



# City of Plymouth Zoning Board of Appeals Regular Meeting Agenda Thursday, June 4, 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/83793846811>

Passcode:184148

Webinar ID: 837 9384 6811

- 1) CALL TO ORDER
  - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
  - a) Approval of May 7, 2026 regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
  - None.
- 6) NEW BUSINESS
  - a) **Z 26-06, 954 Penniman:** Rachel Kus, the owner, is requesting a non-use variance to construct a pool in the required front yard. The property is zoned R-1, Single-Family Residential.
- 7) BOARD MEMBER COMMENTS
- 8) REPORTS AND CORRESPONDENCE
- 9) 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](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

*“The government in this community is small and accessible to all concerned.”*

-Plymouth Mayor Joe Bida November



City of Plymouth  
Zoning Board of Appeals  
Regular Meeting Minutes  
Thursday, May 7, 2026 - 7:00 p.m.

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

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

**1. CALL TO ORDER**

Vice Chair Jim Burrows called the meeting to order at 7:02 p.m.

Present: Vice Chair Burrows, Members Mike Devine, Robert Mengel, Jeff Boyle, and alternate Michael Pappas

Absent: Chair Rebecca Smith

Also present: Economic Development Director John Buzuvis and Community Development Coordinator Haley Hall

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

Mengel offered a motion, seconded by Boyle, to approve minutes of the April 2, 2026 meeting.

There was a roll call vote.

YES: Mengel, Devine, Boyle, and Burrows

ABSTAINED: Pappas

MOTION PASSED

**4. APPROVAL OF THE AGENDA**

Devine offered a motion, seconded by Pappas, to approve the agenda for the May 7, 2026 meeting.

There was a roll call vote.

YES: Mengel, Devine, Boyle, Burrows, and Pappas

MOTION PASSED UNANIMOUSLY

**5. OLD BUSINESS**

None.

**6. NEW BUSINESS**

- a) **Z 26-04 550 443 N Harvey:** Sam Sagir, the applicant, is requesting a non-use variance to split an existing lot into two lots that are less than the required 60-foot minimum width and less than the required 7,200 lot area. The property is zoned R-1, Single-Family Residential District.

***Citizen Comments***

Joe Ferrill, 440 Ann, is a neighbor of 443 N Harvey, opposed the variance, stating the 60-foot lot width was established for good reason and the proposed 2,800 sq. ft. homes would not be in character with the neighborhood.

Kevin Vitale, 440 N Harvey, opposed the variance, and expressed concern about increased traffic and tree removal.

Michelle Vargo, 460 Ann, opposed the variance, and stated that the applicant does not demonstrate hardship.

**Board Member Discussion**

Attorney Salem Samaan presented on behalf of applicant Sam Sagir. He argued that splitting the lot into two 50-foot lots would conform to the character of the surrounding neighborhood, where 50-foot lots are prevalent. He noted the lot already has two sewer, water, and driveway connections, making a split practical, and that it was originally platted as two 50-foot lots.

The board reiterated that they are not voting on the proposed residence plans that were submitted and just focusing on the lot-split request. They recognized that should they deny the request, a 5,600-square-foot house could be built on the lot that may conflict with the neighborhood context. They discussed that the request does not meet all the criteria.

**Motion**

Devine offered a motion, seconded by Mengel, to deny a 10-foot variance to the minimum lot width and a 183 square foot variance to the minimum lot area.

**Findings of Fact**

The variance request does not meet the criteria, and the property can be used as intended.

There was a roll call vote.

YES: Mengel, Devine, Boyle, Burrows, and Pappas  
MOTION PASSED UNANIMOUSLY

- b) **Z 26-05 620 W Ann Arbor Rd:** MJ Kitchen & Bath, the owner, is requesting a non-use variance to install a wall sign greater than the maximum square footage allowed. The property is zoned ARC, Ann Arbor Road Corridor District.

**Citizen Comments**

None.

**Board Member Discussion**

Mike Jenkins, the owner, stated they are hoping to get people to see their logo and are also making exterior improvements to the building's façade.

The board discussed the building's setback and the traffic speed in front of the building, as well as the proposed sign's lack of backing.

**Motion**

Mengel offered a motion, seconded by Boyle, to approve the variance to install a 54 square foot wall sign.

**Findings of Fact**

The sign is an irregular shape, the sign has no backing, and the sign is substantially set back from a high traffic road.

There was a roll call vote.

YES: Mengel, Devine, Boyle, Burrows, and Pappas

MOTION PASSED UNANIMOUSLY

#### **8. BOARD MEMBER COMMENTS**

Boyle stated that he will be absent from next month's ZBA meeting.

#### **9. REPORTS AND CORRESPONDENCE**

City Commissioner Brock Minton reported that the City Commission has established a one-year goal to give the Planning Commission direction regarding minimum lot sizes.

#### **10. ADJOURNMENT**

Pappas offered a motion, seconded by Boyle, to adjourn the meeting at 7:40 p.m.

There was a roll call vote.

YES: Mengel, Devine, Boyle, Burrows, and Pappas

MOTION PASSED UNANIMOUSLY

DRAFT

**City of Plymouth**  
**Zoning Board of Appeals 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 Zoning Board of Appeals will be held on **Thursday, June 4, 2026**,  
at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

**Z 26-06 954 Penniman:** Rachel Kus, the owner, is requesting a non-use variance to construct a pool in the required front yard. The property is zoned R-1, Single-Family Residential District.

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: Wednesday, May 20, 2026



# City of Plymouth Zoning Board of Appeals Memorandum

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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: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: May 18, 2026  
RE: **Z 26-06, 954 Penniman:** Non-Use Variance Requests

Rachel Kus, the owner, is requesting a non-use variance to construct a pool in the required front yard. The property is zoned R-1, Single-Family Residential. The property is a through lot. On the Penniman frontage, the property is 61.6 feet wide. On the Church frontage, the property is 68.6 feet wide. The property is not square, with a variable depth of 272.5 feet and a total lot area of approximately 17,669.51 square feet.

Section 78-21 defines a through lot as “any interior lot having frontage on two more or less parallel streets as distinguished from a corner lot.” Further, the front lot line “In the case of a through lot, is that line separating such lot from either street.” A front yard is defined as “an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building.”

Section 18-336 (1) states “No pool shall be located in required front yard.” A variance is required to construct a pool in the required front yard.

Should you have any questions, please contact me directly.





# DIMENSIONAL (NON-USE) VARIANCE APPLICATION

## Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

954 Penniman Avenue Plymouth, MI 48170		4/24/26	
Address of Property		Date of Application	
Rachel Kus		Rachel Kus	
Applicant Name		Property Owner	
954 Penniman Avenue	Plymouth	MI	48170
Address	City	State	Zip
raelukasik@yahoo.com	(609) 306-3748		
Email	Phone		

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$350.00 for single family residential projects or \$600.00 for all other uses. A fee of \$350.00 is applicable for ordinance interpretation only. Visit the City’s website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to [plans@plymouthmi.gov](mailto:plans@plymouthmi.gov) (maximum file size is 100 MB).

**Please be wary of fraudulent wire transfer requests sent from fake City of Plymouth email addresses. Please verify invoices with Community Development Director Greta Bolhuis at (734) 404-8105 before submitting payment. Correspondence from City employees and City officials should end in “plymouthmi.gov”.**

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

**Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:**

Sect 18-336 - pool clearance (1) no pool shall be constructed in front yard

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: \_\_\_\_\_

Construct an in ground pool on the Church Street side of the property. Property is considered to have 2 front yards.

**Description of Property**

Current zoning classification: Single family residential

Current use of structure(s) on premises: Single family residence and detached two story garage

Is it a corner or interior lot? Interior lot

Size and area of lot: 61.60' x 287.36' x 68.66' x 258.28' area = 17,769 sq ft. 0.41 acres

Total square footage of existing main structure(s): 4300 sq ft

Total square footage of accessory structure(s): 936 sq ft three car garage

Existing lot coverage (percentage) of all buildings and structures: 29%

Height of existing main and/or accessory structures: \_\_\_\_\_

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 16' x 32' in ground gunite pool

Front yard setback after completion (measured from property line): Over 200'

Rear yard setback after completion (measured from property line): 17' 8" and 25' 10"

Side yard setback after completion (measured from property line): 10' 3" and 35'

Height of proposed structure: 0

Lot coverage (percentage) after completion: 32%

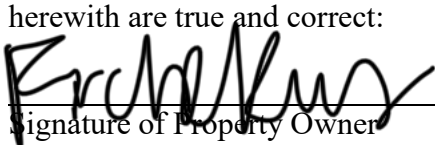
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 32%

A scaled drawing or boundary survey depicting the above information.

Please answer all the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.)  
Property is unique as it is zoned as having two front yards, despite dwelling is facing 954 Penniman Avenue. No structure on Church street side of property. Ordinance states pools are not to be constructed in a front yard
2. What effect will the variance have on neighboring properties? None.  
The property will visually look the same from neighboring properties.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.)  
When pool contractor submitted plans for permit, they were alerted the need for the home owner to apply for the variance as the unique property is considered to have two front yards. Property use to be two separate parcels, but was recently combined as one parcel, 954 Penniman Avenue.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose?  
Ordinance states a pool is not to be constructed in a front yard. 954 Penniman dwelling faces Penniman which is the proper front yard. Rear of property is on Church, back of home and side of garage face Church St. Zoning of this property is out dated and only when there was another home facing Church Street would it make sense to have another front yard. Property is and will continue to be fully fenced with gate access.

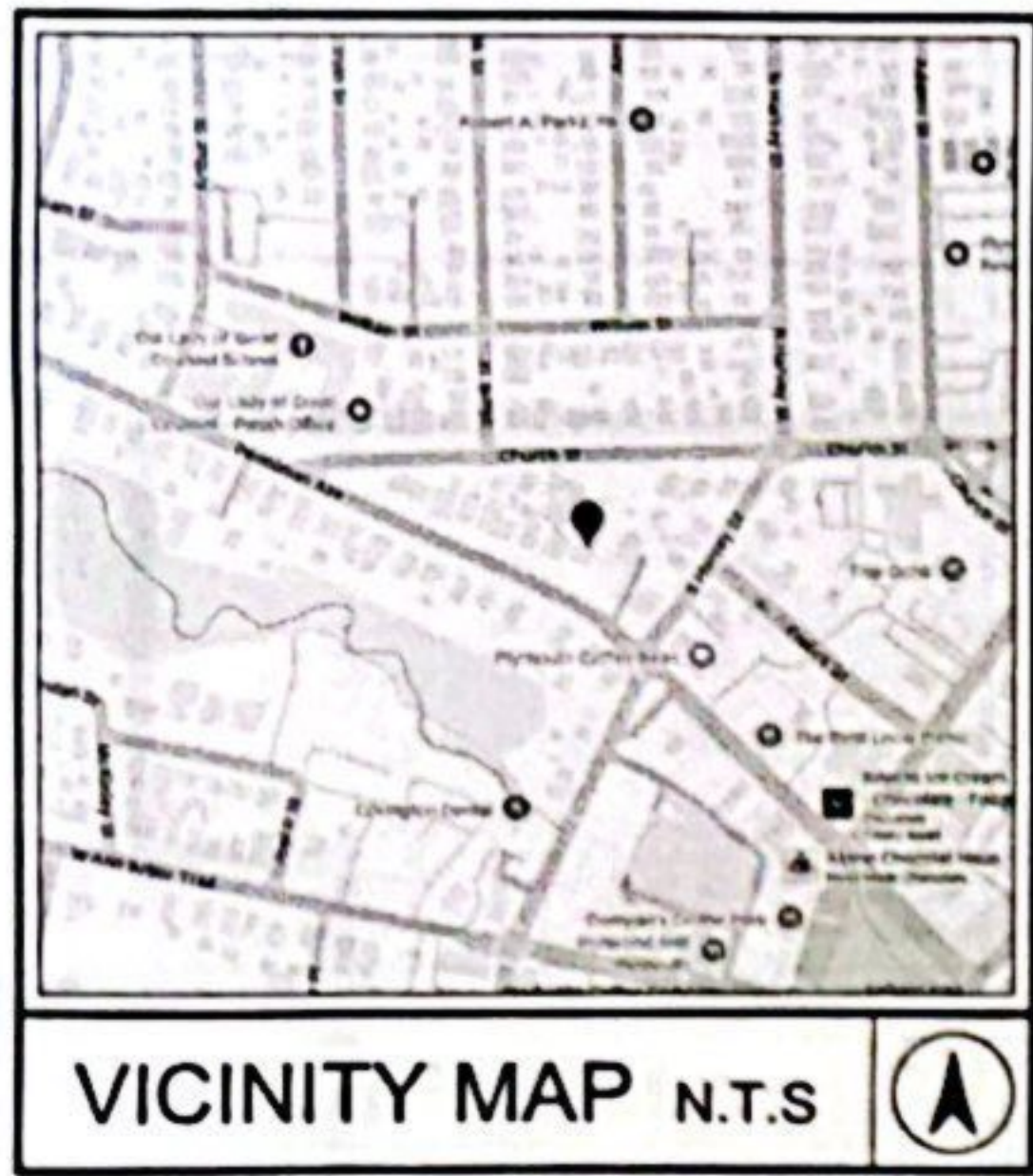
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

  
Signature of Property Owner

  
Signature of Applicant

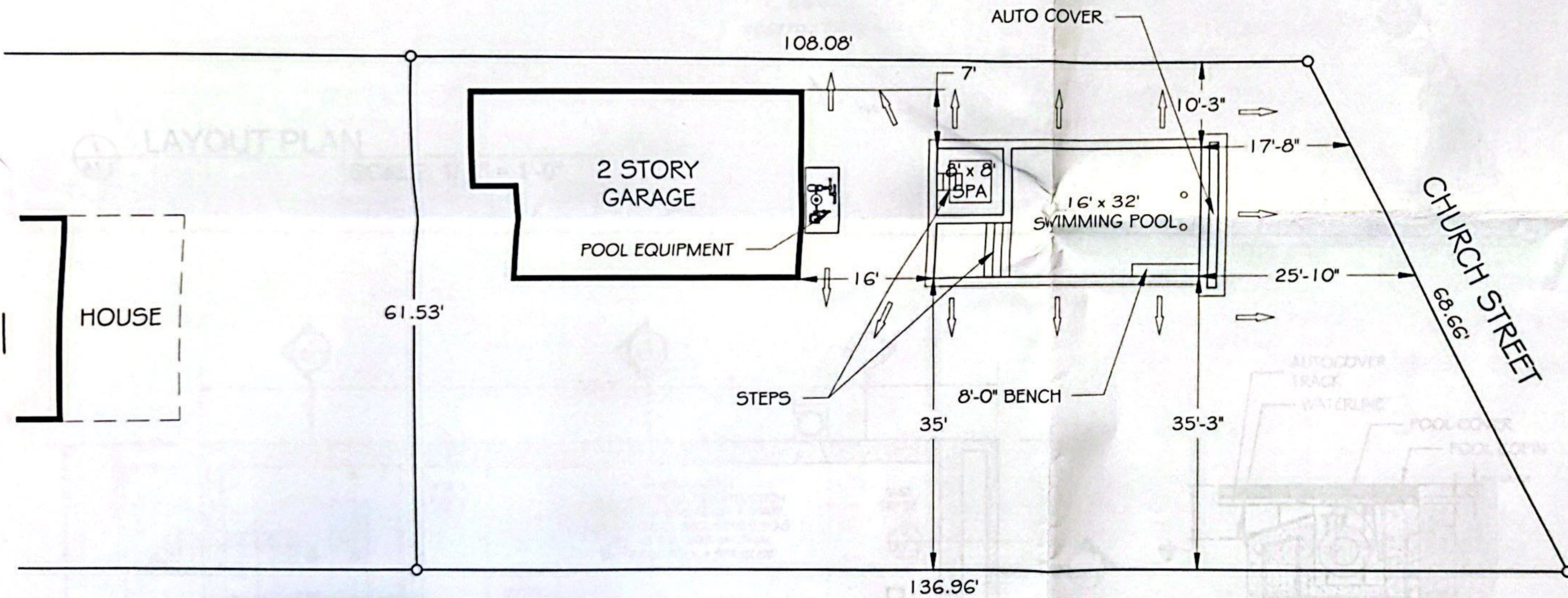
Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public  
My Commission expires \_\_\_\_\_



→ INDICATES DRAINAGE FLOW

NOTE: NO ALTERATION PROPOSED TO EX. GRADE OR DRAINAGE IN YARD

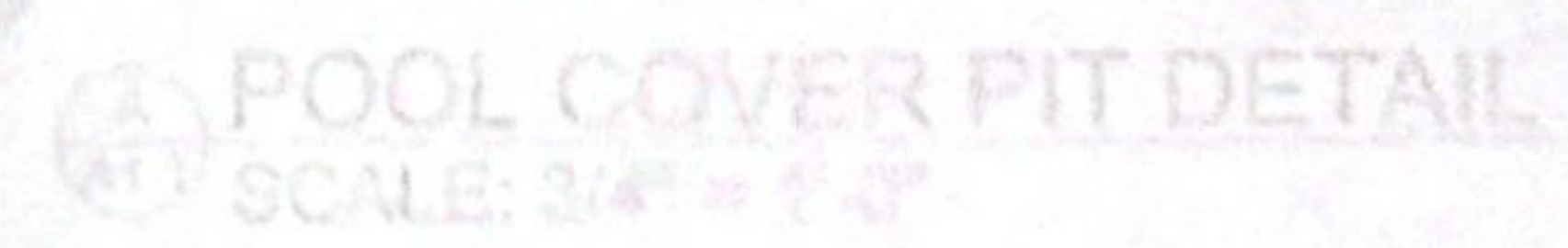


JOB SPECS & DATA	
START WORK:	ASAP
SIZE:	16' x 32'
DEPTH:	3'-6" TO 5'-6"
SHAPE:	RECTANGLE
FILTER:	PENTAIR TA-100 GLASS FILTER
MOTOR:	PENTAIR 3 HP VAR
COPING:	BULLNOSE BRICK
TILE:	6" FROST PROOF
HEATER:	PENTAIR 400K BTUs
LADDER:	IN-WALL DEEP END
BOARD:	N/A
LIGHT:	LED COLOR ROTATING
VACCUM:	N/A
SKIMMER:	1
INLETS:	3
TEST KIT:	1
ROPE & FLOATS:	SET
FENCING:	N/A
SLIDE:	N/A
CLORINATOR:	IN-LINE
AUTO VAC:	N/A
CONSTRUCTION NOTES:	
1. DEEP END BENCH	
2. SALT SYSTEM	
3. AUTO COVER	
27U8A SLY PT OF LOT 8 MEASURING 150.40FT ON E LOT LINE AND 150.20FT ON W LOT LINE ASSESSORS PLYMOUTH SUB NO 1 TIS R&E L63 P10 WCR	
PARCEL ID: #009-04-0008-002	

ALARMS ON ALL DOORS LEADING INTO POOL AREA (BY CONTRACTOR)

NOTE:  
POOL PROTECTED BY ENTRAPMENT PROTECTION PER CODE UNDER SECTION A.G. 105

PUMP EQUIPMENT WITH ANTI-SUCTION BREAKER

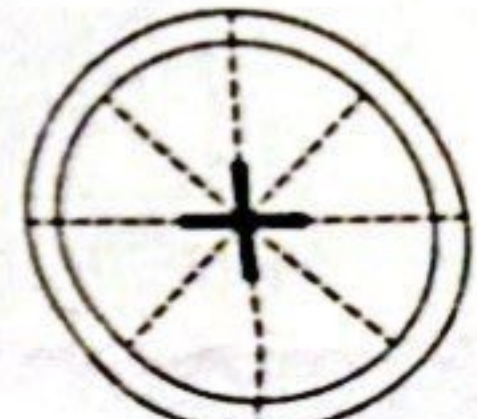


Jamaican POOL & SPA

JAMAICAN POOL, SPA & SERVICE, INC.  
340 SOUTH MILL, PLYMOUTH, MI 48170  
(734) 451-6800

RACHEL KUS  
954 PENNIMAN AVE, PLYMOUTH, MI 48170

PROJECT NO. 289-2



04/14/2026

REVISIONS




Know what's below.  
Call before you dig.

PROJECT NORTH



SCALE: 3/32" = 1'-0"

SITE PLAN  
S 1.0



04/14/2026

**REVISIONS**

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Know what's below.  
Call before you dig.

PROJECT NORTH

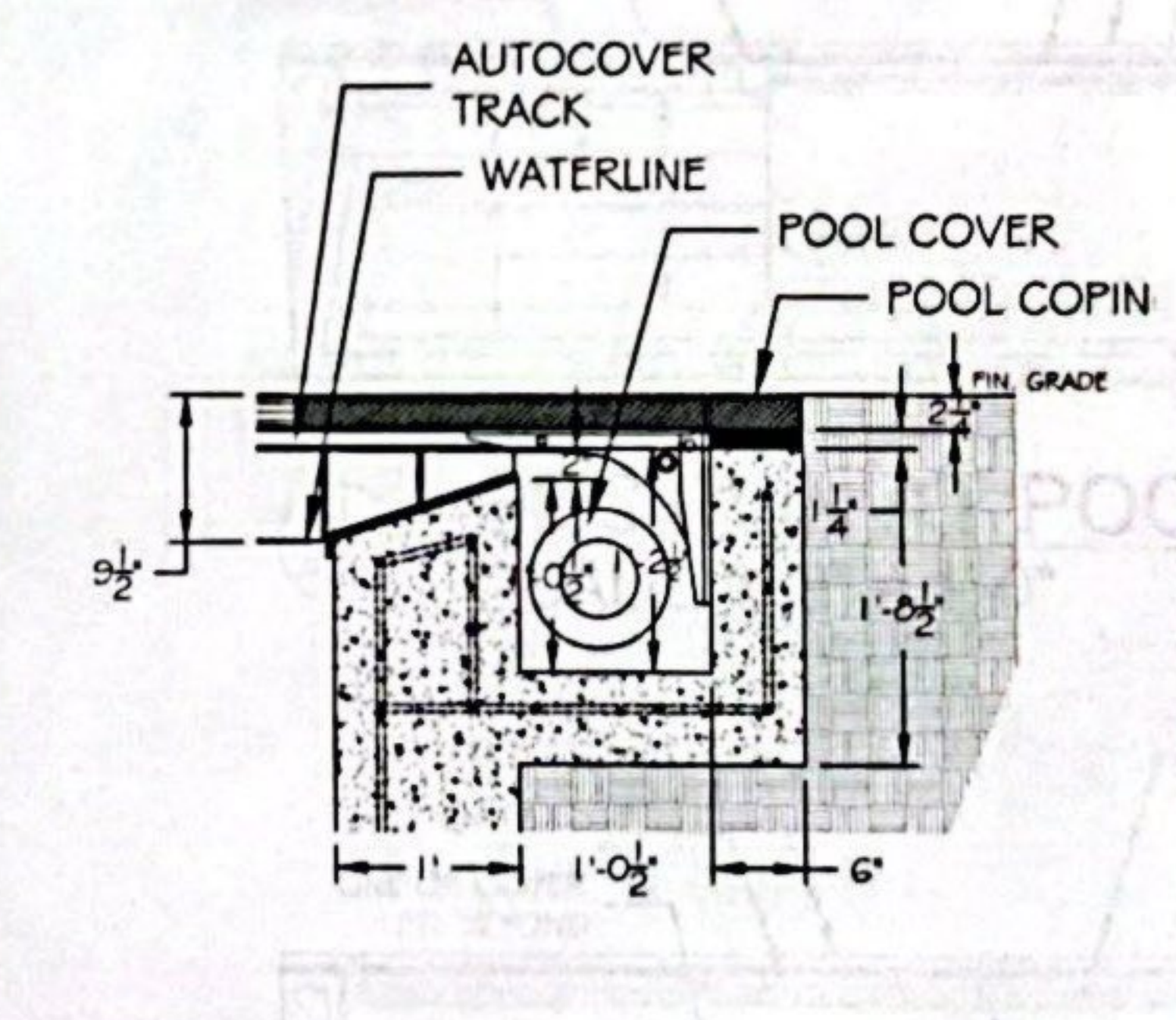
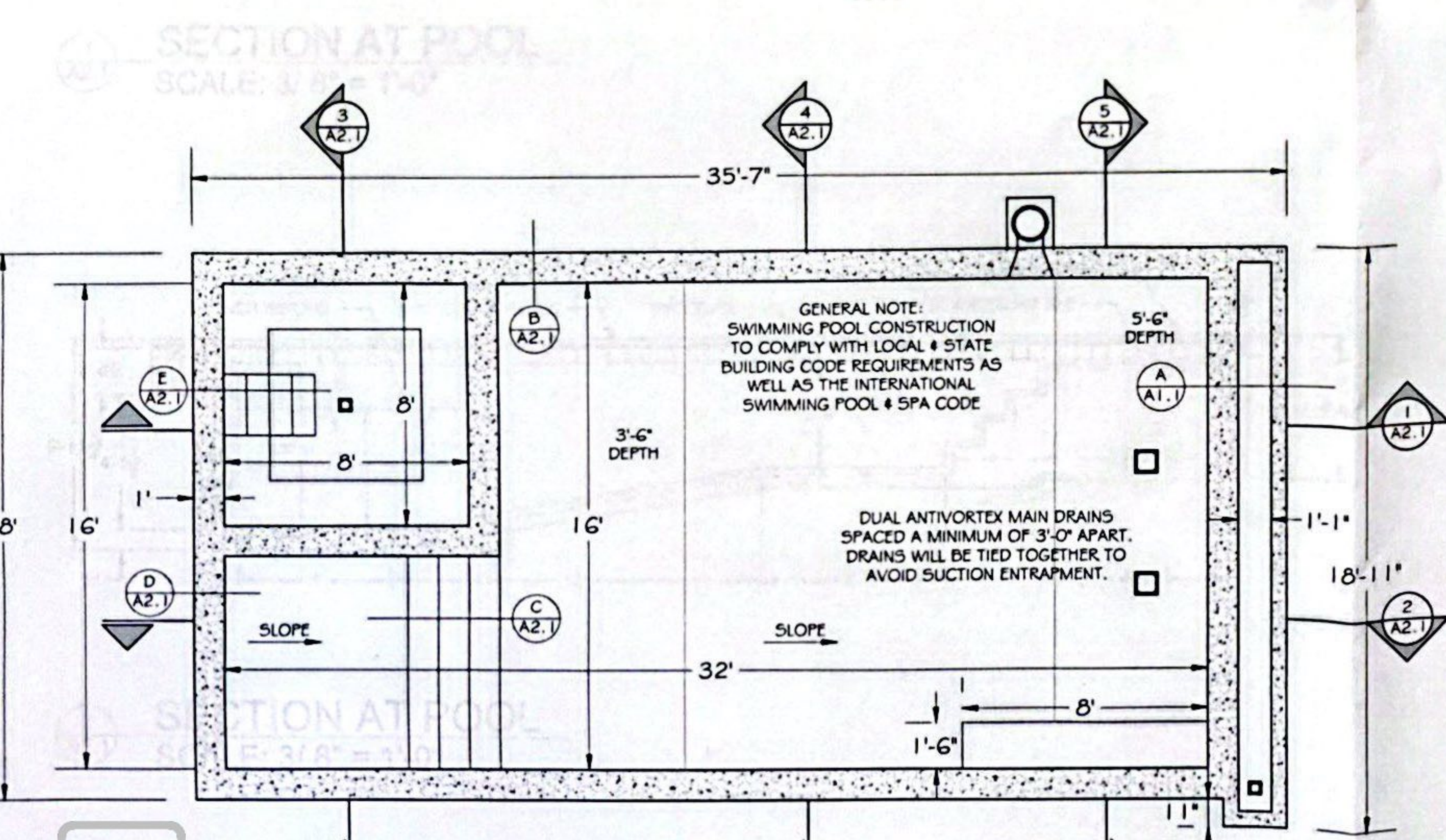
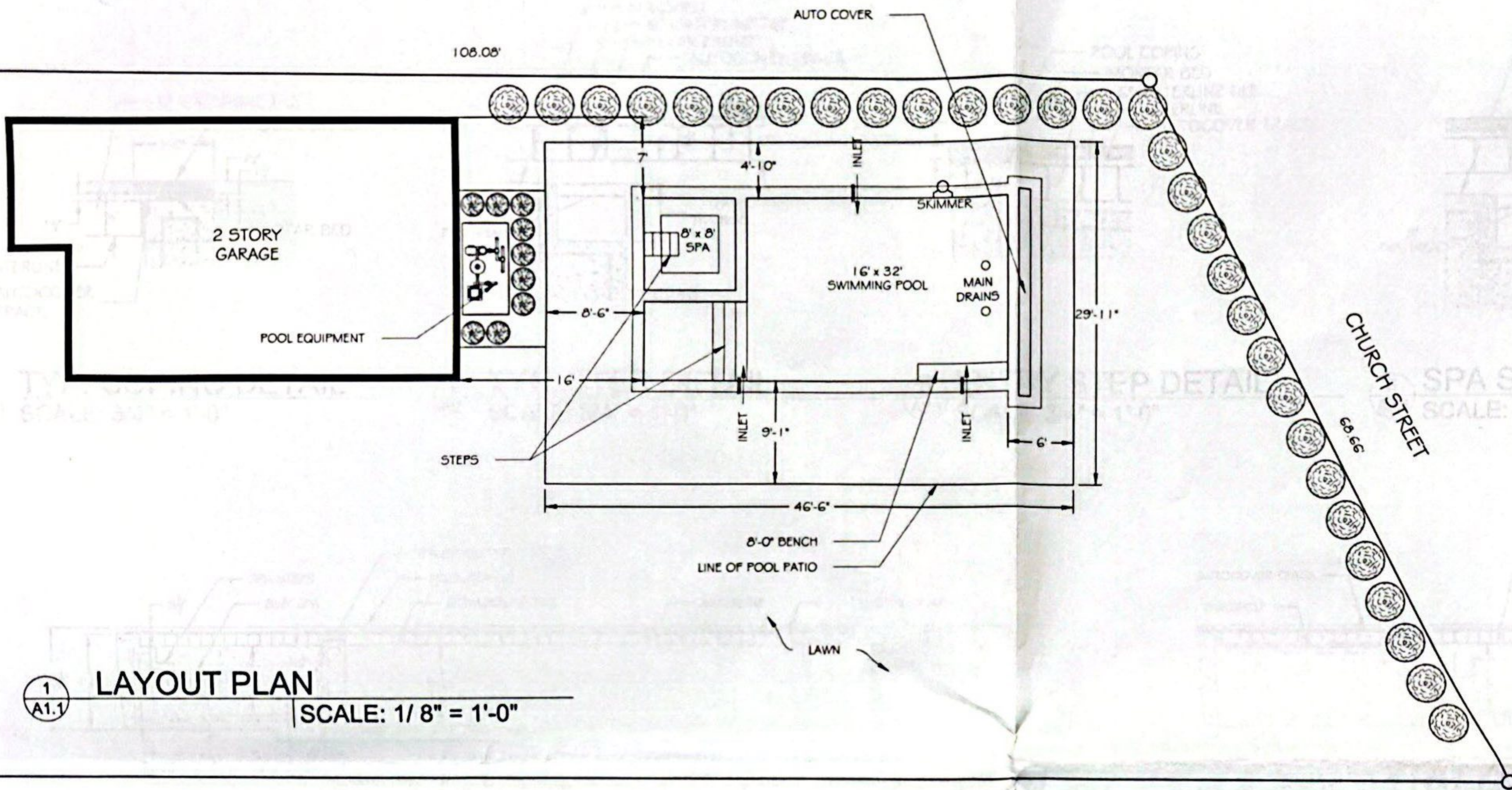


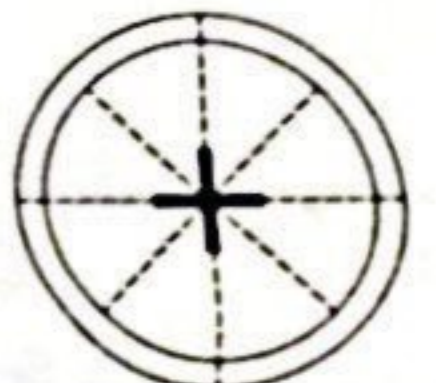
SCALE:

**POOL PLAN  
A 1.1**

JOB SPECS & DATA	
START WORK:	ASAP
SIZE:	16' x 32'
DEPTH:	3'-6" TO 5'-6"
SHAPE:	RECTANGLE
FILTER:	PENTAIR TA-100 GLASS FILTER
MOTOR:	PENTAIR 3 HP VAR
COPING:	BULLNOSE BRICK
TILE:	6" FROST PROOF
HEATER:	PENTAIR 400K BTUs
LADDER:	IN-WALL DEEP END
BOARD:	N/A
LIGHT:	LED COLOR ROTATING
VACCUM:	N/A
SKIMMER:	1
INLETS:	3
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PARCEL ID: #009-04-0008-002	

ALARMS ON ALL DOORS LEADING INTO POOL AREA (BY CONTRACTOR)
NOTE: POOL PROTECTED BY ENTRAPMENT PROTECTION PER CODE UNDER SECTION A.G. 105
PUMP EQUIPMENT WITH ANTI-SUCTION BREAKER
NOTE: LANDSCAPE DESIGN CONCEPT ONLY. FINAL LANDSCAPE DESIGN AND INSTALLATION TO BE DONE BY OTHERS.





04/14/2026

REVISIONS

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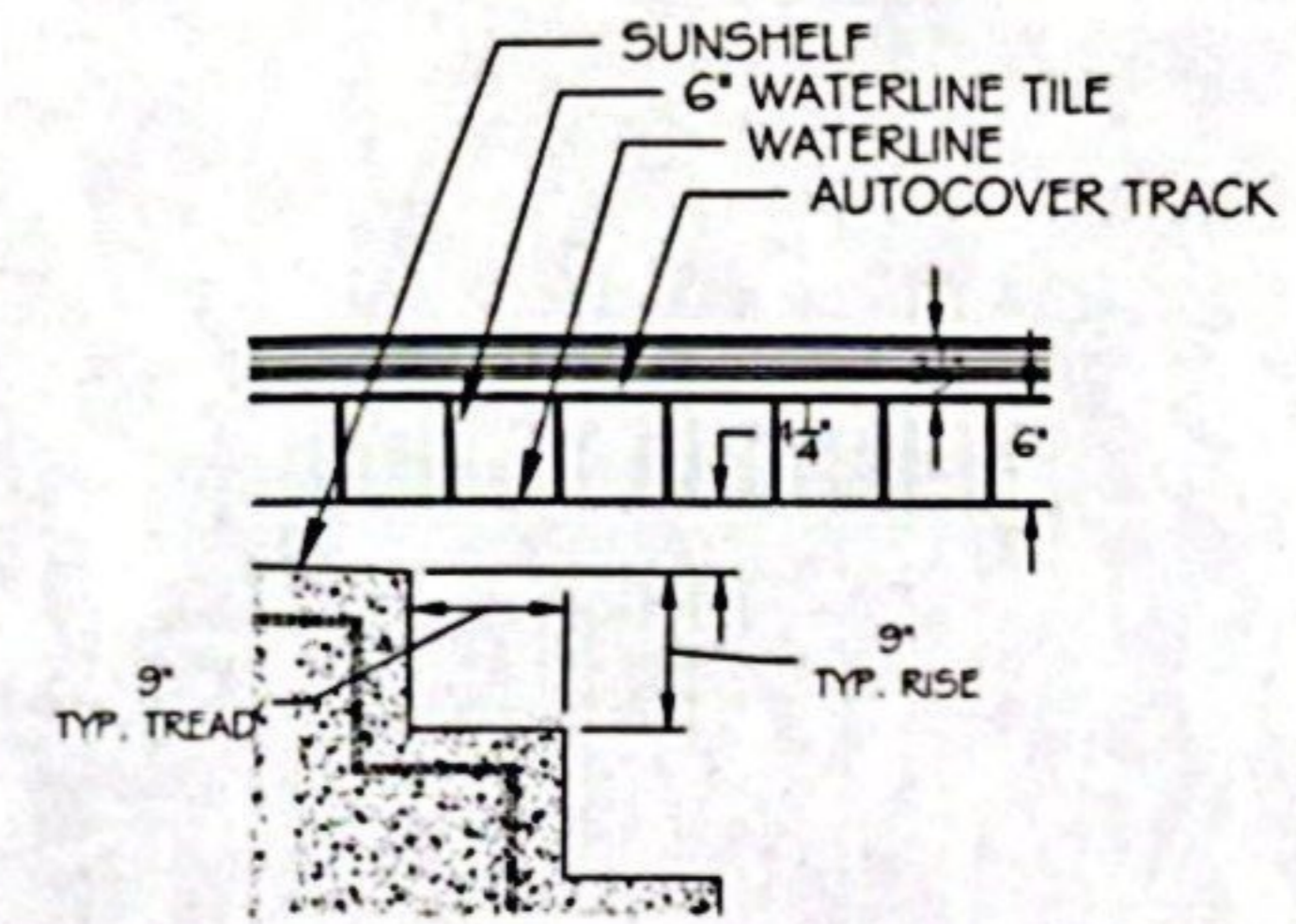
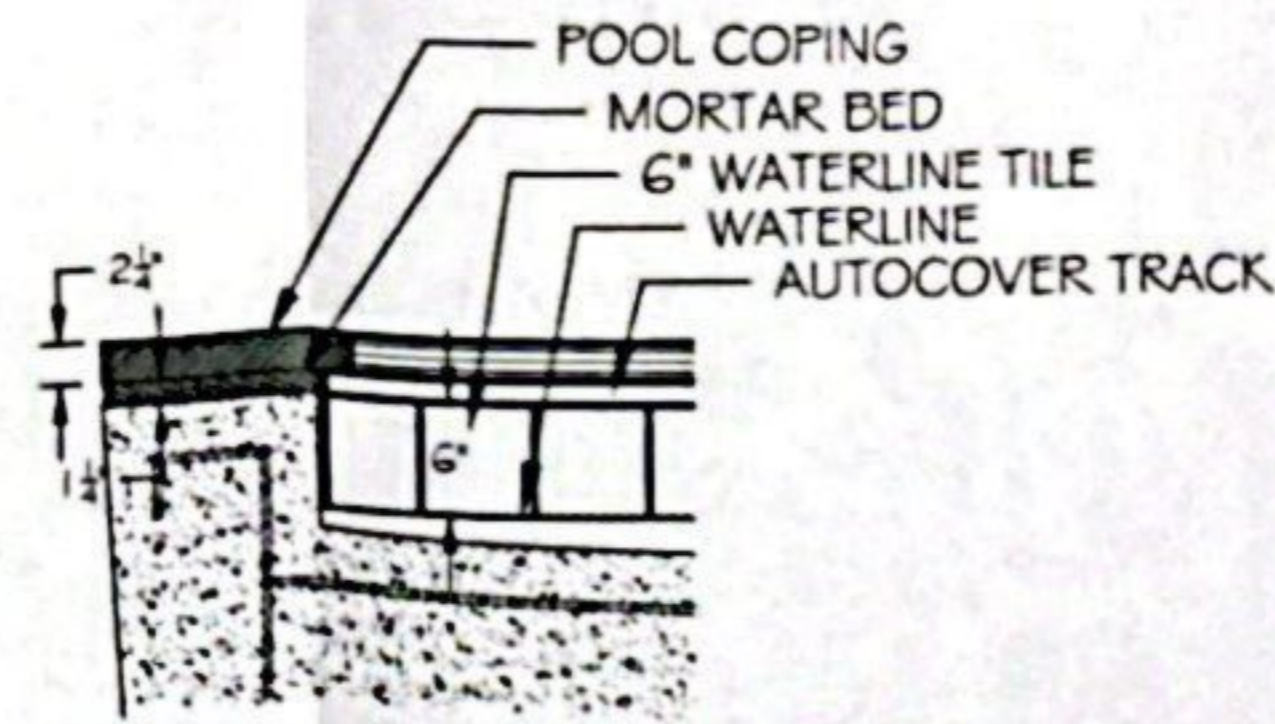
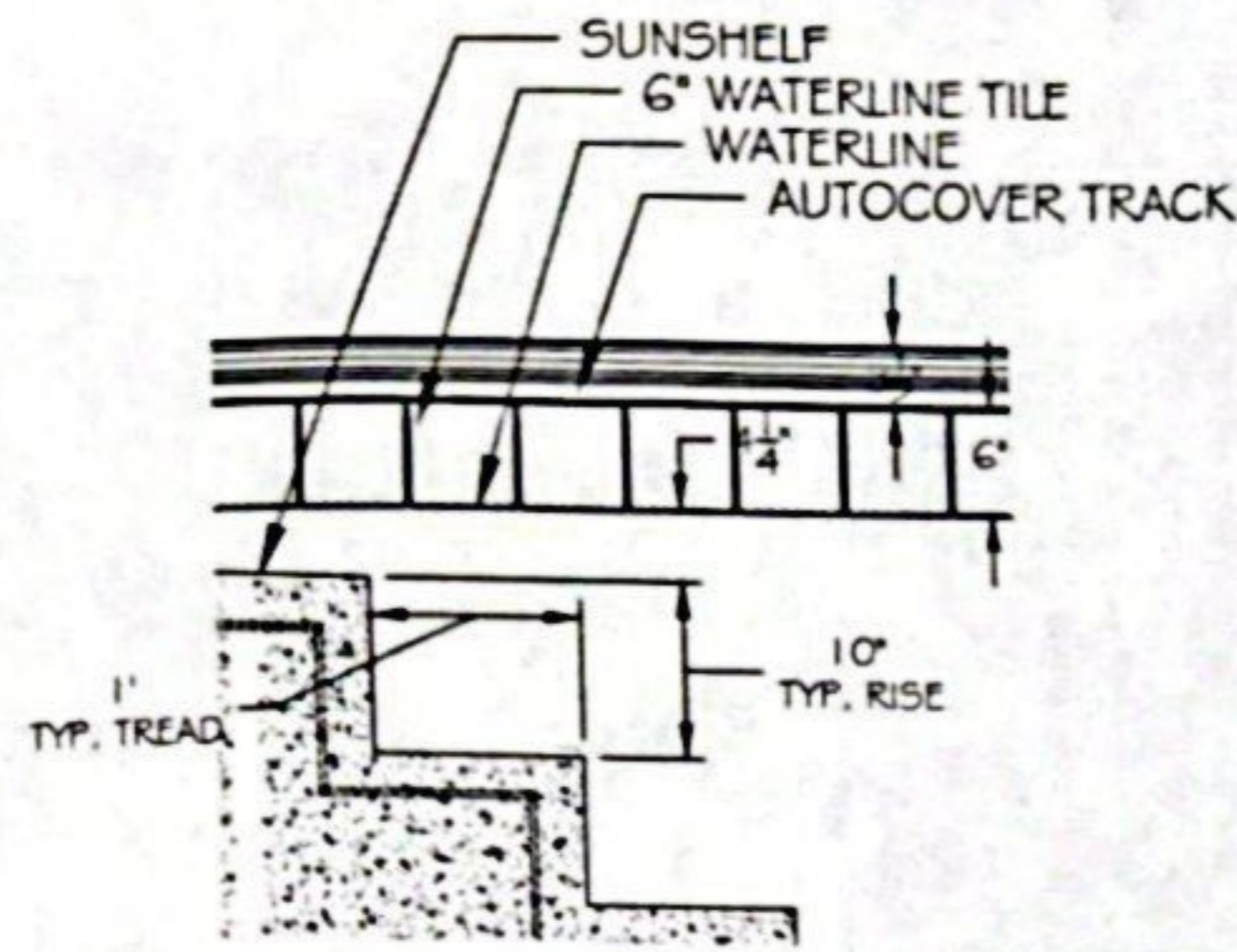
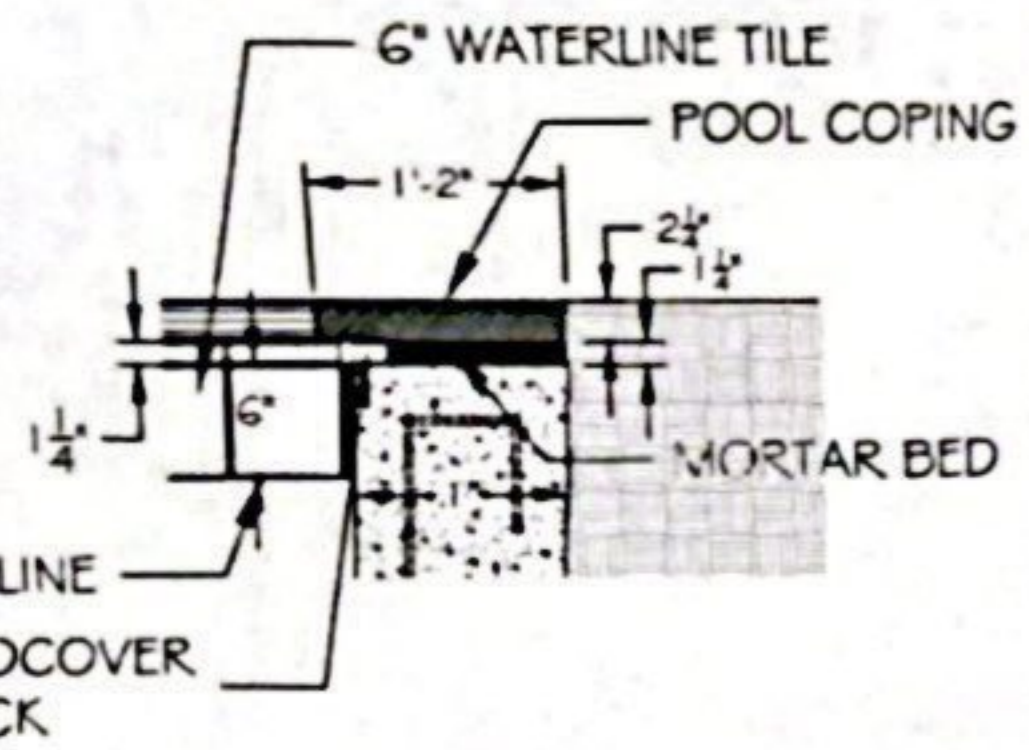
Know what's below.  
Call before you dig.

PROJECT NORTH



SCALE:

POOL SECTION  
**A 2.1**

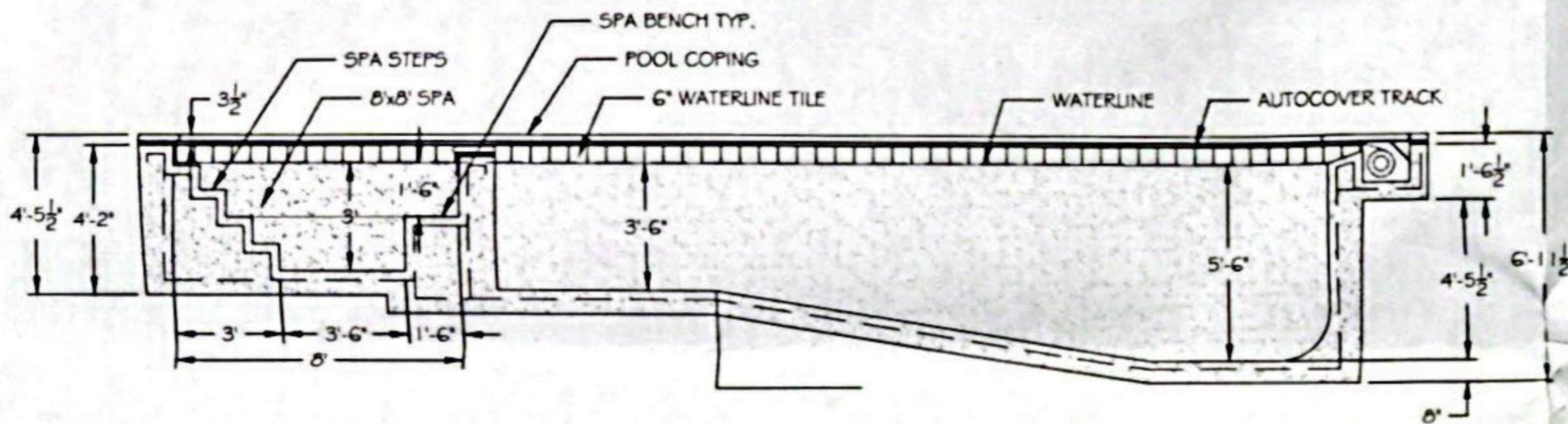


**B** TYP. COPING DETAIL  
A2.1 SCALE: 3/4" = 1'-0"

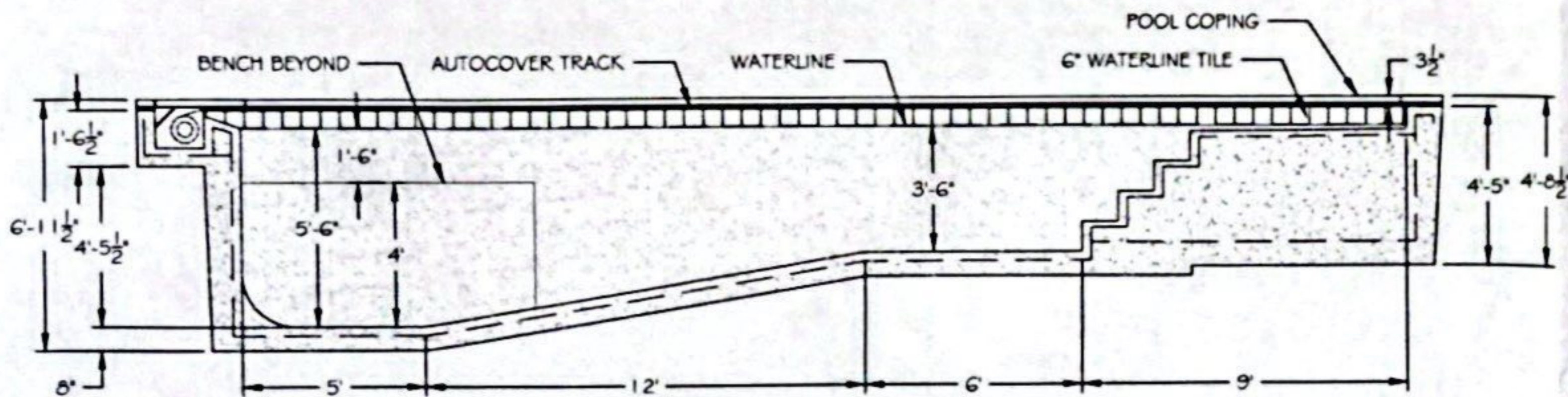
**C** TYP. STEP DETAIL  
A2.1 SCALE: 3/4" = 1'-0"

**D** ENTRY STEP DETAIL  
A2.1 SCALE: 3/4" = 1'-0"

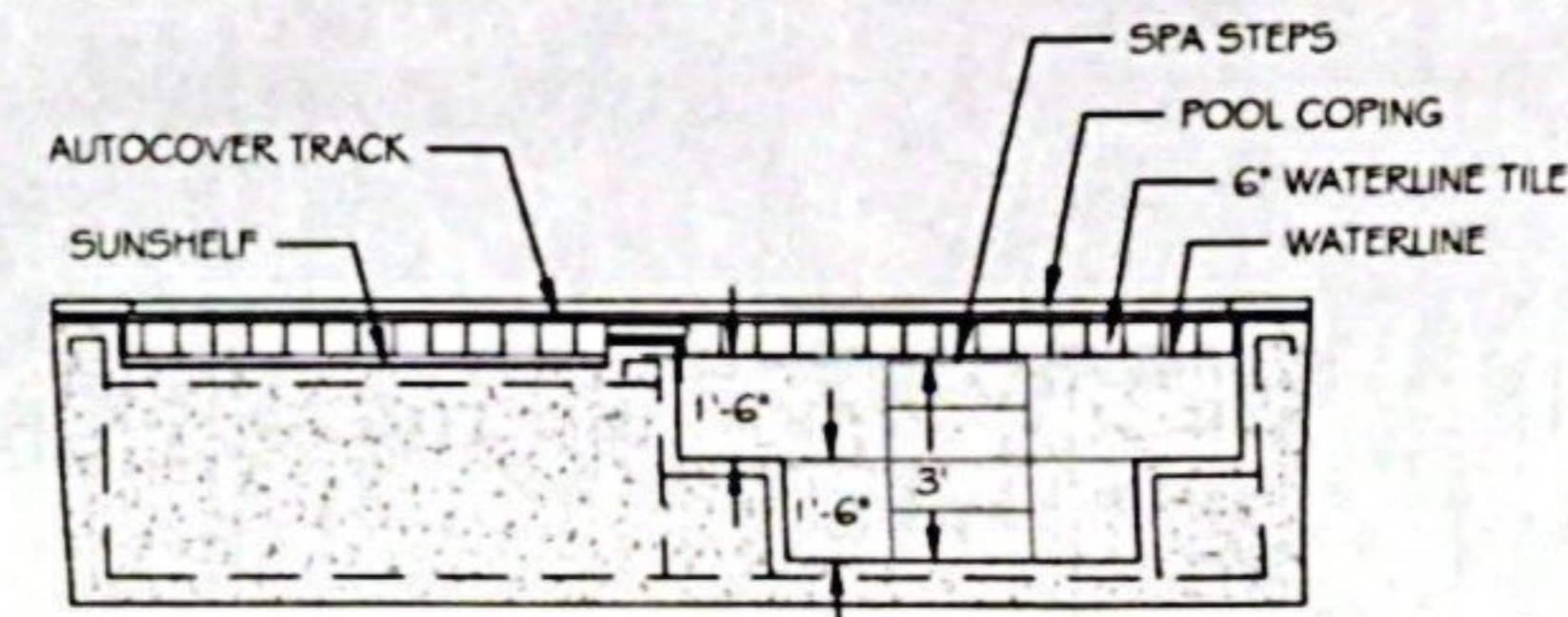
**E** SPA STEP DETAIL  
A2.1 SCALE: 3/4" = 1'-0"



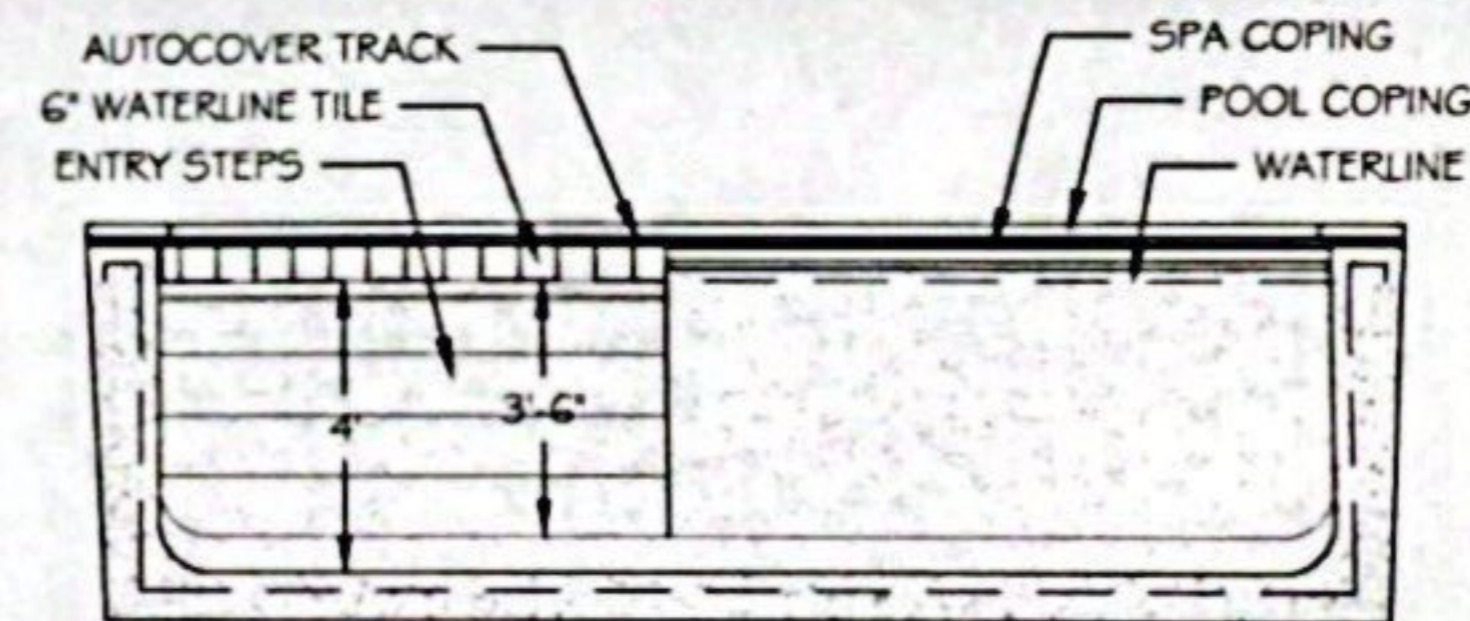
**1** SECTION AT POOL  
A2.1 SCALE: 3/8" = 1'-0"



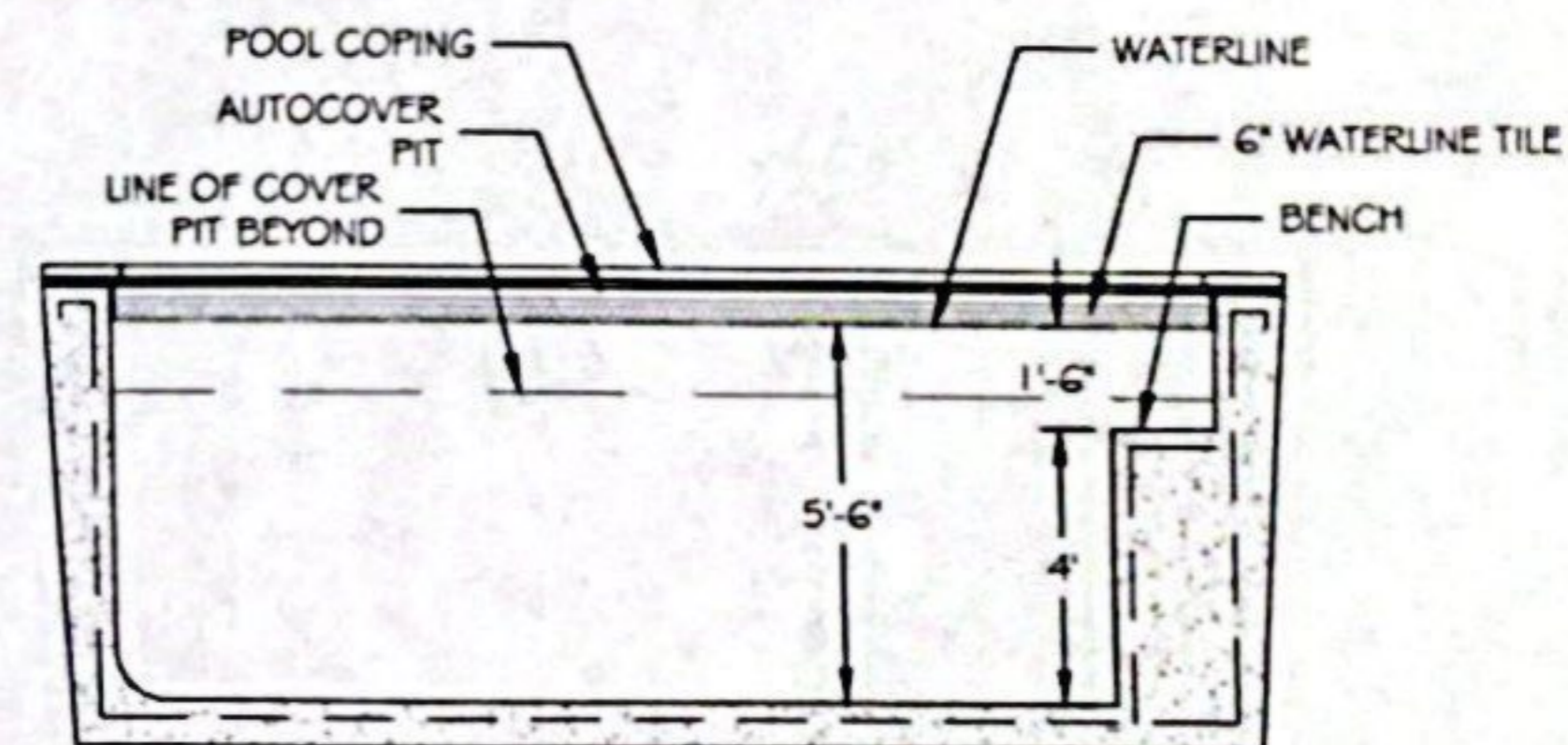
**2** SECTION AT POOL  
A2.1 SCALE: 3/8" = 1'-0"



**3** SECTION AT POOL  
A2.1 SCALE: 3/8" = 1'-0"



**4** SECTION AT POOL  
A2.1 SCALE: 3/8" = 1'-0"



**5** SECTION AT POOL  
A2.1 SCALE: 3/8" = 1'-0"