



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, July 15, 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, Commissioners Sidney Filippis, Don Webb, Zach Funk, Robert Mengel, Joe Hawthorne (arrived at 7:02), and Katie Rossie

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

Absent: Vice Chair Kyle Medaugh

2. CITIZENS COMMENTS

None.

3. APPROVAL OF MEETING MINUTES

Webb offered a motion, seconded by Filippis, to approve the minutes of the June 10, 2026 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Mengel offered a motion, seconded by Funk, to approve the agenda for July 15, 2026.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

Commissioners Rossie, Scott, Filippis, and Chair Saraswat welcomed new Commissioner Robert Mengel to the Planning Commission. Chair Saraswat noted that Commissioner Mengel previously served two years on the Zoning Board of Appeals, has been a Plymouth resident for ten years, and is a software engineer. Filippis also complimented Plymouth's appearance during Art in the Park that weekend.

6. PUBLIC HEARINGS

a. Amendment to Zoning Ordinance Secs. 78-21, 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.

Mengel identified a drafting ambiguity in Section 78-191, noting that the phrase "between two and four stories" could be read to exclude two-story buildings already addressed in the preceding line. The commission agreed to clarify the second density tier to read "3 or 4 stories tall."

Chair Saraswat opened the public hearing at 7:11 p.m.

Jaimie Cavanaugh, 1095 Roosevelt, speaking on behalf of herself and YIMBY Plymouth, expressed support for the amendment. She stated it clarifies allowable density for builders and property owners, aligns Plymouth with surrounding communities, and reflects a density vision that has been part of Plymouth's master plan since 2018.

Chair Saraswat closed the public hearing at 7:13 p.m.

Rossie commented that she is in support of having the ordinance reflect the Master Plan.

Funk offered a motion, seconded by Mengel, to recommend to the City Commission approval of the Amendment to Zoning Ordinance Sections 78-21 and 78-191, with the text amendment clarifying the "between two and four stories" to read "3 or 4 stories."

There was a roll call vote:

YES: Rossie, Scott, Funk, Hawthorne, Mengel, Webb, Filippis, Saraswat

MOTION PASSED UNANIMOUSLY

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

Planning Director Bolhuis summarized the fence and screening ordinance amendments developed by the Zoning Audit Sub-Committee. The amendments update fencing and wall definitions in Section 78-21 to match Chapter 18, remove conflicting language from the landscaping section (78-203), clarify screening requirements between non-residential and residential uses and allow the Planning Commission to modify the screening requirements in Section 78-206, update corner clearance standards and graphics in Section 78-207, replace the former residential fence section 78-208 with new standards for trash dumpster screening, and reserve Sections 78-209 and 78-336 as fence regulations for those sections are relocated to Chapter 18 of the General Code of Ordinances, which will require a separate public hearing before the City Commission.

Chair Saraswat opened the public hearing at 7:18 p.m.

Chair Saraswat closed the public hearing at 7:19 p.m.

Rossie highlighted that the new dumpster standards in Section 78-208 represented the most substantive change, and noted the standards were adapted from Garden City's ordinance with modifications to accommodate Plymouth's smaller and more irregularly shaped lots, including greater front-yard flexibility and a Planning Commission waiver provision.

Hawthorne raised a question regarding Section 78-203's provision requiring plantings to be completed within three months of a certificate of occupancy. Bolhuis explained that the city typically ties landscape compliance to the certificate of occupancy process but accommodates seasonal or availability constraints through temporary certificates, while retaining the ability to enforce the approved site plan at any time.

Filippis offered a motion, seconded by Scott, to recommend to the City Commission approval of the Amendment to Zoning Ordinance Sections 78-21, 78-203, 78-206-78-209, and 78-336.

There was a roll call vote.

YES: Hawthorne, Mengel, Webb, Filippis, Rossie, Scott, Funk, Chair Saraswat

MOTION PASSED UNANIMOUSLY

7. OLD BUSINESS

a. Sub-Committee Assignment Check-in

Planning Director Bolhuis provided a check-in on the two active sub-committees. The MSHDA sub-committee currently has four members and the Zoning Audit sub-committee has three active members following the departure of Commissioner Schroeder, with a vacancy available. Bolhuis noted that a quorum for the Planning Commission is five members, so no more than four may serve on any one sub-committee. Mengel volunteered to join the Zoning Audit sub-committee.

8. NEW BUSINESS

None.

9. REPORTS AND CORRESPONDENCE

City Commissioner Joe Elliot requested that, as the two approved amendments proceed to the City Commission for approval, an updated scorecard tracking progress on the 26 quick zoning audit changes be provided so completed items can be noted. He also raised the residential compatibility ordinance, observing that for-sale activity in the city underscores the urgency of moving that work forward as quickly as possible. He noted that administration is hoping to work with the Smith Group on graphics and with Carlisle Wortman on the ordinance, with a goal of bringing a proposal before the commission by September.

10. ADJOURNMENT

Filippis offered a motion, seconded by Scott, to adjourn the meeting at 7:32 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY