



City of Plymouth
City Commission Regular Meeting Minutes
Monday, August 3, 2026, 7:00 p.m.
Plymouth City Hall 201 S. Main Street

ITEM #2.a

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

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

a. Filipczak called the meeting to order at 7:00 PM. leading the Pledge of Allegiance.

b. Present: Mayor Linda Filipczak, Mayor Pro Tem Joe Elliott, Commissioners Latricia Horstman, Jennifer Kehoe, Brock Minton, Karen Sisolak

Excused: Commissioner Alanna Maguire

Also Present: City Manager Chris Porman, City Attorney Bobby Marzano, and various members of City Administration.

2. APPROVAL OF MINUTES

a. July 20, 2026 City Commission Committee of the Whole Meeting Minutes

Motion to approve the July 20, 2026 City Commission Regular Meeting Minutes made by Kehoe, supported by Minton;

There was a voice vote

MOTION PASSED UNANIMOUSLY

3. APPROVAL OF THE AGENDA

Motion to approve the August 3, 2026, agenda made by Horstman, supported by Sisolak;

There was a voice vote

MOTION PASSED UNANIMOUSLY

4. ENACTMENT OF THE CONSENT AGENDA

Motion to approve the Consent Agenda for August 3, 2026, made by Elliott, supported by Minton;

a. Special Event: Plymouth Fall Festival, 9/11–9/13/26

b. Special Event: Alleluia Romanian Church Youth Choir, 9/25/26

c. Special Event: Scarecrows in the Park, 9/25–11/2/26

d. Special Event: 45th Annual Plymouth Ice Festival, 2/5–2/7/27

There was a voice vote

MOTION PASSED UNANIMOUSLY

5. CITIZEN COMMENTS

Carl Batishill, Director of the Plymouth Community Band, thanked the City for ability to hold concerts in Kellogg Park, noting the band had completed its 67th concert season and commended staff for their exceptional support.

6. COMMISSION COMMENTS

Voters were reminded that the primary election was the following day and encouraged residents to vote and mail-in ballots could still be submitted on Election Day by drop box at City Hall or voting in person at the polls at the Cultural Center.

Keep Plymouth Leafy is having a Tree Blitz Tuesday from 6-7 p.m. at Kiwanis Park

There are new park sculptures along Main Street and residents are encouraged to take note of the public art additions to the community.

The mayor recognized the following employee service anniversaries: Sergeant Josh Carroll (PD 22 years), Ken Campbell (MSD 4 years), Abby Gazvoda (Finance 3 years), Matt Lawson (Rec 2 years), and Isaiah Crisovan (MSD 1 year). She also congratulated Deputy Clerk Bridgman on receiving the Certified Municipal Clerk designation. Filipczak also recognized City Manager Porman, who received the Rotary District Council of Governors Award for his work developing strategic plans for Rotary Clubs across Southeast Michigan and Southwest Ontario.

7. OLD BUSINESS

a. Zoning Text Amendment – Ann Arbor Road Corridor – Second Reading

Motion to approve the following resolution made by Minton, supported by Kehoe;

RESOLUTION 2026-80

WHEREAS The Planning Commission of the City of Plymouth reviewed the proposed zoning ordinance amendments which update Section 78-161 of the City's Zoning Ordinance; and

WHEREAS The Planning Commission held a public hearing on August 13, 2025 to receive public comment about the zoning ordinance amendments; and

WHEREAS At the conclusion of the public hearing, the Planning Commission approved the text amendment and recommended review and approval by the City Commission; and

WHEREAS The City Commission has completed a first reading of the proposed language on September 15, 2025; and

WHEREAS The Plymouth Township Board of Trustees approved comparable language on July 21, 2026.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby approve the proposed zoning ordinance amendments to Section 78-161.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the City Commission directs the City Clerk to publish the zoning ordinance amendments to be effective the day after publication.

There was a voice vote

MOTION PASSED UNANIMOUSLY

8. NEW BUSINESS

a. Multi-Family Residential Zoning Ordinance Amendment – First Reading

Motion to approve the following resolution made by Minton, supported by Kehoe;

RESOLUTION 2026-81

WHEREAS The Planning Commission of the City of Plymouth reviewed the proposed zoning ordinance amendments which update Sections 78-21 and 78-191 of the City's Zoning Ordinance; and

WHEREAS The Planning Commission held a public hearing on July 15, 2026 to receive public comment about the zoning ordinance amendments; and

WHEREAS At the conclusion of the public hearing, the Planning Commission approved the text amendment and recommended review and approval by the City Commission; and

WHEREAS The City Commission has completed a first reading of the proposed language.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby accept the proposed zoning ordinance amendments to Sections 78-21 and 78-191.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the City Commission will hold a second reading of the proposed zoning ordinance amendments at their next regular meeting.

