



# City of Plymouth Planning Commission

## Regular Meeting Agenda

Wednesday, March 11, 2026 – 7:00 p.m.  
City Hall & Online Zoom Webinar

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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

<https://us02web.zoom.us/j/83442237154>

Passcode:194300

Webinar ID: 834 4223 7154

### 1. CALL TO ORDER

- a. Roll Call

### 2. CITIZENS 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.*

### 3. APPROVAL OF THE MINUTES

- a. Approval of the February 11, 2026 meeting minutes

### 4. APPROVAL OF THE AGENDA

### 5. COMMISSION COMMENTS

### 6. PUBLIC HEARINGS

- a. Amendment to Zoning Ordinance Secs. 78-42, 78-52, 78-296; 78-100

### 7. OLD BUSINESS

### 8. NEW BUSINESS

- a. SP26-01 857 Penniman: Site plan review for change of use from salon to restaurant
- b. Planning Commission 2026 Goals

### 9. REPORTS AND CORRESPONDENCE

### 10. ADJOURNMENT

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

### 2025 Planning Commission Goals

1. Adopt the master plan
2. Complete “quick” zoning ordinance amendments (zoning audit)
3. Complete the multi-family/housing ordinance amendments (MSHDA Grant)
4. Work toward completing a residential compatibility ordinance



**Plymouth Planning Commission**  
**Regular Meeting Minutes**  
**Wednesday, February 11, 2026 - 7:00 p.m.**  
**Plymouth City Hall 201 S. Main**

---

City of Plymouth  
Plymouth, Michigan 48170-1637

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

**1. CALL TO ORDER**

Commissioner Hollie Saraswat called the meeting to order at 7:01 p.m.

Present: Commissioners Sidney Filippis, Joe Hawthorne, Kyle Medaugh, Katie Rossie, Hollie Saraswat, Marni Schroeder, Dave Scott, and Don Webb

Absent: Commissioner Zach Funk

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

**2. ELECTION OF OFFICERS**

Bolhuis asked for nominations for the officer of chair. Hawthorne nominated Saraswat as chair of the Planning Commission for 2026. Bolhuis asked whether there were any other nominations. There were no other nominations.

There was a voice vote.

MOTION TO ELECT CHAIR SARASWAT PASSED UNANIMOUSLY

Chair Saraswat asked for nominations for the office of vice chair. Schroeder nominated Medaugh as vice chair of the Planning Commission for 2026. Saraswat asked whether there were any other nominations. There were no other nominations.

There was a voice vote.

MOTION TO ELECT VICE CHAIR MEDAUGH PASSED UNANIMOUSLY

**3. CITIZENS COMMENTS**

Jaimie Cavanaugh, 1095 Roosevelt, informed the Commission about upcoming bipartisan bills to be introduced next week to the state legislature that would require municipalities to allow accessory dwelling units in single-family areas, prevent bans on manufactured housing, require duplexes by right in single-family zones, limit minimum lot size, regulate minimum floor area, and cap parking requirements per multi-family unit.

Ron Picard, 1373 Sheridan, expressed opposition to state-level zoning regulations, arguing they remove local control and create a one-size-fits-all approach that fails to recognize differences between communities.

**4. APPROVAL OF MEETING MINUTES**

Filippis offered a motion, seconded by Hawthorne, to approve the minutes of the January 14, 2026 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**5. APPROVAL OF THE AGENDA**

Medaugh offered a motion, seconded by Scott, to approve the agenda for February 11, 2026.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**6. COMMISSION COMMENTS**

Newly appointed Commissioner Don Webb introduced himself to the group.

Schroeder acknowledged the departure of previous member Hortsman to the City Commission and congratulated her.

**7. PUBLIC HEARINGS**

There were no public hearings.

**8. OLD BUSINESS**

There was no old business.

**9. NEW BUSINESS**

a. Review of the 2025 Planning Commission Annual Report

The commission reviewed the report and accepted it as presented.

b. Amendment to Zoning Ordinance Sec. 78-100

The amendment to Sec. 78-100, which was developed and reviewed by the zoning audit sub-committee, replaces the intent section of the B-2 Central Business District with content from the Master Plan.

Medaugh offered a motion, seconded by Scott, to move the amendment to a public hearing at the next Planning Commission meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY.

**10. REPORTS AND CORRESPONDENCE**

City Commission Liaison Joe Elliott apologized for the delay in reappointing commission members and informed the Planning Commission that the City Commission would likely approve its one-year tasks at the upcoming Tuesday meeting. Two tasks involving the Planning Commission were being considered: reconsidering minimum lot sizes related to lot splits and developing direction on a compatibility ordinance.

Chair Saraswat announced that Commissioner Webb had expressed interest in joining the zoning sub-committee and that the MSDHA sub-committee might need to adjust its meeting schedule.

**11. ADJOURNMENT**

Schroeder offered a motion, seconded by Medaugh, to adjourn the meeting at 7:20 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**City of Plymouth**  
**Planning Commission Public Hearing Notice**  
201 S. Main Street Plymouth, Michigan 48170  
Website: [www.plymouthmi.gov](http://www.plymouthmi.gov) Phone: (734) 453-1234 ext. 232

A regular meeting of the Planning Commission will be held on Wednesday, March 11, 2026 at 7:00 p.m. located at City Hall and online via Zoom to consider the following:

Amendment to Zoning Ordinance Secs. 78-42, 78-52, 78-296; 78-100

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).

Publish: Tuesday, February 24, 2026

## Sec. 78-42. Special land uses permitted after review and approval.

The following uses may be permitted by the planning commission subject to article 23, ~~the review and approval of the site plan by the planning commission,~~ and the imposition of special conditions which, in the opinion of the commission, are necessary to ensure that the land use or activity authorized is compatible with adjacent uses of land, the natural environment and the capacities of public services and facilities affected by the land use, ~~and subject further to a public hearing held in accord with section 78-281:~~

- (1) Religious institutions and other facilities normally incidental thereto subject to section 78-~~296~~300.
- (2) Parochial and private elementary, intermediate or secondary schools offering courses in general education, not operated for profit.
- (3) Uses and buildings of the city (without storage yards).
- (4) Group day care home for children subject to section 78-294.
- (5) Adult foster care small group home subject to section 78-295.
- (6) Private ~~non-commercial~~ recreational areas, institutional or community recreation centers or personal use~~non-profit~~ swimming pool clubs, all subject to the following conditions:
  - a. The proposed site, for any of the uses permitted herein, which would attract persons from or are intended to serve areas beyond the immediate neighborhood, shall have at least one property line abutting a major collector, minor arterial, or principal arterial – other as designated by the Michigan Department of Transportation. ~~major thoroughfare as designated on the major thoroughfare plan.~~
  - b. The front yard setback shall be 25 feet. The side yard setback shall be 6 feet when a lot line is interior and shall be 15 when abutting a street. The rear yard setback shall be 35 feet. The Planning Commission may modify the setback requirement where, in unusual circumstances, no good purpose would be served by compliance with the requirements of the section. Front, side and rear yards ~~shall be at least 80 feet wide, and~~ shall be landscaped in trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition.
  - c. Off-street parking shall be provided so as to accommodate not less than one-half (½) of the member families and/or individual members. The planning commission may modify ~~recommend the modification~~ of the off-street parking requirements ~~to the zoning board of appeals~~ in those instances wherein it is specifically determined that the users will originate from the immediately adjacent areas, and will, therefore, be pedestrian. Prior to the issuance of a building permit ~~or zoning compliance permit~~, bylaws of the organization and such other information of the organization ~~as determined by the zoning board of appeals~~ shall be provided in order to establish the membership involved for confirming ~~computing~~ the off-street parking requirements. In those cases wherein the proposed use or organization does not have bylaws or formal membership, the off-street parking requirement shall be determined by the planning commission on the basis of usage.
  - d. Whenever a swimming pool is constructed under this ~~chapter~~section, such pool area shall be provided with a protective fence six feet in height and entry shall be provided by means of a controlled gate. All pools and accessory uses shall be constructed in accordance with the State Building Code.
  - ~~e. Buildings erected on the premises shall not exceed one-story or 14 feet in height.~~
  - f.e. All lighting shall be shielded to reduce glare and shall be so arranged as to direct the light away from all residential lands which adjoin the site.
  - g.f. All parking shall be surfaced as required in the general provisions for off-street parking requirements.

