



City of Plymouth Planning Commission

MSHDA Grant Sub-Committee Meeting Agenda

Monday, September 28, 2026 – 5:30 p.m.
City Hall Conference Room

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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 22, 2026 meeting minutes
4. MSHDA GRANT 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.

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, 35th 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

Program Description

The City of Plymouth will update its Master Plan and relevant zoning ordinances. The Master Plan updates include: determining the existing and desired multi-family building types that work best in the existing context of the city, designing future land use regulations based on analyzing those results, and deciding the appropriate densities and building form.

Zoning ordinance updates include expanding the RT-1 zoning district to allow triplexes as a principal permitted use, or creating a RT-2 zoning district that allows a breadth of “missing middle” housing. The City of Plymouth will also clarify minimum lot sizes and maximum densities, and eliminate formulas based on the number of rooms used in areas with multi-family districts. New allowances will also be implemented. Examples include allowing smaller than 60-foot wide lots to continue when underlying plat and existing pattern of residential development supports it, and allowing detached accessory dwelling units in strategic locations. Another zoning update is creating a low density single-family zoning district with the appropriate lot width and size to protect the character of those neighborhoods planned for single-family low density. Finally, the City of Plymouth will update multi-family zoning districts to match density and housing types with the Master Plan.

Please describe how the completed activity will increase housing supply and affordability:

Outlining specific characteristics of multi-family housing options in the Master Plan will direct zoning amendments. Updating RT-1 increases the likelihood that two- or three-family housing will be constructed in locations where single-family redevelopment is occurring more frequently. Eliminating density formulas based on the number of rooms will allow greater housing density to be constructed and increases the permitted number of bedrooms per unit. Reducing lot sizes to match the original plat allows smaller, more affordable homes to be built. Accessory dwelling units increase the number of housing units available within the city for multi-generational and workforce housing. Retaining existing housing units in low-density single-family neighborhoods minimizes expensive, large-scale infill development.

Recommendations from the Zoning Audit:

In the next Zoning Ordinance update, consider expanding the RT-1 zoning district to allow triplexes as a principal permitted use or creating a RT-2 zoning district that allows a breadth of “missing middle” housing. Maximum densities should be clear and not use formulas (i.e., number of rooms based on site area) for a baseline.

In the next Zoning Ordinance update, the minimum lot size and maximum density should be clear, without formulas to determine a baseline. Those formulas could be used for exceptions if it were needed. Form-based regulations could eliminate the need for the sliding scales currently used.

The R-1 Zoning District has various lot widths, ranging from 40 feet to 120 feet. The R-1 Zoning District currently requires a minimum of 60 feet in lot width and 7,200 square feet in lot area. When larger parcels are redeveloped or transitioned to single-family that are adjacent to existing neighborhoods with non-conforming lot sizes, the current regulations do not allow for the continuation of the existing pattern. In the next Master Plan update, the Planning Commission may want to identify those areas where this mismatch could potentially occur and plan for either a form-based approach or a new single family residential zoning district. Ultimately, the zoning would be changed to allow for smaller than 60-foot wide lots to continue the existing pattern of residential development.

Change the regulations in footnotes (c), (d), (e), and (l) for multiple-family uses based on the design that has best worked in the City. Consider moving these out of the Schedule of Regulations to a more visible place. If using a form-based approach, a building form for townhouses and multiple-family buildings should be developed.

Consider using a build-to line for streets or blocks, rather than the averaging in footnote (o). The creation of those build-to lines would be time-intensive. Since the front yard averaging has worked well in neighborhoods, the build-to line may not be appropriate in the R-1 zoning district.

Allowing payment in lieu of parking available in all districts.

Allow the Planning Commission to waive or reduce parking requirements in all districts.

MSHDA Grant Sub-Committee Priorities

1. Formulas
2. Residential compatibility
3. Platting



**Plymouth Planning Commission
Sub-Committee Meeting Minutes
Monday, June 22, 2026 – 4:30 p.m.
City Hall Conference Room**

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

www.plymouthmi.gov
Phone 734-453-1234

1. CALL TO ORDER

Chair Saraswat called the meeting to order at 4:34 p.m.

Present: Chair Hollie Saraswat, Commissioners Zach Funk, Sidney Filippis, and Joe Hawthorne (excused himself from meeting at 5:00 p.m.)

Also present: Planning and Community Development Director Greta Bolhuis and Community Development Coordinator Haley Hall

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MINUTES

Funk made a motion, seconded by Filippis, to approve the June 1, 2026 meeting minutes.

There was a voice vote
MOTION PASSED UNANIMOUSLY

4. MSHDA GRANT DISCUSSION

The sub-committee discussed community input and regulations on ADUs, lot splits, duplexes and where they currently exist in the City, and if duplexes should be permitted by right or a special land use in R-1.

5. ADJOURNMENT

Saraswat offered a motion, seconded by Fillipis, to adjourn the meeting at 5:35 p.m.

There was a voice vote
MOTION PASSED UNANIMOUSLY



Administrative Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

To: MSHDA Grant Sub-Committee
From: [Greta Bolhuis](#), AICP, Planning and Community Development Director
Date: September 25, 2026
Re: MSHDA Grant + Exploration of Residential Compatibility Ordinance

BACKGROUND:

The MSHDA Grant sub-committee has been discussing a variety of topics related to housing since its inception in summer 2025. The primary goal of the sub-committee was to make progress on the various goals and objectives identified in the city's application to MSHDA in pursuit of their "housing readiness initiatives". The work of the sub-committee has evolved throughout the various conversations and has recently centered on residential compatibility. Although there are many overlaps between the MSHDA Grant efforts and residential compatibility, it is our opinion that a discussion to recalibrate the work required to pursue these projects is necessary.

To assist with the residential compatibility portion of this discussion, staff is presenting the original project description. As you may recall, this was discussed in June by the sub-committee. The second project description is a portion of that which was verbally presented at the September Planning Commission meeting.

If you have any questions in advance of the meeting, please contact me directly.



City of Plymouth

Residential Compatibility Project Description

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

BACKGROUND

The City of Plymouth was awarded a \$50,000 Housing Readiness Incentives Grant from the Michigan State Housing Development Authority (MSHDA) in March 2024. Since that time, city staff and the Planning Commission worked on updating and adopting the Master Plan and amending ordinances to achieve the approved grant activities. One of the approved grant activities is permitting smaller lot widths where consistent with existing neighborhood patterns while preserving larger lots in low-density areas. A residential compatibility ordinance has been considered to achieve this goal.

PROJECT DESCRIPTION

The city of Plymouth would like to pursue a special project to draft amendments to the city's zoning ordinances to meet the aforementioned grant activities.

The deliverables include the following outcomes:

1. Outcome 1 is a residential compatibility regulatory text that maintains the existing context of the city's neighborhood streets. Existing context is twofold: property and structure. Property is the size, shape, and setbacks of the lot. Structure is the built environment: total building height, style and pitch of roof, floor heights, garage placement, driveway configuration, front porches, total square footage, and landscape area.
2. Outcome 2 is graphics to support the residential compatibility regulatory text.

REQUEST FOR WORK PLAN

The city of Plymouth is requesting a work plan to include deliverable tasks, timeline for completion, cost, and profiles of the individual(s) qualified to perform this project. Due to this project being supported by grant dollars, the project is expected to be completed by February 2027.



City of Plymouth

Residential Compatibility and Neighborhood Context Zoning Study Project Description

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

BACKGROUND

The City of Plymouth was awarded a \$50,000 Housing Readiness Incentives Grant from the Michigan State Housing Development Authority (MSHDA) in March 2024. Since that time, the Planning Commission worked on updating and adopting the Master Plan and amending ordinances to achieve the approved grant activities. The proposed amendments would expand housing supply and affordability by allowing missing middle housing types, simplifying multi-family density standards, and permitting smaller lot widths where consistent with existing neighborhood patterns while preserving larger lots in low-density areas.

The City Commission has a five-year strategic plan with four goal areas, one of which is having an “attractive, livable community”. A key objective under this goal area is to “explore a residential compatibility ordinance”. The Planning Commission and City Commission have discussed a residential compatibility ordinance as a potential solution to curb tear downs, ensure new homes are in character with existing homes, and preserve trees and greenspace.

To accomplish these goals, the Community Development Department is seeking a proposal to evaluate existing residential zoning regulations and development standards and propose amendments that accomplish the project goals below. A residential compatibility ordinance similar to one adopted by the City of Detroit, Michigan has been considered as one potential approach to achieving these goals.

The city is undertaking this study now to capitalize on available grant funds. The city has been working to modernize the zoning ordinance to increase housing opportunities and wants the compatibility work to complement those changes. The objective is to allow appropriate housing development while managing the physical relationship between new development and existing neighborhoods.

PROJECT GOALS

1. Address residential building scale and massing.
2. Preserve neighborhood context while allowing new housing.
3. Establish objective and predictable standards.
4. Identify and address site and building characteristics that contribute to neighborhood compatibility.
5. Produce implementable zoning regulations.

PROJECT DESCRIPTION

The City of Plymouth would like to pursue a special project to evaluate how the city's existing residential zoning regulations address compatibility between new and existing residential development, identify gaps and opportunities for improvement, and develop objective, context-sensitive regulations, and design standards that address those gaps while continuing to allow appropriate housing development and redevelopment.

The deliverables include the following outcomes:

1. Existing conditions and regulatory analysis.
 - a. Identify the factors contributing to residential compatibility concerns.
 - b. Evaluate the City's existing residential zoning standards and identify provisions that currently address, or fail to address, residential compatibility. The analysis should identify regulatory gaps, conflicts, redundancies, and opportunities to modernize existing standards.
2. Definition of "residential compatibility" based on two categories outlined below. Evaluate these and recommend which characteristics could be regulated, how they could be regulated, and why.
 - a. Site/property context: size, shape, setbacks of the lot, and other relevant site characteristics.
 - b. Building/structure context: total building height, style and pitch of roof, floor heights, garage placement, driveway configuration, front porches, total square footage, landscape area, and other relevant building characteristics.
3. Identify and evaluate different neighborhood contexts.
 - a. For example: traditional narrow-lot neighborhoods, traditional larger-lot neighborhoods, and areas where preservation of larger lots is a stated planning objective.
 - b. Recommend standards or regulatory approaches that respond appropriately to each context.
4. Graphics that illustrate how the proposed regulations would apply.
 - a. For example: existing lot to proposed redevelopment, compliant vs. non-compliant building massing, building width relative to lot width, front yard setback relationships, garage placement, side yard transitions, landscaping/tree preservation, transitions between single family and missing middle or small multi-family buildings.
5. Provide options that identify the advantages, disadvantages, administrative implications, applicability to Plymouth, and likely effectiveness of each:
 - a. Option A: Traditional dimensional standards
 - b. Option B: Form-based/contextual standards
 - c. Option C: Hybrid approach
6. Draft amendments to the city's Zoning Ordinance incorporating the recommended residential compatibility standards, including revisions to existing dimensional, site, building, landscaping, and other applicable regulations, as appropriate, to implement the recommendations.
 - a. Please include a redlined/strike through version and a clean version.
7. Provide implementation and administration recommendations.
 - a. Identify how the recommended standards should be administered and reviewed, including the appropriate roles of staff and the Planning Commission.

The recommendations should balance neighborhood compatibility with the City's goals of expanding housing opportunities and should not unnecessarily restrict housing types, densities, or lot configurations otherwise supported by the City's Master Plan and Zoning Ordinance.

REQUEST FOR WORK PLAN

The City of Plymouth is requesting a work plan to include deliverable tasks, timeline for completion, and cost. Additionally, the city would like to review two to three specific examples of comparable projects. The projects should demonstrate residential or contextual zoning, missing middle/residential zoning reform, and actual zoning ordinance drafting and adoption. The city is requesting that this project be conducted by individual(s) who have experience with residential zoning, contextual/form-based zoning, missing middle housing, and neighborhood compatibility. Due to this project's reliance on grant funding, the project should be substantially completed by February 2027.

The work plan should include, at minimum, the following check-ins: kickoff meeting with staff, Planning Commission working session to discuss existing conditions, Planning Commission work session to discuss alternatives, draft ordinance review, and final Planning Commission presentation.

ADDITIONAL BACKGROUND

Recent Ordinance Amendments

The RM-1 and RM-2, Multi-Family Residential Districts were amended to allow 18 dwelling units per net acre and 27 dwelling units per net acre, respectively. The first reading was held by City Commission on August 3, 2026. The second reading was September 8, 2026.

MSHDA Grant Approved Activities

“Zoning ordinance updates include expanding the RT-1 zoning district to allow triplexes as a principal permitted use, or creating an RT-2 zoning district that allows a breadth of “missing middle” housing. The City of Plymouth will also clarify minimum lot sizes and maximum densities, and eliminate formulas based on the number of rooms for multi-family districts. New allowances will also be implemented. Examples include allowing smaller than 60-foot wide lots to continue when the underlying plat and existing pattern of residential development supports it and allowing detached accessory dwelling units in strategic locations. Another zoning update is creating a low density single-family zoning district with the appropriate lot width and size to protect the character of those neighborhoods planned for single-family low density. Finally, the City of Plymouth will update multi-family zoning districts to match density and housing types outlined in the Master Plan.”

Zoning Audit Recommendations

[Link to Complete Document](#)

- In the next Zoning Ordinance update, consider expanding the RT-1 zoning district to allow triplexes as a principal permitted use or creating a RT-2 zoning district that allows a breadth of “missing middle” housing. Maximum densities should be clear and not use formulas (i.e., number of rooms based on site area) for a baseline. The minimum lot size and maximum density should be clear, without formulas to determine a baseline. Those formulas could be used for exceptions if it were needed. Form-based regulations could eliminate the need for the sliding scales currently used.
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- Change the regulations in footnotes (c), (d), (e), and (l) for multiple-family uses based on the design that has best worked in the City. Consider moving these out of the Schedule of Regulations to a more visible place. If using a form-based approach, a building form for townhouses and multiple-family buildings should be developed.
- Consider using a build-to line for streets or blocks, rather than the averaging in footnote (o). The creation of those build-to lines would be time-intensive. Since the front yard averaging has worked well in neighborhoods, the build-to line may not be appropriate in the R-1 zoning district.
- Allowing payment in lieu of parking available in all districts.
- Allow the Planning Commission to waive or reduce parking requirements in all districts.