Zoning Text Amendment information can be found in 8/3/2026 agenda packet:

<https://www.plymouthmi.gov/common/pages/GetFile.ashx?key=tP9FAQ4B>

Porman introduced a proposed amendment for the first reading, altering the multi-family residential zoning ordinance for RM1 and RM2 properties. The amendment updates the density calculation from a rooms-per-acre to a dwelling units-per-acre metric to align with the Master Plan and industry best practices. The Planning Commission reviewed the proposal over four months and passed it unanimously.

Commissioners discussed key concerns:

- Elliott mentioned past confusion with the current method and sought clarity on "net acre" and calculation consistency. He reviewed varying impacts on properties like Tonquish Manor and the proposed Lumber Mart development, finding them generally neutral or more restrictive.
- Kehoe emphasized the Planning Commission's careful deliberation and warned against viewing density negatively, noting that other standards also limit it.
- Sisolak supported the new calculation but sought community engagement, addressing concerns about net acre clarity and RM2 property sizes.
- Horstman backed multi-unit housing diversity, suggesting a future community discussion on density.
- Minton highlighted that many existing city buildings already surpass both calculations' densities.

Bolhuis explained that the net acre definition excludes streets, conforming to industry standards.

City Attorney Marzano advised against expansive exclusions, which could cause legal issues.

Some other concerns were expressed about the potential of the amendment to unintentionally increase density, suggesting the need for broader community discourse on the city's future development. The amendment was supported for its limited scope and benefits for duplex and triplex calculations, stressing the need to remain density-neutral for inclusivity. It was argued that increased density could enhance housing opportunities and strengthen the tax base, advocating against resistance to change and a welcoming approach for new residents. The flexibility the unit-per-acre calculation brings for aligning with market needs, especially for multi-bedroom apartments, was highlighted.

There was a voice vote

MOTION PASSED UNANIMOUSLY with a friendly amendment by Elliott, supported by Kehoe to schedule the second reading at a future meeting rather than the next regular meeting.

b. Intergovernmental Agreement – Wayne County Park Millage Funds

Motion to approve the following resolution made by Sisolak, supported by Elliott;

RESOLUTION 2026-82

WHEREAS The City of Plymouth and the County of Wayne are two separate Governmental Units; and

WHEREAS They have chosen to enter into an Intergovernmental Agreement for improvements to City's Recreational facilities at the Plymouth Cultural Center; and

WHEREAS Funding for this project is from the Wayne County Parks Tax Millage and the County is returning a small portion of the tax money generated by the City of Plymouth Properties to the City for improvements to Parks and Recreation facilities.

NOW THEREFORE BE IT RESOLVED THAT The City Commission of the City of Plymouth does hereby authorize the mayor to execute the documents titled Agreement between the County of Wayne and the City of Plymouth for upgrades to the lighting systems in addition to the purchase of tables and chairs at the Plymouth Cultural Center. This agreement is to have the County provide \$24,534.00 to assist the city with those improvements.

Intergovernmental Agreement information can be found in 8/3/2026 agenda packet:

<https://www.plymouthmi.gov/common/pages/GetFile.ashx?key=tP9FAQ4B>

There was a voice vote

MOTION PASSED UNANIMOUSLY

c. CLEMIS Agreement

Motion to approve the following resolution made by Elliott, supported by Sisolak;

RESOLUTION FOR GOVERNING BODY OF PARTICIPANTS

Plymouth Police Department

City of Plymouth

RESOLUTION # 2026-83

**Participation in CLEMIS Authority Interlocal
Agreement**

The City of Plymouth Police Department (the “Public Agency”) is a “public agency” as that term is defined under section 2(e) of the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.502(e).

Under section 28 of article 7 of the Michigan Constitution of 1963 and the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.501 to 124.512 (“Act 7”), a public agency may exercise jointly with any other public agency any power, privilege, or authority that the public agency shares in common and that each might exercise separately.

The Public Agency possesses the powers, privileges, and authorities to perform various activities relating to courts and law enforcement management information systems.

The Public Agency wants to exercise powers, privileges, and authorities jointly with Oakland County, the Charter Township of Bloomfield, the Charter Township of White Lake, and other participating public agencies under an interlocal agreement creating the Courts and Law Enforcement Management Information System (CLEMIS) Authority (the “CLEMIS Interlocal Agreement”) and become a participating public agency under and party to the CLEMIS Interlocal Agreement.

The Public Agency also wants to use the services of the CLEMIS System operated by the Courts and Law Enforcement Management Information System (CLEMIS) Authority (the “Authority”) by entering into a services agreement with the Authority.

The City of Plymouth City Commission therefore resolves as follows:

- that the interlocal agreement between Oakland County, the Charter Township of Bloomfield, the Charter Township of White Lake, and other participating public agencies creating the CLEMIS Interlocal Agreement is hereby approved;
- that the City of Plymouth Police Department is hereby authorized to enter into a participation agreement with the Authority to enter into and become a party to the CLEMIS Interlocal Agreement;
- that the City of Plymouth Police Department is hereby authorized to enter into the CLEMIS Main Services Agreement (the “CLEMIS MSA”) between the Public

Agency and the Authority;

- that the Chief of Police of the City of Plymouth Police Department is hereby authorized and directed to transmit a copy of this resolution to the Authority and execute the participation agreements for the CLEMIS Interlocal Agreement and the CLEMIS MSA on behalf of the City of Plymouth Police Department; and
- that the Chief of Police of the City of Plymouth Police Department is hereby authorized and directed to file a copy of the participation agreement for the CLEMIS Interlocal Agreement, including the CLEMIS Interlocal Agreement, on behalf of the City of Plymouth Police Department with the clerk of each county in which the Public Agency is located.

Certification

I, Maureen Brodie, Clerk of the City of Plymouth hereby certify all of the following:

- (1) that this resolution of the City Commission was adopted at a regular meeting of the City Commission held on August 3, 2026;
- (2) that the resolution remains in effect;
- (3) that the meeting was held in compliance with the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275; and
- (4) that the minutes of the meeting were kept and have been or will be made available as required by the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275.

Motioned by: Elliott

Seconded by: Sisolak

“Motion to approve the interlocal agreement between the City of Plymouth Police Department with the CLEMIS AUTHORITY for the Courts & Law Enforcement Management Information Systems services.”

Yes- 6

No- 0

Passed- Unanimously

Date: August 3, 2026

By: _____

Name:

Maureen A. Brodie

[Clerk]

CLEMIS Agreement information can be found in 8/3/2026 agenda packet:
<https://www.plymouthmi.gov/common/pages/GetFile.ashx?key=tP9FAQ4B>

d. Community Conversation - Discussion

Porman requested Commission direction on scheduling the second community conversation. Two dates were available at the Cultural Center: Monday, August 24, or Thursday, August 27. The second community conversation is intended to provide residents with a progress update on the current year's tasks, gather feedback, identify future priorities, and serve as an initial step in developing the City's next five-year strategic plan. The Commission selected Monday, August 24, 2026 at 6:00 PM as the date and time for the event.

e. Community Gardens - Discussion

Porman presented a request from the Old Village Association to explore a community garden program. The City currently lacks a formal program and the commission's guidance was requested on researching and developing a proposal. Existing small garden in Old Village may require relocation if the land is repurposed. Residents backed the idea, citing community benefits, emphasizing the need for relocation. The commission supported the concept for its mental health and community connection benefits. Kehoe expressed workload concerns, but Porman noted the research would leverage existing models. Sisolak stressed fair application, and City Attorney Marzano found no conflict since the vote centered on feasibility, not specific locations or groups. The administration was tasked with exploring the concept further for policy and operational proposals.

9. REPORTS AND CORRESPONDENCE

a. Liaison Reports

None

b. Appointments

None

10. ADJOURNMENT

Motion to adjourn made by Minton, supported by Sisolak;

There was a voice vote

MOTION PASSED UNANIMOUSLY

The meeting was adjourned at 8:34 P.M.

LINDA FILIPCZAK
MAYOR

MAUREEN A. BRODIE, CMC, MiPMC
CITY CLERK