- hg. The off-street parking and general site layout and its relationship to all adjacent lot lines shall be reviewed by the planning commission, ~~who may impose any reasonable restrictions or requirements~~ so as to ensure that contiguous residential areas will be adequately protected.
- ~~(7) Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical or religious education and not operated for profit, all subject to the following conditions:~~
- a. ~~Any use permitted herein shall be developed only on sites of at least 40 acres in area, and shall not be permitted on any portion of a recorded subdivision plat.~~
- b. ~~No building shall be closer than 80 feet to any property line.~~
- ~~(87) Bed and breakfast operations shall be located only on major collector, minor arterial, or principal arterial – other as designated by the Michigan Department of Transportation on major or collector thoroughfares as designated in the city's master plan and shall further be subject to section 78-2847.~~
- ~~(98) Accessory buildings and uses customarily incident to any of the above special land uses.~~

## Sec. 78-52. Special land uses permitted after review and approval.

The following uses may be permitted by the planning commission subject to ~~section article 23, the review and approval of the site plan by the planning commission,~~ and the imposition of special conditions which, in the opinion of the commission, are necessary to ensure that the land use or activity authorized is compatible with adjacent uses of land, the natural environment and the capacities of public services and facilities affected by the land use, ~~and subject further to a public hearing held in accord with section 78-281:~~

- (1) Religious institutions and other facilities normally incidental thereto subject to section 78-~~296~~300.
- (2) Parochial and private elementary, intermediate or secondary schools offering courses in general education, not operated for profit ~~section~~.
- (3) Uses and buildings of the city (without storage yards).
- (4) Group day care home for children subject to section 78-294.
- (5) Adult foster care small group home subject to section 78-295.
- (6) Private ~~non-commercial~~ recreational areas, institutional or community recreation centers or personal use non-profit swimming pool clubs, all subject to the following conditions:
  - a. The proposed site, for any of the uses permitted herein, which would attract persons from or are intended to serve areas beyond the immediate neighborhood, shall have at least one property line abutting a major collector, minor arterial, or principal arterial – other as designated by the Michigan Department of Transportation thoroughfare as designated on the major thoroughfare plan.
  - b. The front yard setback shall be 25 feet. The side yard setback shall be 6 feet when a lot line is interior and shall be 15 when abutting a street. The rear yard setback shall be 35 feet. The Planning Commission may modify the setback requirement where, in unusual circumstances, no good purpose would be served by compliance with the requirements of the article. Front, side and rear yards shall be ~~at least 80 feet wide, and shall be~~ landscaped in trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition.
  - c. Off-street parking shall be provided so as to accommodate not less than ½ of the member families and/or individual members. The planning commission may recommend the modification of the off-street parking requirements ~~to the zoning board of appeals~~ in those instances wherein it is specifically determined that the users will originate from the immediately adjacent areas, and will, therefore, be pedestrian. Prior to the issuance of a building permit or zoning compliance permit, bylaws of the organization and such other information of the organization ~~as determined~~

~~by the zoning board of appeals~~ shall be provided in order to establish the membership involved for computing the off-street parking requirements. In those cases wherein the proposed use or organization does not have bylaws or formal membership, the off-street parking requirement shall be determined by the planning commission on the basis of usage.

- d. Whenever a swimming pool is constructed under this chapter, such pool area shall be provided with a protective fence six feet in height and entry shall be provided by means of a controlled gate and in accordance with the state building codes.

~~e. Buildings erected on the premises shall not exceed one-story or 14 feet in height.~~

~~e. All lighting shall be shielded to reduce glare and shall be so arranged as to direct the light away from all residential lands which adjoin the site.~~

- f. All parking shall be surfaced as required in the general provisions for off-street parking requirements.

- g. The off-street parking and general site layout and its relationship to all adjacent lot lines shall be reviewed by the planning commission, ~~who may impose any reasonable restrictions or requirements~~ so as to ensure that contiguous residential areas will be adequately protected.

~~(7) Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical or religious education and not operated for profit, all subject to the following conditions:~~

~~a. Any use permitted herein shall be developed only on sites of at least 40 acres in area, and shall not be permitted on any portion of a recorded subdivision plat.~~

~~b. No building shall be closer than 80 feet to any property line.~~

~~(78) Bed and breakfast operations shall be located only on major collector, minor arterial, or principal arterial – other as designated by the Michigan Department of Transportation on major or collector thoroughfares as designated in the city's master plan and shall further be subject to section 78-2847.~~

~~(89) Accessory buildings and uses customarily incident to any of the above special land uses.~~

## Sec. 78-296. Religious institutions.

- (a) The following regulations shall apply to all religious institutions, ~~including churches, synagogues, temples,~~ and any associated structures utilized for educational purposes:

~~(1) Lot width. The minimum lot width for religious institutions shall be 200 feet.~~

~~(2) Lot area. The minimum lot area for religious institutions shall be three acres.~~

~~(31) Parking setback. Off-street parking shall be prohibited in the required front setback area, and within 15 feet of the rear or side property line.~~

~~(24) Building setback. Religious institutions shall comply with the following building setback requirements:~~

~~Front yard: 25 50 feet~~

~~Side Yards: 15 30 feet~~

~~Rear yards: 35 50 feet~~

~~(53) Frontage and access. Religious institutions shall be located on major collector, minor arterial, or principal arterial – other as designated by the Michigan Department of Transportation streets which have a paved road having an existing or proposed right-of-way at least 86 feet.~~

~~(6) Landscaping. Religious institutions shall comply with the landscaping requirements set forth in this chapter.~~

~~(7) — Sole use of site. Religious institutions and associated educational facilities shall be the sole use of the site and shall not be located in a multi-tenant building.~~

**Sec. 78-100. Intent.**

~~The B-2, central business district is designed to serve the entire municipal area by providing prime retail frontage for a variety of retail stores and personal service establishments. The district regulations are designed to promote convenient pedestrian shopping and the stability of retail development by encouraging a continuous retail frontage and by prohibiting automotive related services and non-retail uses which tend to break up such continuity.~~

The B-2, central business district provides the central gathering place and commercial area of the city, accommodating pedestrian access to local businesses, restaurants, and entertainment, as well as office and upper-level residential uses. It serves the retail, office, convenience, and service needs of the entire City. The central business district promotes uses which provide convenient pedestrian shopping and services along a continuous retail frontage. Much of the district is served by centralized parking.



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: March 4, 2026

**Site Plan Review  
For  
Plymouth, Michigan**

<b>Applicant:</b>	Riham Alsarout 930 Mason St. Dearborn, MI 48124
<b>Project Name:</b>	Brome Modern Eatery - Change of Use
<b>Plan Date:</b>	January 4, 2025
<b>Location:</b>	857 Penniman
<b>Zoning:</b>	B-2 – Central Business District
<b>Action Requested:</b>	Site Plan Approval
<b>Required Information:</b>	Any deficiencies are noted in the report.

**PROJECT AND SITE DESCRIPTION**

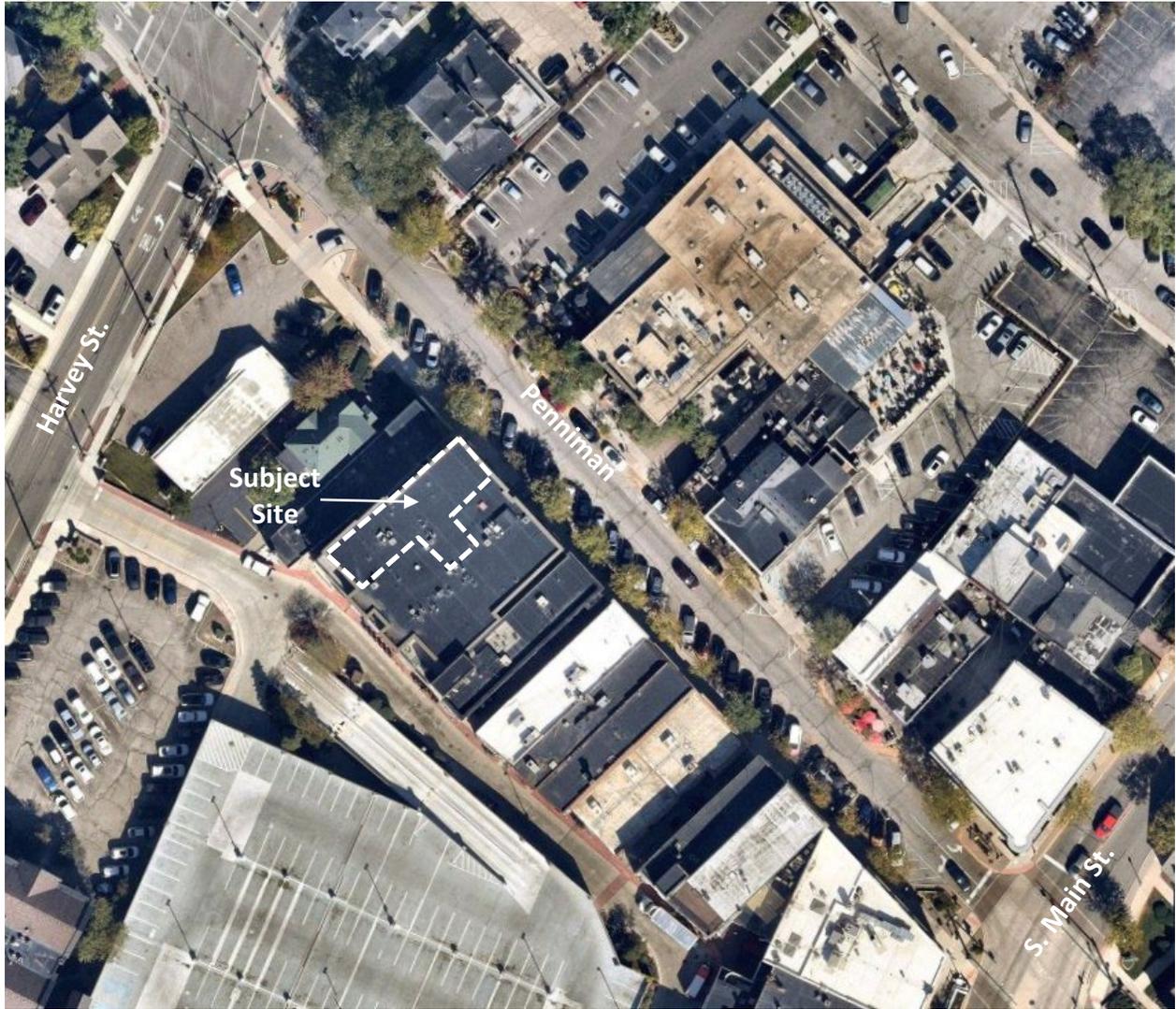
The applicant is proposing to renovate the interior of this existing three-story building at 857 Penniman, and change the current salon use to a restaurant. No changes are proposed to the exterior of the building or the site.

