



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, May 13, 2026 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/81410124904>

Passcode:286521

Webinar ID: 814 1012 4904

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 April 8, 2026 meeting minutes

4. APPROVAL OF THE AGENDA

5. COMMISSION COMMENTS

6. PUBLIC HEARINGS

7. OLD BUSINESS

- a. Amendment to Zoning Ordinance Secs. 78-23 and 78-191

8. NEW BUSINESS

- a. SP26-02: 212 S. Main. Change of use from dry cleaner to restaurant.

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.

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

2026 Planning Commission Goals

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



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, April 8, 2026 - 7:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

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

Present: Chair Saraswat, Vice Chair Kyle Medaugh (arrived at 7:03), Commissioners Sidney Filippis, Zach Funk, Joe Hawthorne, Don Webb, and Katie Rossie
Absent: Commissioner Marni Schoeder

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

2. CITIZENS COMMENTS

Ron Picard, 1373 Sheridan, spoke about the “missing middle” housing concept and says Plymouth is not missing those types of “middle” housing. He encouraged the commission to remember that residents in previous surveys indicated they felt the city had the right level of single-family versus multi-family housing.

3. APPROVAL OF MEETING MINUTES

Webb offered a motion, seconded by Filippis, to approve the minutes of the March 11, 2026 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Medaugh offered a motion, seconded by Hawthorne, to approve the agenda for April 8, 2026.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

Webb notified the Commission that he has a prior commitment and may need to leave the meeting early.

Filippis commented on a tree that was improperly cut in the city's right-of-way, emphasizing that Plymouth values its trees and asks residents to consider this before cutting public property.

Hawthorne reported that at 855 Evergreen, a house was demolished and the lot was cleared, including city trees in the right-of-way.

6. PUBLIC HEARINGS

None.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

a. Concept Only Review of PUD 26-01: 639 S. Mill, 166 E. Ann Arbor Trail

Luke Bonner, CEO of Bonner Advisory Group, presented the Foundry Lofts at Mill Street project on behalf of the development team. The proposal includes an 81-unit multifamily building and six townhome units on the triangular site constrained by the active CSX rail line. The development would provide workforce housing with mostly one-bedroom units, studios, and two-bedrooms. The team requested reduced parking at 1.43 spaces per unit versus the required 1.73.

Ron Picard, 1373 Sheridan, asked for clarification on whether proposed amenities would serve city residents generally or just project residents, noting that true public benefit should serve the broader community.

Commissioners provided feedback on the need for enhanced pedestrian connectivity, design changes to make the building appear more residential rather than commercial, and concerns about building height relative to adjacent single-family homes.

b. Amendment to Zoning Ordinance Secs. 78-23 and 78-191

Planning Director Bolhuis presented a proposed amendment to multi-family density regulations, requested by a prospective property owner at 195 S. Mill. The current system calculates density based on number and type of rooms, while the proposal would use dwelling units per net acre consistent with the Master Plan (18 units/acre for RM-1, 27 units/acre for RM-2). The proposed amendments would establish a definition of net acre and eliminate the total number of rooms in a multi-dwelling structure and pull multi-family density calculations from the Master Plan.

There were no citizen comments.

Shelby Fulkerson representing Infinity Homes explained their project would include two buildings, one quadplex and one duplex. Each unit, designed as flats, contains two bedrooms and a flex room. The current room-based calculation doesn't accommodate their proposed unit types effectively.

Commissioners requested additional analysis comparing current versus proposed density calculations on sample lots before proceeding.

Hawthorne offered a motion, seconded by Medaugh, to table the zoning ordinance amendment to the May meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

9. REPORTS AND CORRESPONDENCE

The Planning Commission rescheduled the July 8, 2026 meeting to July 15, 2026.

City Commission Liaison Joe Elliot commended the Planning Commission’s discussion on the meeting’s agenda items.

Director Bolhuis reported that City Commission sent back Batch 4 of zoning ordinance amendments with comments for the Planning Commission to review. Batches 1 through 3 have passed and are effective.

Commissioner Elliott and Director Bolhuis discussed the process for initiating work on the residential compatibility ordinance, with plans to explore using remaining MSHDA grant funds and determine feasible timelines.

10. ADJOURNMENT

Filippis offered a motion, seconded by Hawthorne, to adjourn the meeting at 8:38 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

DRAFT



CITY OF PLYMOUTH

www.plymouthmi.gov

201 S. Main
Plymouth, Michigan 48170

Phone 734-453-1234
Fax 734-455-1892

MEMORANDUM

To: Planning Commission
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: May 7, 2026
Re: Applicant Initiated Zoning Ordinance Amendments

BACKGROUND

The City of Plymouth has been approached by the prospective purchaser of 195 S. Mill who is interested in amending the Zoning Ordinance in order to redevelop the property, which is zoned RM-1, Multi-Family Residential. This type of request is permitted in our fee schedule, and a similar type of request was recently pursued for text amendments for commercial kennels in the I-1, Light Industrial District and childcare facilities in ARC, Ann Arbor Road Corridor. The City's Zoning Audit and Master Plan documents both identify amendments are necessary to the multi-family zoning ordinances. Additionally, the MSHDA Grant Sub-Committee has been discussing this matter since mid-2025.

As you are aware, the number of multi-family units permitted in RM districts is regulated by footnote (c) in the Scheule of Regulations. The number of units is determined by a formula. The formula is total lot area in square feet divided by 1,300 or 900 equals the permitted number of rooms. This approach regulates the number of rooms, not the number of units. For example, a property may be permitted a total of 12 rooms which would allow 6 one-bedroom units or 3 three-bedroom units. That's half as many units for the same sized property. The intent of the ordinance amendment is to allow the maximum densities noted in the Master Plan: up to eighteen (18) units/acre for RM-1, and up to twenty-seven (27) dwelling units/acre for RM-2.

After the discussion at the April 8 Planning Commission meeting, staff have drafted maps to assist in the discussion. There are eight maps attached to this memorandum. Zoned Maps 1 through 4 identify the properties currently zoned RM-1 and RM-2. Of those RM zoned properties, the proposed minimum units per acre and maximum units per acre are displayed. Existing Maps 1 through 4 identify the existing number of dwelling units, based on current city records, for those properties currently zoned RM-1 and RM-2.

As a reminder, the proposed amendment aims to clearly identify the minimum lot size and maximum number of units for multi-family developments. Additionally, the proposed amendment will align with the city's Master Plan.

PROPOSED AMENDMENTS

Section 78-21. – Definitions.

~~Room means, for the purpose of determining lot area requirements and density in a multiple family district, a living room, dining room or bedroom, equal to minimum standards as required by the State of Michigan Building and Residential Codes. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, hallways and storage. Plans presented showing one, two or three bedroom units and including a den, library or other extra room shall count such extra room as a bedroom for the purpose of computing density.~~

~~Net acre means, for the purpose of determining density in a multi-family district, the total area of a zoning lot exclusive of the public rights-of-way and/or private roads of either interior or bordering streets.~~

Section 78-191. – Notes to schedule.

~~(c) The total number of rooms in a multiple dwelling structure of two stories or less shall not be more than the area of the parcel, in square feet, divided by 1,300. The total number of rooms in a multiple dwelling of over two stories but not exceeding four stories shall not be more than the area of the parcel, in square feet, divided by 900. Not more than ten percent of the units on any given parcel may be of an efficiency apartment type. For the purpose of computing rooms, the following shall control:~~

Efficiency apartment unit	=	1 room
One bedroom unit	=	2 room
Two bedroom unit	=	3 rooms
Three bedroom unit	=	4 rooms
Four bedroom unit	=	5 rooms

~~Plans presented showing one, two, or three bedroom units and including a den, library, or other extra room shall count such extra rooms as a bedroom for the purpose of computing density.~~

~~The area used for computing density shall be the total site area exclusive of any dedicated public right of way of either interior or bordering streets.~~

~~Multiple-family dwellings that are two-stories tall or less are permitted at a density of up to eighteen (18) dwelling units per net acre. Multiple-family dwellings that are between two- and four-stories tall are permitted at a density of up to twenty-seven (27) dwelling units per net acre. Not more than ten percent (10%) of the units may be of an efficiency apartment type.~~

~~(l) A minimum lot size of not less than 10,000 square feet shall be provided for any multiple-family dwelling sites.~~

