also revised the “Walls and Berms” section to clarify screening requirements between incompatible land uses, offering applicants four options for compliance: an obscuring wall, an obscuring berm, a screening fence, or a landscape strip. Corner clearance language was also standardized. Another change was making tree spacing consistent at 30 feet throughout.

The commission also discussed dumpster standards. The proposed standards address when a dumpster is required based on waste volume, permissible locations, setback and access requirements, enclosure construction on a concrete pad with bollards, screening on three sides with a wall compatible in material and color with the primary structure, flexibility of material in the openable gate section of dumpsters, prohibition on parking in front of enclosures, and a provision for dumpster sharing between businesses. They also proposed language that gives the option for the Planning Commission to waive or modify the requirements upon determining that the location screening or removable removal of refuse will be handled in an acceptable manner. The commission discussed requiring bollards at the interior rear wall of the enclosure as a protective measure.

Medaugh offered a motion, seconded by Filippis, to set a public hearing administratively for the Zoning Ordinance amendments.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

b. Sub-Committee Assignment Check-in

Due to not having all nine members present, the commission agreed to postpone the agenda item until the next meeting.

9. REPORTS AND CORRESPONDENCE

Director Bolhuis noted that she anticipates that the City Commission will be appointing a new member to the Planning Commission before their first meeting in July.

10. ADJOURNMENT

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

There was a voice vote.

MOTION PASSED UNANIMOUSLY