Restaurants not serving alcoholic beverages are permitted uses in this zoning district.

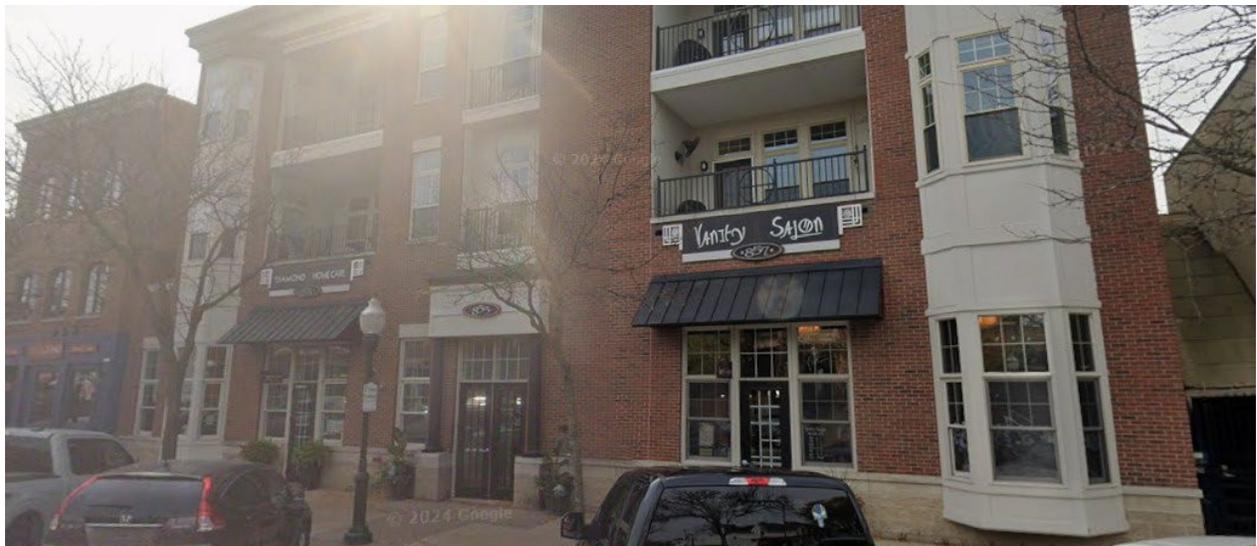
Sec. 78-242 requires any “change of use,” other than single-family or two-family residential, to submit a Site Plan to the Planning Commission.

An aerial and street view of the subject site are shown in **Figures 1 and 2** on the next page.

**Figures 1. and 2. Subject Site**



Source: Near Map (Capture Date 10-2-25)



Source: Google Maps (Capture Date October 2024)

The existing building contains the following uses:

- Subject unit (salon): First floor, 3,144 s.f. (or 15% of total building)
- Office unit: First floor, 4,234 s.f. (or 20% of total building)
- Six residential units: Second and third floors (or 65% of total building)

**REQUIRED INFORMATION**

Section 78-247 lists the requirements for a site plan. A site plan has been furnished, but it does not show any property lines. From what we can tell from other internet-based property information, the building occupies almost the entire parcel. Since no changes are proposed to the footprint of the building or the site, we consider this plan acceptable.

*Items to be Addressed: None.*

**PARKING, LOADING**

Required parking for the interior renovations is provided in the table below.

	Required Parking Calculation (Sec. 78-270(a)(10))	Proposed Parking	Difference
Office	One space per 500 s.f. gross floor area or 4,234 s.f. / 500 = 9 spaces	Covered by 13.7 parking credits	-0-
Restaurant	One space per 250 s.f. gross floor area or 3,144 / 250 = 13 spaces	Available parking credits: 13.7 credits – 9 spaces = 4.7 4.7 credits – 13 required spaces = 8.3 space deficiency	-8.3 spaces
Residential	Two spaces per dwelling unit or 6 x 2 = 12 spaces	12 spaces (Provided in garage under building)	-0-

Per Sec. 78-270(10), for existing development where there is a proposed intensification of use which requires additional parking, a property owner or developer will be responsible for that portion which is greater than the parking required for the current use.

The current use is a salon that has 17 styling chairs. Therefore, the parking required for the current use is calculated as follows:

- Three spaces for first two stations = 3 spaces
- 1.5 spaces for each additional station = (17 - 2 = 15) x 1.5 = 23 spaces
- TOTAL required parking = 26 spaces

Since the parking requirement for the new use is not greater than the parking required for the current use, no new parking spaces (or payment-in-lieu-of) will be required.

**Loading/Unloading Space:** The location of the loading/unloading space is not shown on the plans. We assume it will occur behind the building on Fleet Street. Per footnote “j” in the Schedule of Regulations (Sec. 78-191), In those instances where properties abut an alley, such alley may be substituted for off-street loading requirements in business districts. Therefore, loading/unloading may occur on Fleet Street.

**Items to be Addressed:** None.

#### **SITE ACCESS AND REFUSE**

This site has no vehicular access. All patrons arriving by car will need to use on-street parking, or park in the public parking structure behind the building. Pedestrians/non-motorized travelers can arrive at the site via the City’s public sidewalk system, and bicycle travel lanes.

Sheet ASP-1 states that the restaurant will use the existing shared refuse/trash compactor located at the rear of the building, and the restaurant itself will not have any private outdoor waste receptacles.

**Items to be Addressed:** None.

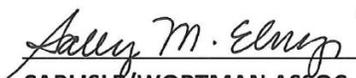
#### **FLOOR PLAN AND ELEVATIONS**

Floor plans of the proposal have been provided, illustrating how the existing space will be reconfigured to accommodate a restaurant.

**Items to be Addressed:** None.

#### **RECOMMENDATIONS**

We have no comments regarding the submitted site plan materials. Since the proposal meets ordinance requirements, we recommend Planning Commission approval.

  
\_\_\_\_\_  
CARLISLE/WORTMAN ASSOC., INC.  
Sally M. Elmiger, AICP, LEED AP  
Principal

c: Greta Bolhuis  
John Buzuvis  
Marleta Barr  
Ornamics Group ([Riham@ornamics.com](mailto:Riham@ornamics.com))

**CITY OF PLYMOUTH**  
**SITE PLAN REVIEW APPLICATION**

Community Development Department  
 201 S. Main Street Plymouth, MI 48170  
 Ph. 734-453-1234 ext. 232  
[www.plymouthmi.gov](http://www.plymouthmi.gov)

**RECEIVED**

JAN 9 2026

CITY OF PLYMOUTH  
 COMMUNITY DEVELOPMENT

**I. Site/Project Information**

Site Address 857 Penniman Ave Plymouth 48170 parcel address: 863 Penniman Ave	Current Zoning Classification B-2 Central Business	Date of Application 01/07/26
---	---	---------------------------------

Name of Property Owner	Phone Number 313 350 3500	
Mailing Address	Email Address (Required) sam@afroconcepts.com	
City	State	Zip Code

**II. Applicant and Contact Information**

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name Riham Alsarout	Phone Number 313 209 2772			
Applicant/Company Address 930 Mason street	City Dearborn	State MI	Zip Code 48124	
Email Address (Required) Riham@ornamics.com				

**III. Site Plan Designer and Contact Information**

Site Plan Designer Company Name Ornamics / Hadla Design Architects	Phone Number 313 209 2772			
Company Address 930 Mason street	City Dearborn	State MI	Zip Code 48124	
Registration Number 1301071204	Expiration Date 02/02/27	Email Address (Required) Riham@ornamics.com		

**IV. Type of Project (Please Select All that Apply)**

**V. Historic District**

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Remodel	<input checked="" type="checkbox"/> Change of Use	Is this project located in the Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Industrial	<input type="checkbox"/> Addition	<input type="checkbox"/> Interior Finish	<input type="checkbox"/> Special Land Use	

**VI. Description of Work**

This project converts an existing hair salon into a new Brome modern Eatery (A-2 Restaurant). Work includes interior renovations with new non-structural partitions and updated layout for kitchen, prep and dining. new mechanical, plumbing and electrical systems will be installed to support commercial kitchen operations. No structural work or exterior building expansion is proposed.

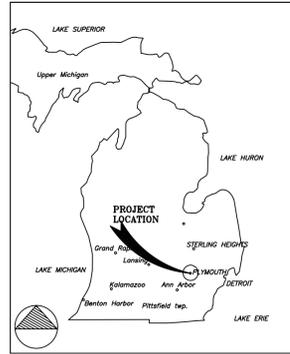
No changes are proposed to the building facade or to the existing site photometric lighting

PROJECT NAME AND ADDRESS

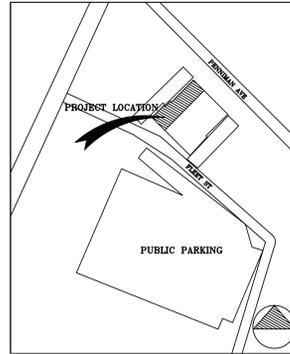
**BROME MODERN EATERY | INTERIOR REMODELING**

857 PENNIMAN AVE | PLYMOUTH, MI 48170

VICINITY MAP | N.T.S.



LOCATION MAP | N.T.S.



INDEX OF CONTENTS

	1/4/2025
TITLE SHEET, INDEX OF DRAWINGS, PROJECT DATA & VICINITY MAP	TS1.0
SURVEY BY OTHERS	SUR
ARCHITECTURAL SITE PLAN	ASP-1
EXISTING FLOOR PLAN & DEMO	A-1
PROPOSED FLOOR PLAN	A-2
EXISTING FULL 1ST-FLOOR PLAN	A-3
EXISTING PARKING LOWER LEVEL PLAN	A-4
EXISTING 2ND-FLOOR RESIDENTIAL AREA	A-5
EXISTING 3RD-FLOOR RESIDENTIAL AREA	A-6
ARCHITECTURAL SITE PLAN	ASP-1

CODE REVIEW

GOVERNING CODES:

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO, THE REQUIREMENTS OF THE FOLLOWING: AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION.

- BUILDING: 2021 MICHIGAN REHAB CODE- ALTERATION LEVEL I
- MECHANICAL: 2021 MICHIGAN MECHANICAL CODE
- PLUMBING: 2021 MICHIGAN PLUMBING CODE
- ELECTRICAL: 2023 NATIONAL ELECTRICAL CODE W/ PART 8 AMMEND.
- ENERGY: 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- FIRE: 2015 INTERNATIONAL FIRE CODE
- IFGC: 2018 INTERNATIONAL FUEL GAS CODE

ALL ACCESSIBILITY ALTERATIONS MUST MEET 2017 ICC A117.1 AND MICHIGAN BARRIER FREE LAW REQUIREMENTS, AS ADOPTED BY MICHIGAN JURISDICTIONS

PROJECT DESCRIPTION:

THIS PROJECT CONVERTS AN EXISTING HAIR SALON INTO A NEW BROME MODERN EATERY (A-2 RESTAURANT). WORK INCLUDES INTERIOR RENOVATIONS WITH NEW NON-STRUCTURAL PARTITIONS AND UPDATED LAYOUT FOR KITCHEN, PREP, AND DINING. NEW MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS WILL BE INSTALLED TO SUPPORT COMMERCIAL KITCHEN OPERATIONS. NO STRUCTURAL WORK OR EXTERIOR BUILDING EXPANSION IS PROPOSED.

NO CHANGES ARE PROPOSED TO THE BUILDING FAÇADE OR TO THE EXISTING SITE PHOTOMETRIC LIGHTING.

BUILDING INFORMATION

CONSTRUCTION TYPE: TYPE VB  
 SPRINKLER SYSTEM: SPRINKLED  
 EXISTING USE GROUP: B PROPOSED USE GROUP: A2  
 MAX. TRAVEL DISTANCE: 75 FT ALLOWABLE W/O SPRINKLER  
 MAX. TRAVEL DISTANCE: 75 FT ALLOWABLE W SPRINKLER  
 # STORIES: 1  
 UNIT AREA: 2335 SQFT  
 EXITS: TWO (2) EXITS REQUIRED, TWO EXITS EXISTING

DOOR EXIT WIDTH

DOOR EXIT WIDTH - PER 2015 MBC 1005.1  
 DOORS = 0.20' / PERSON (WITH NON-SPRINKLER SYSTEM)  
 37 OCCUPANTS x .20 = 7.4"  
 EXIT WIDTH REQUIRED = 7.4"

DOOR1	WIDTH	3'-0"
DOOR2	WIDTH	3'-2"
PROVIDED EXIT WIDTH		6'-2"

MINIMUM PLUMBING FIXTURES & OCCUPANCY

PLUMBING FIXTURE COUNT BASED ON THE TYPE OF OCCUPANCY & NUMBER OF OCCUPANTS FROM 2015 MBC & 2021 MPC  
 TOTAL INTERIOR & EXTERIOR OCCUPANTS: 77

	18 MALE		
	URINAL LESS THAN 87% OF REQ. # WC	WATER CLOSETS 1 PER 75	LAVATORIES 1 PER 1-200
REQUIRED	0	1	1
PROVIDED	1	1	1

	18 FEMALE		SERVICE SINK
	WATER CLOSETS 1 PER 75	LAVATORIES 1 PER 1-200	
REQUIRED	1	1	1
PROVIDED	2	1	1

EGRESS OCCUPANT LOAD: PER TABLE 1004.1.1

FIXED SEATS	=32 FIXED SEATS
RETAIL/CASHIER AREA	=2 PPL
KITCHEN 1024 SF /PERSON	535 SQF/200 =3 PPL
	=37 PPL

REQUIRED PARKING CALCULATIONS:

B2-BUSINESS DISTRICTS  
 THE SUBJECT PROPERTY IS A MIXED-USE BUILDING LOCATED IN THE B-2 CENTRAL BUSINESS DISTRICT AND CONSISTS OF GROUND-FLOOR COMMERCIAL SPACE, RESIDENTIAL UNITS ABOVE, AND STRUCTURED UNDERGROUND PARKING. THE PROPOSED CHANGE OF USE REPLACES AN EXISTING HAIR SALON WITH A RESTAURANT WITHIN THE ESTABLISHED GROUND-FLOOR COMMERCIAL AREA, WITH NO INCREASE IN BUILDING FOOTPRINT, FLOOR AREA, OR INTENSITY OF DEVELOPMENT. RESTAURANT PARKING DEMAND IS CHARACTERIZED BY HIGHER TURNOVER AND SHORTER AVERAGE STAY DURATIONS THAN PERSONAL SERVICE USES SUCH AS SALONS, RESULTING IN MORE EFFICIENT USE OF EXISTING PARKING RESOURCES AND A NET POSITIVE IMPACT ON OVERALL PARKING AVAILABILITY WITHIN THE DOWNTOWN AREA.

THE PARKING ORDINANCE FOR THE B-2 DISTRICT PROVIDES FOR SHARED PARKING ADJUSTMENTS IN MIXED-USE BUILDINGS TO REFLECT COMPLEMENTARY PARKING DEMAND ACROSS DIFFERENT USES. WHEN THE BUILDING IS EVALUATED CONSISTENT WITH THIS FRAMEWORK - EXCLUDING THE UNDERGROUND PARKING LEVEL FROM GROSS FLOOR AREA AND CONSIDERING THE GROUND-FLOOR COMMERCIAL USES AS A UNIFIED COMMERCIAL COMPONENT - THE PROJECT MEETS THE ELIGIBILITY CRITERIA FOR APPLICATION OF THE SHARED PARKING ADJUSTMENT FACTOR, AND THE SHARED PARKING MODEL ACCURATELY REFLECTS REAL-WORLD PARKING BEHAVIOR ASSOCIATED WITH THE MIX OF USES ON THE SITE. THE COMMERCIAL COMPONENT REPRESENTS AN ACTIVE AND MEANINGFUL PORTION OF THE OVERALL DEVELOPMENT AND FUNCTIONS IN COORDINATION WITH THE RESIDENTIAL USES ABOVE, CONSISTENT WITH THE INTENT OF THE B-2 DISTRICT.