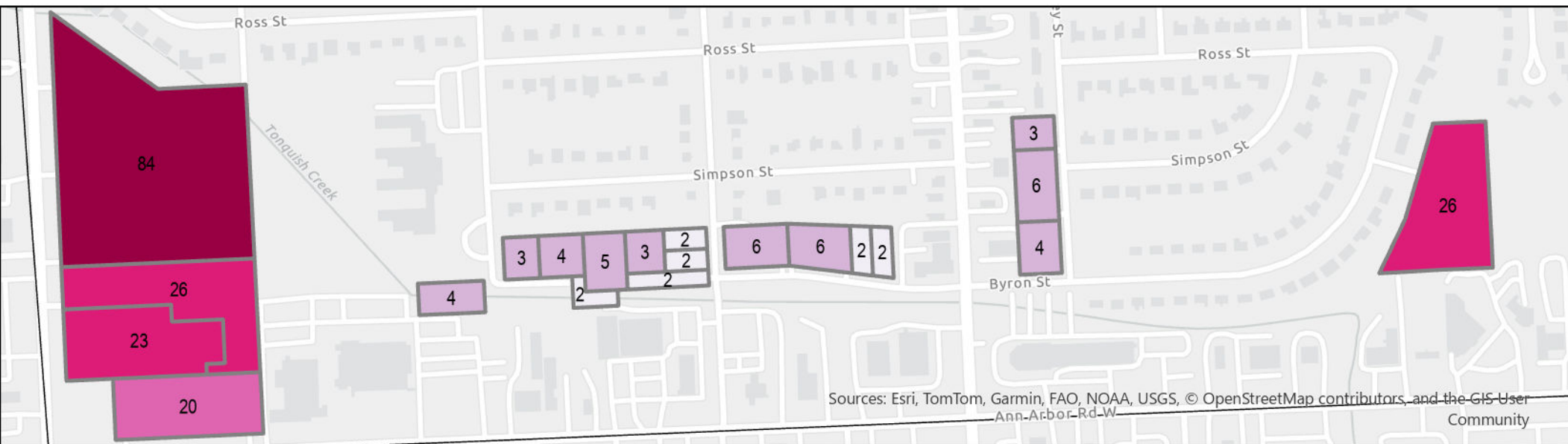
NEXT STEPS

If the Planning Commission is comfortable with the proposed amendments, the Commission can make a motion to set a public hearing. If the Planning Commission wants to have further discussion about the proposed amendments, the Commission can make a motion to postpone this matter to a future meeting date. If the Planning Commission prefers to deny the amendment, the Commission can make a motion to deny the amendments.

If you have any questions, please don't hesitate to contact me.

Minimum Number of Units Per Master Plan

Zoned Map 1

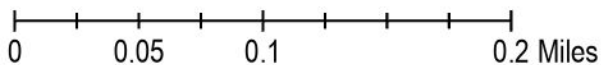


- 0 - 2 units
- 3 - 9 units
- 10 - 20 units
- 21 - 39 units
- 40 - 90 units

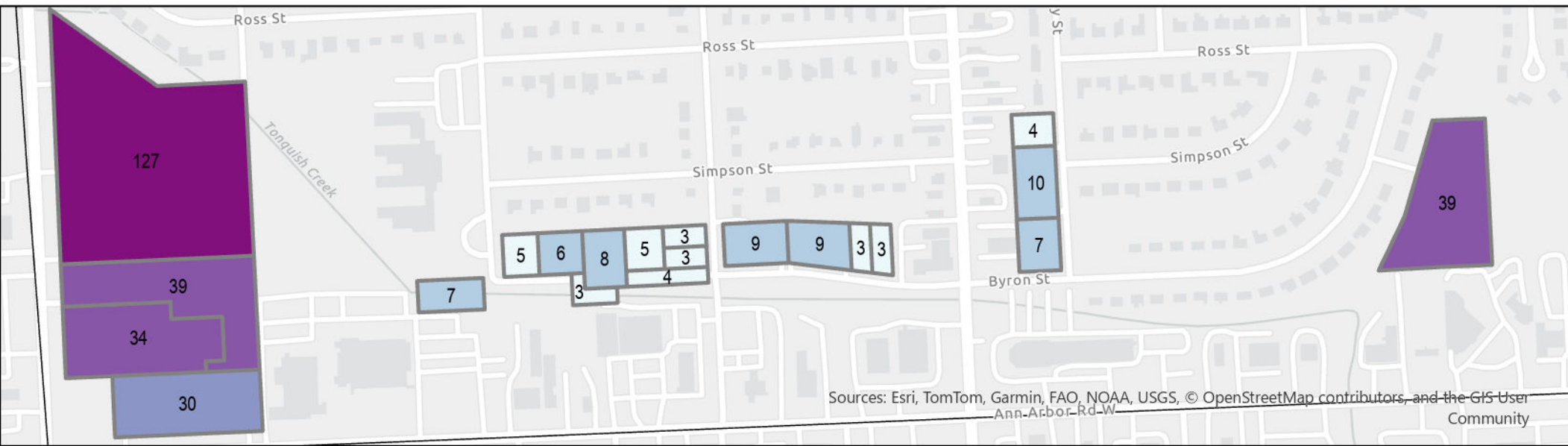
Zoned RM-1
 Minimum 12 units/acre
 Maximum 18 units/acre