APPLICATION OF THE 1.2 SHARED PARKING FACTOR APPROPRIATELY REFLECTS THE MIXED-USE NATURE OF THE BUILDING, SUPPORTS ADAPTIVE REUSE OF EXISTING DOWNTOWN SPACE, AND ALIGNS WITH THE ORDINANCE'S PURPOSE OF ENCOURAGING EFFICIENT PARKING UTILIZATION AND ACTIVE GROUND-FLOOR USES IN THE CENTRAL BUSINESS DISTRICT. IT IS THE APPLICANT'S UNDERSTANDING THAT THE MIXED-USE PARKING PROVISIONS ADOPTED BY THE CITY WERE INTENDED, IN PART, TO ENCOURAGE DEVELOPMENTS WITH SELF-CONTAINED, ON-SITE PARKING SOLUTIONS. IN THIS CONTEXT, THE APPLICANT RESPECTFULLY REQUESTS THAT THE PLANNING COMMISSION EXERCISE ITS DISCRETION CONSISTENT WITH THE SPIRIT AND INTENT OF THE ORDINANCE AS APPLIED TO THIS MIXED-USE BUILDING. THIS BUILDING HAS 13.7 PARKING CREDITS PER PARKING ORDINANCE

DIAMOND HOME HEALTH CARE IS 4234 SF ( 20% OF GROSS FLOOR AREA OF THE BUILDING)

VANITY SALON IS 3144 SF (15% OF GROSS FLOOR AREA OF THE BUILDING)

TWO RESIDENTIAL FLOORS (65% OF GROSS FLOOR AREA OF THE BUILDING)

RESTAURANTS: ONE PARKING SPACE PER 250 SF GROSS FLOOR AREA,  $\frac{2335}{250} = 12$  PARKING SPOTS REQUIRED - APPLY SHARING FACTOR 12/1.2 = 10  
 RESIDENTIAL 16 PARKING SPOTS REQUIRED - APPLY SHARING FACTOR 16/1.2=13.3  
 OFFICES  $\frac{2335}{250} = 9$  PARKING SPOTS REQUIRED- APPLY SHARING FACTOR 9/1.2=7.5  
 TOTAL PARKING SPOTS REQUIRED : 30.8  
 PARKING CREDITS PER ORDINANCE : 13.7  
 AVAILABLE ON SITE PARKING : 17

30.8 - 13.7 = 17.1=18 SPOTS REQUIRED  
 17 PARKING SPOTS PROVIDED 1 SPOT NEEDED

BUILDING SIGNAGE

BUILDING SIGNAGE IS REVIEWED AND PERMITTED SEPARATE FROM BUILDING PERMIT.

FIRE ALARM - SPRINKLER SYSTEM

FIRE ALARM & SPRINKLER SYSTEMS TO BE REVIEWED AND PERMITTED SEPARATE FROM BUILDING PERMIT.

MISCELLANEOUS NOTES:

ALL CONTRACTORS SHALL VISIT THE PREMISES AND VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND SHALL REPORT ALL DISCREPANCIES TO TENANT'S ARCHITECT. TENANT'S GENERAL CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS REGARDING CONSTRUCTION PROCEDURES, INSURANCE, ETC., AS SET FORTH BY THE LANDLORD.

PROJECT CONTACT INFORMATION

OWNER

ARCHITECTURE & DESIGN

CONTRACTOR

R.D.P.i.R.C-106.3.4

ORNAMICS GROUP  
 930 MASON  
 DEARBORN, MI 48124  
 PHONE: (313) 209-2772  
 EMAIL: RIHAM@ORNAMICS.COM  
 EMAIL: OLIVER@ORNAMICS.COM

ORNAMICS GROUP  
 930 MASON  
 DEARBORN, MI 48124  
 PHONE: (313) 209-2772  
 EMAIL: RIHAM@ORNAMICS.COM  
 EMAIL: OLIVER@ORNAMICS.COM

HADLA DESIGN ARCHITECTS  
 MOHAMAD HADLA, RA  
 15800 MICHIGAN AVE  
 DEARBORN, MI 48126  
 PHONE: (313) 492-5347  
 EMAIL: MHADLA@HADLADESIGN.COM

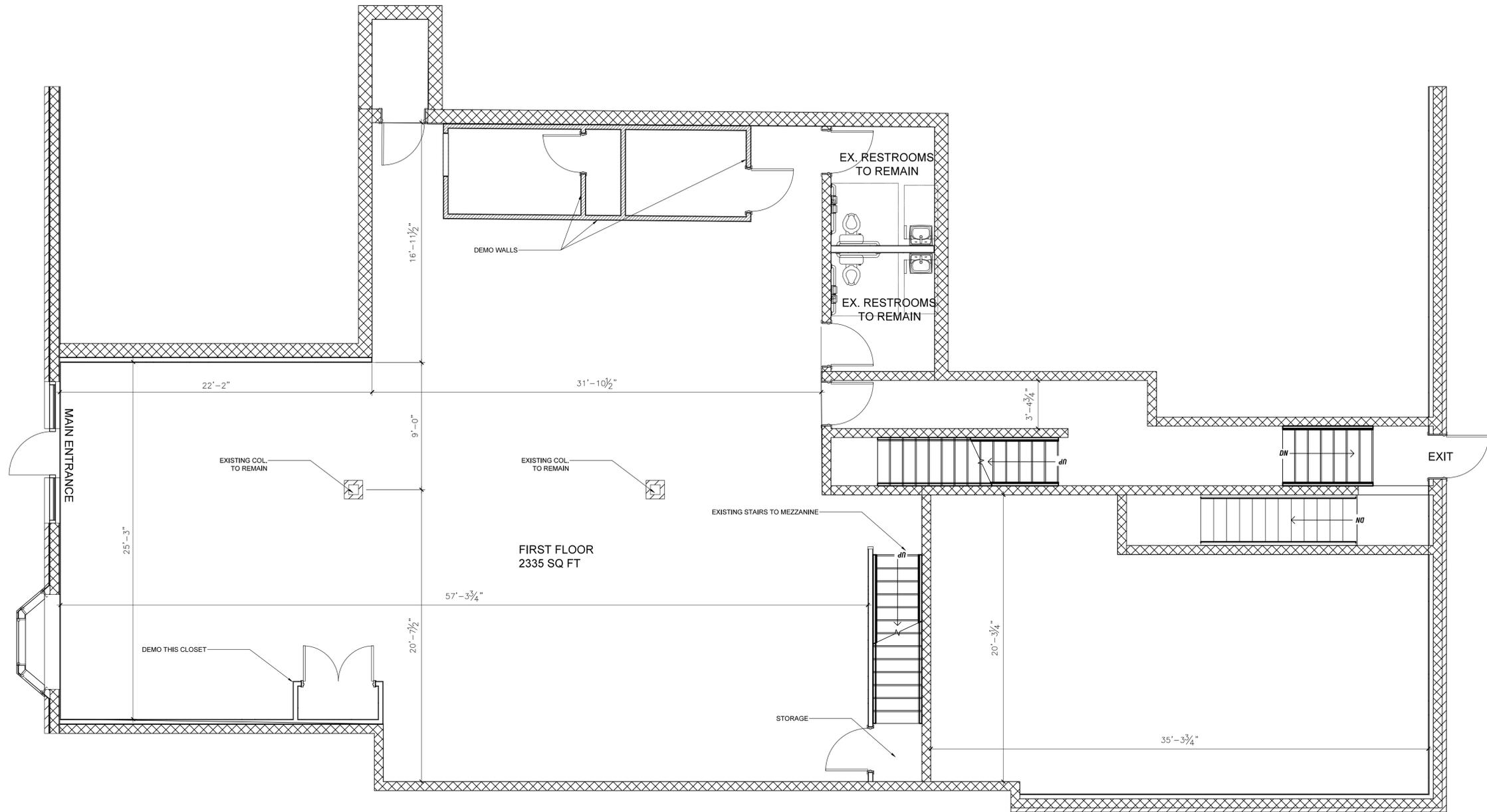
**BROME MODERN EATERY**  
**INTERIOR REMODELING-LEVEL 1**  
**857 PENNIMAN AVE PLYMOUTH CITY MICHIGAN 48170**

**ORNAMICS**

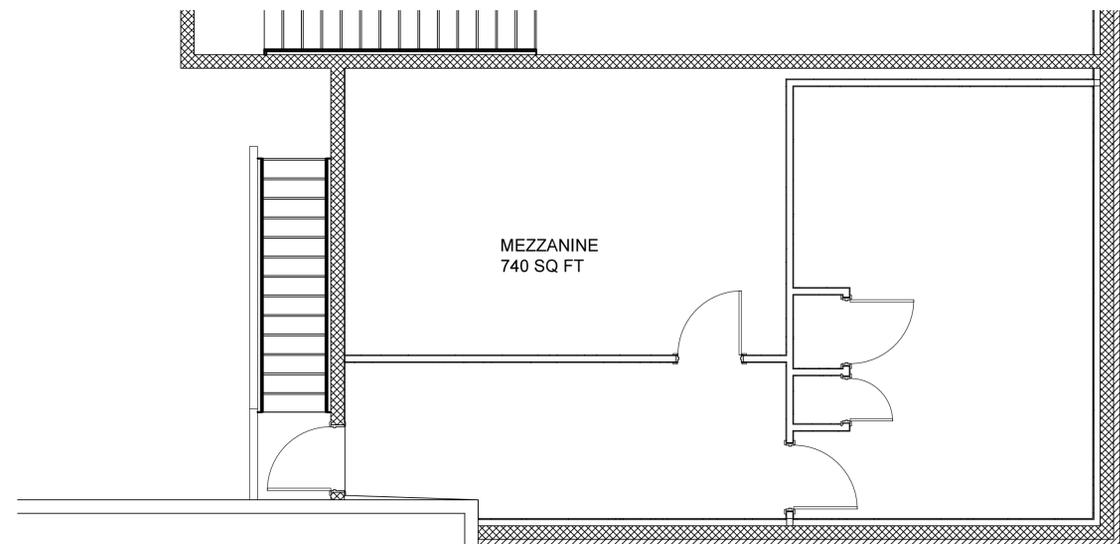
01 / 07 / 26



DRAWN DATE:	1/4/25
SHEET TITLE:	TITLE SHEET
SHEET NO.:	TS1

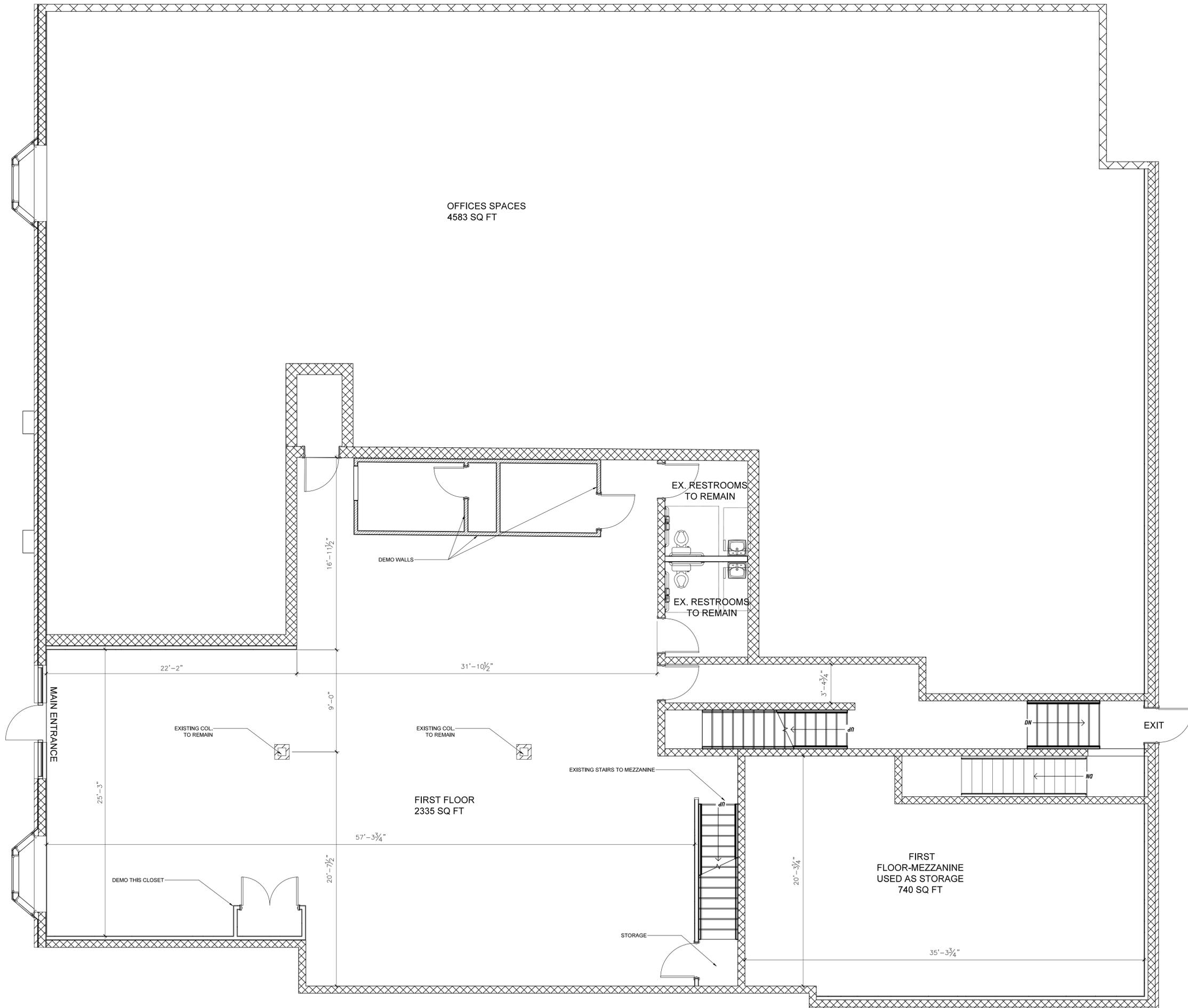


EXISTING & DEMO FLOOR PLAN  
SCALE: 1/4" = 1'-0"

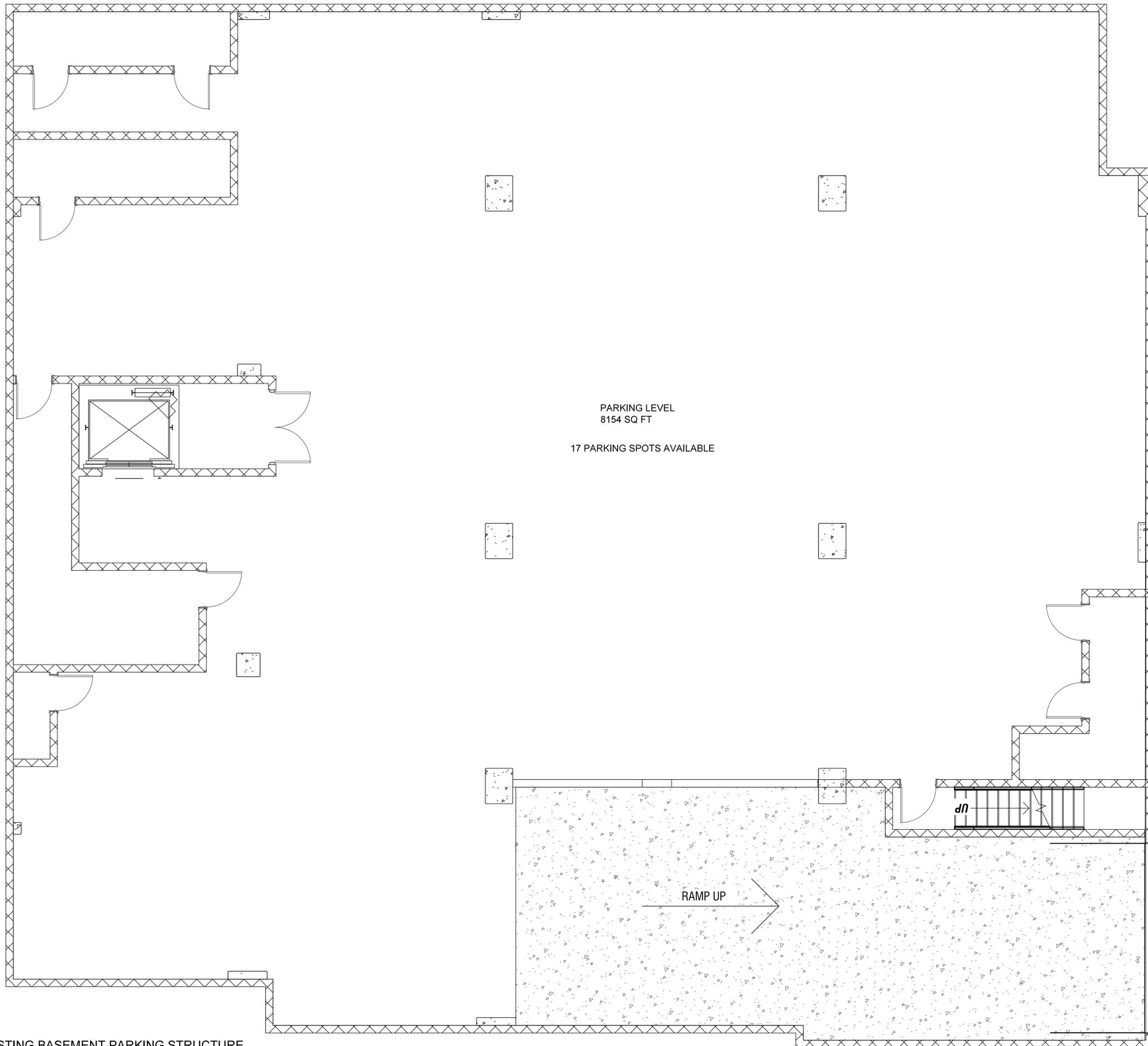


EXISTING MEZZANINE PLAN  
SCALE: 1/4" = 1'-0"





**EXISTING & DEMO FULL BUILDING FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



PARKING LEVEL  
8154 SQ FT

17 PARKING SPOTS AVAILABLE

RAMP UP

UP

EXISTING BASEMENT PARKING STRUCTURE  
SCALE: 1/4" = 1'-0"

ORNAMICS

BROME IV  
INTERIOR REMODELING  
857 PENNIMAN  
PLYMOUTH, MI 48170

ISSUE DATE  
11/19/2025

DRAWN BY: RIHAM

ARCHITECTURAL SEAL:

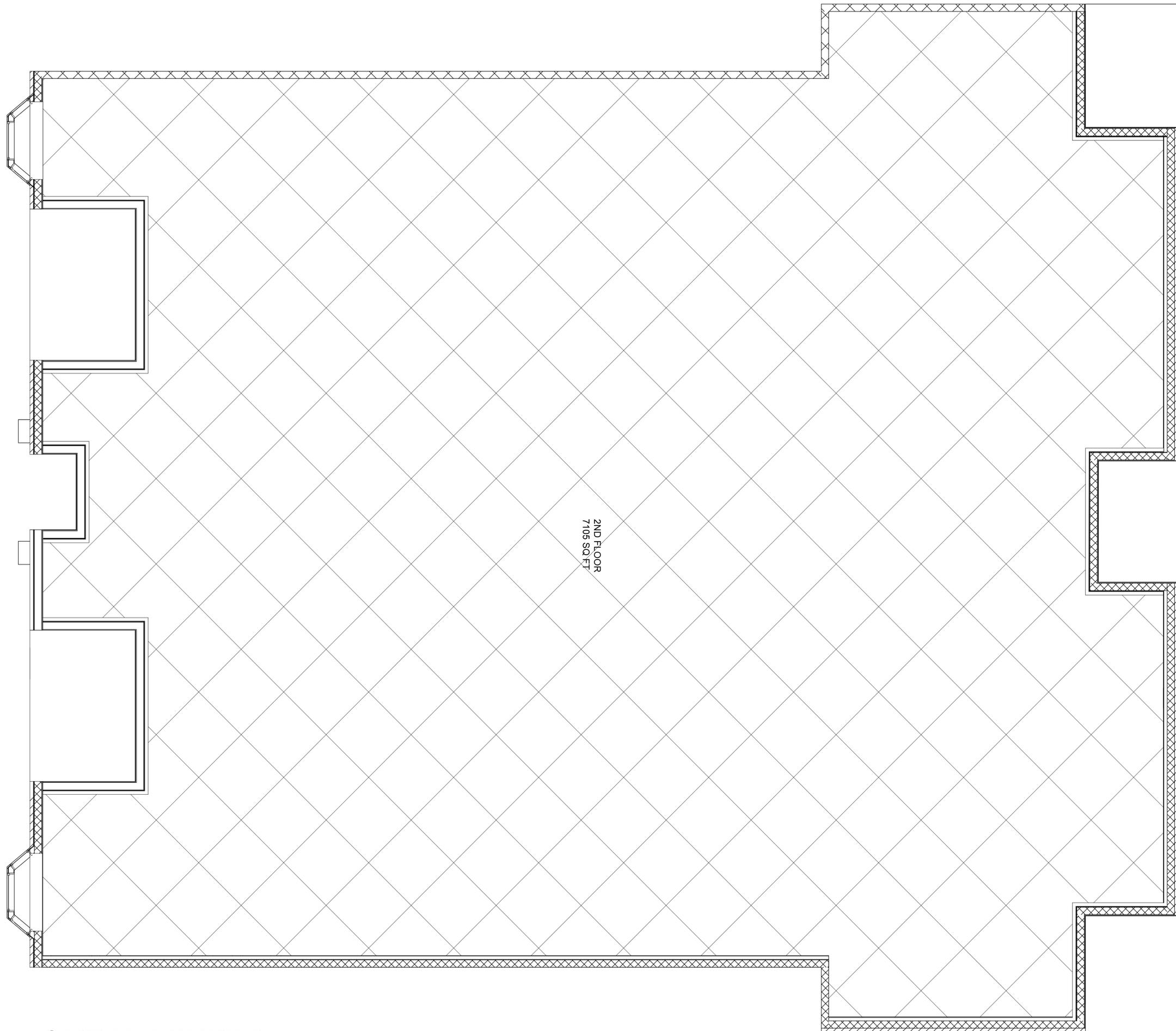
01/07/26



SHEET TITLE:  
BASEMENT  
PLAN

SHEET NO.:

A-4



EXISTING 2ND FLOOR RESIDENTIAL  
SCALE: 1/4" = 1'-0"

ISSUE DATE  
11/19/2025

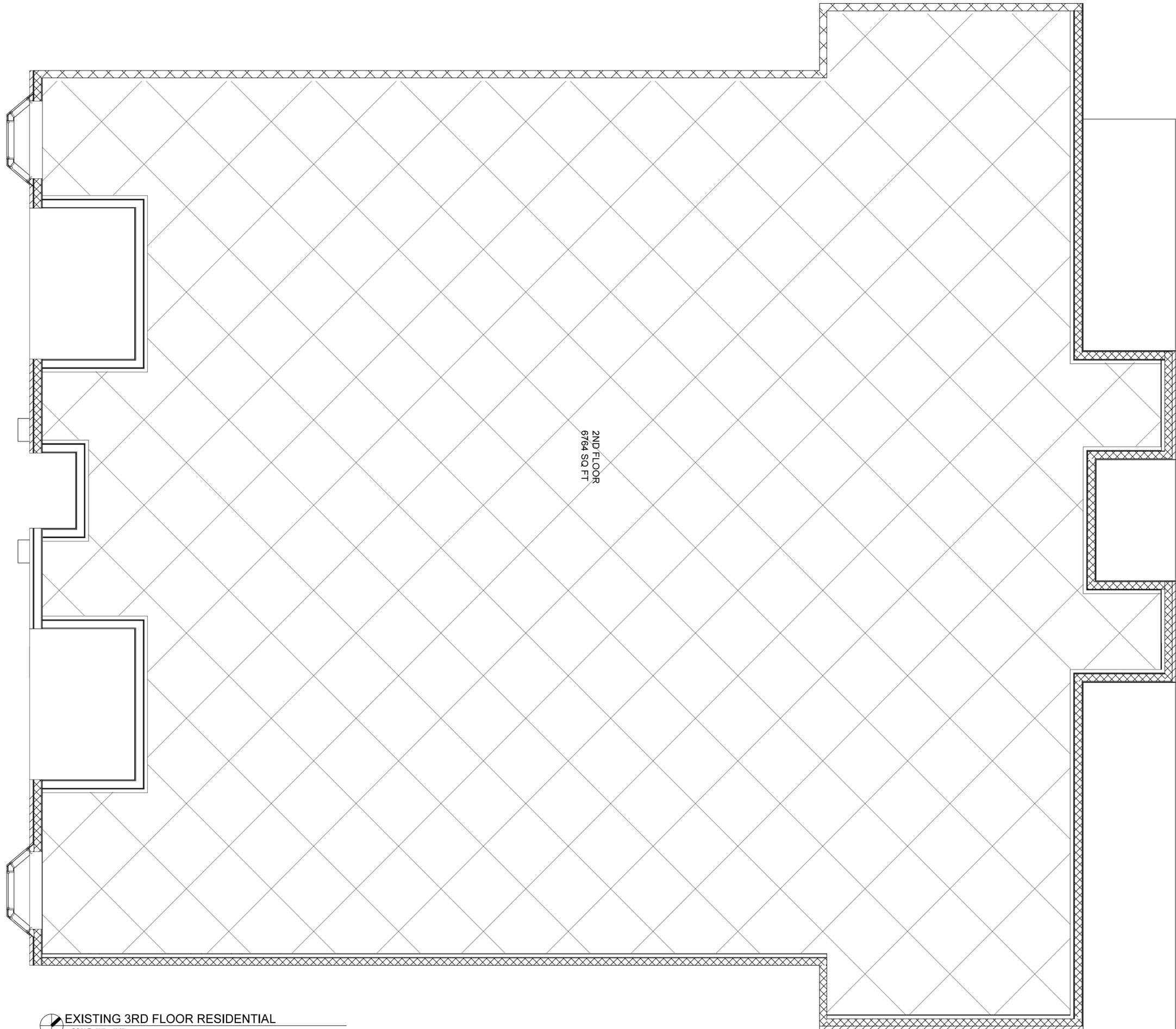
DRAWN BY: RIHAM

ARCHITECTURAL SEAL:

01/07/26  
STATE OF MICHIGAN  
MOHAMAD  
HADLA  
ARCHITECT  
No. 139107-1204  
LEGISLATED ARCHITECTS  
*M. Hadla*

SHEET TITLE:  
**2ND- FLOOR  
RESIDENTIAL**

SHEET NO.:  
**A-5**



2ND FLOOR  
6764 SQ. FT.

EXISTING 3RD FLOOR RESIDENTIAL  
SCALE: 1/4" = 1'-0"

ISSUE DATE  
11/19/2025

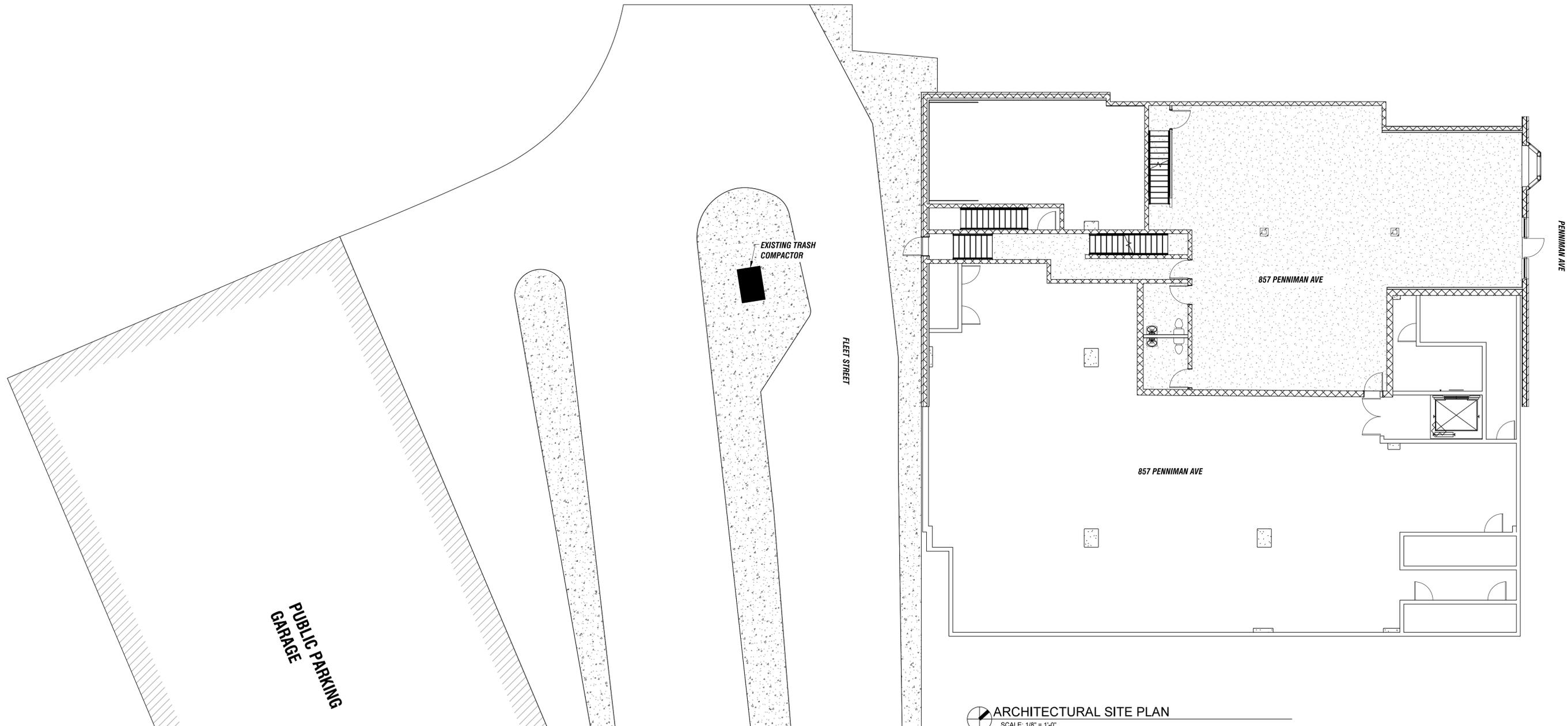
DRAWN BY: RIHAM

ARCHITECTURAL SEAL:



SHEET TITLE:  
**3RD FLOOR  
RESIDENTIAL**

SHEET NO.:  
**A-6**



**ARCHITECTURAL SITE PLAN**  
SCALE: 1/8" = 1'-0"

**SITE PLAN NOTE**

THE PROPOSED RESTAURANT TENANT SHALL BE SERVICED BY AN EXISTING SHARED REFUSE/TRASH COMPACTOR LOCATED AT THE REAR OF THE BUILDING. ALL SOLID WASTE GENERATED BY THE RESTAURANT USE SHALL BE CONTAINED WITHIN THE COMPACTOR. NO OUTDOOR REFUSE STORAGE IS PROPOSED

ISSUE DATE
11/19/2025

DRAWN BY: RIHAM

ARCHITECTURAL SEAL:



SHEET TITLE:  
**ARCHIT.  
SITE PLAN**

SHEET NO.:  
**ASP-1**



## Administrative Memorandum

---

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

To: Planning Commission  
From: Greta Bolhuis, AICP, Planning and Community Development Director  
Date: March 6, 2026  
Re: 2026 Goals Discussion

As you may be aware, the City of Plymouth City Commission approved the one-year tasks for the 2026 calendar year on February 17. The city is in year five of the five-year strategic plan. The complete task list is attached for your review.

In 2025, the Planning Commission adopted the following goals:

1. Adopt the master plan
2. Complete "quick" zoning ordinance amendments (zoning audit)
3. Complete the multi-family/housing ordinance amendments (MSHDA Grant)
4. Work toward completing a residential compatibility ordinance

For the 2026 calendar year, the following suggested goals come directly from the five-year strategic plan:

1. Complete remaining "quick" zoning audit tasks
2. Explore residential compatibility ordinance

I look forward to discussing the 2026 calendar year goals with you. Should you have any questions, please don't hesitate to contact me directly.

## 2026 One Year Tasks

### SUSTAINABLE INFRASTRUCTURE

1. Expand card access control for other city facilities
2. Update all fee schedules & rates, establish citywide fee schedule
3. Create critical needs assessment for city facilities
4. Complete 2026 Central Parking Deck maintenance project
5. Complete 2026 infrastructure program
6. Start construction on Mausoleum repair
7. Resolve infrastructure/systems issues with Gathering restrooms
8. Explore food compost collection programs
9. Explore battery recycling programs
10. Complete Floodwise process and present to CC/Community
11. Reach conclusion on potential sale of Salem Landfill
12. Complete Library property swap
13. Complete crosswalk on Mill St.
14. Explore the crosswalk enhancements at Main and Hartsough & Main and Union
15. Explore public/private partnerships for flex parking
16. Review parking policy (hours, locations)
17. Continue MML Green Communities Challenge
18. Maintain pollinator friendly and native planting areas on city properties

### STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

1. Continue Police and Municipal Services accreditation process
2. Review/update Employee Manual including job descriptions, organizational charts, etc.
3. Formalize onboarding for board/commission members
4. Create training framework for board/commission members
5. City Commission to review the appointments process for board/commission members

### COMMUNITY CONNECTIVITY

1. Continue with community outreach programs/events (coffee hours, etc.)
2. Administer 2026 elections, along with kids' voting
3. Explore website update options
4. Research paperless agenda packets
5. Continue implementation of Communications Plan
6. Update Special Events Policy and application
7. Complete implementation of fully digital plan submission for permits
8. Standardize city branding guidelines
9. Monitor Wayne County public transit - millage and SMART system
10. Revise meeting behavior etiquette for boards/commissions/attendees
11. Explore technology upgrades for accessibility of public meetings outside City Hall
12. Provide public education opportunities/information on the following topics:
  - a. Data centers
  - b. Year-end report on tree program
  - c. Alley maintenance
  - d. Tornado siren/Severe Weather Week

- e. Planning/Zoning/PUD
  - f. Vermin/compost
  - g. Citizen Academy
13. Continue community conversation style event(s)
  14. Prepare for next 5-Year Strategic Plan

### ATTRACTIVE, LIVABLE COMMUNITY

1. Consider senior needs assessment
2. Update the cemetery ordinance
3. Complete remaining "quick" zoning audit tasks
4. Explore residential compatibility ordinance
5. Pursue RRC requirements
  - a. On boarding for ZBA and DDA
  - b. Marketing/branding
  - c. Flexible parking requirements
  - d. Identify local economic development tools
  - e. Complete Economic Development Strategy/Plan
  - f. Capital Improvement Planning
6. Provide update on and complete MSHDA Housing grant
7. Restart housing inspection program
8. Design, support, and adopt a program for park/playground sponsorship
  - a. Begin construction on Lion's Club Park playground renovation
  - b. Begin Rotary Park playground renovation
9. Explore creation of parks sub-committee
10. Finalize DTP Forward streetscape upgrade design and begin plan for implementation
11. Install Phase III of Plymouth Art Walk
12. Continue to expand programming opportunities
13. Complete implementation of Old Village CIA
14. Investigate change of use at Massey Field
15. Address vacant commercial property concerns
16. CC to provide direction to Planning Commission on minimum lot size
17. Finalize IGA with Wayne County and concept planning for Hines Dr. connection