Zoned RM-2
 Minimum 18 units/acre
 Maximum 27 units/acre

- 0 - 5 units
- 6 - 16 Units
- 17 - 30 units
- 31 - 58 units
- 59 - 135 units

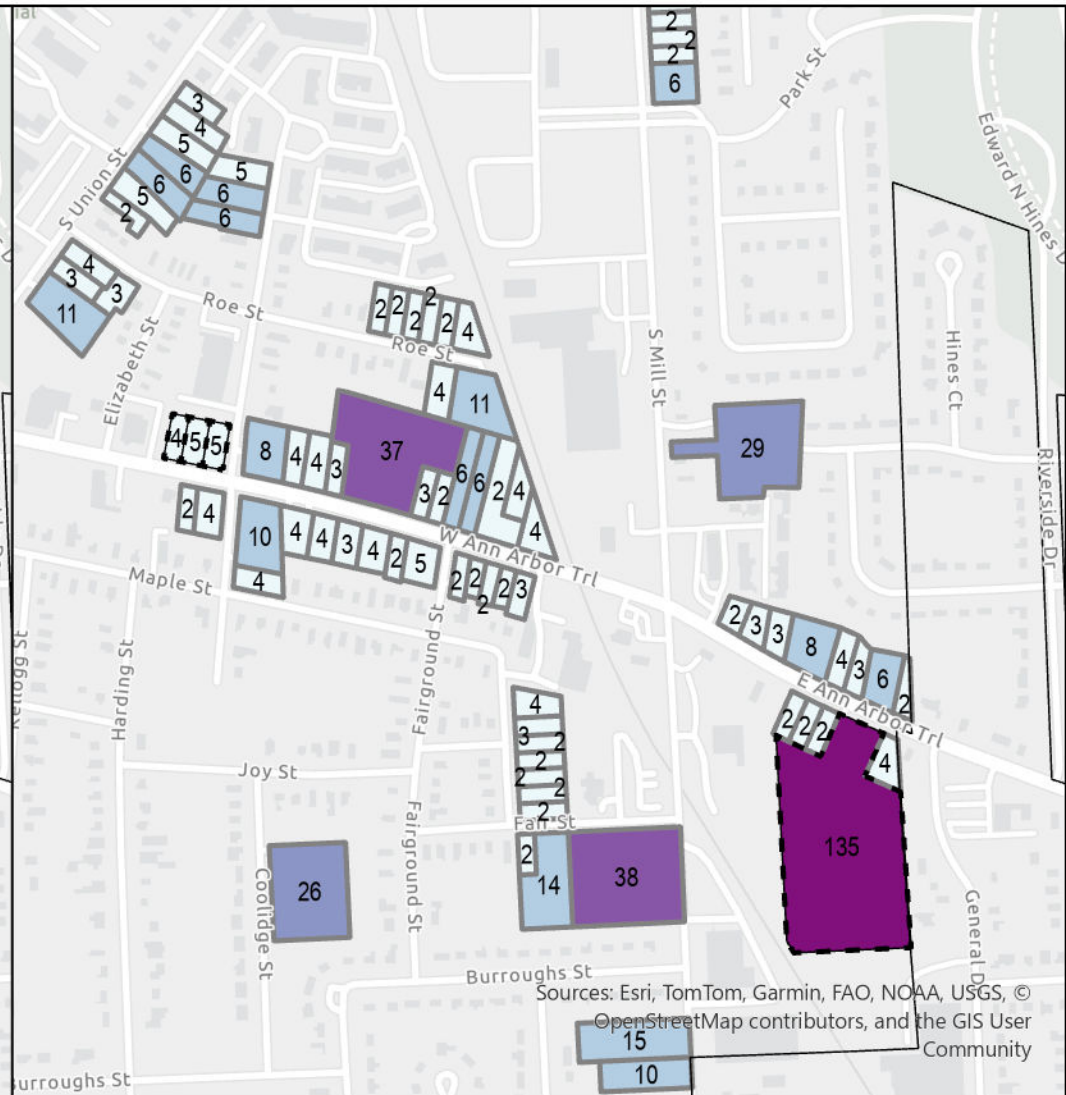
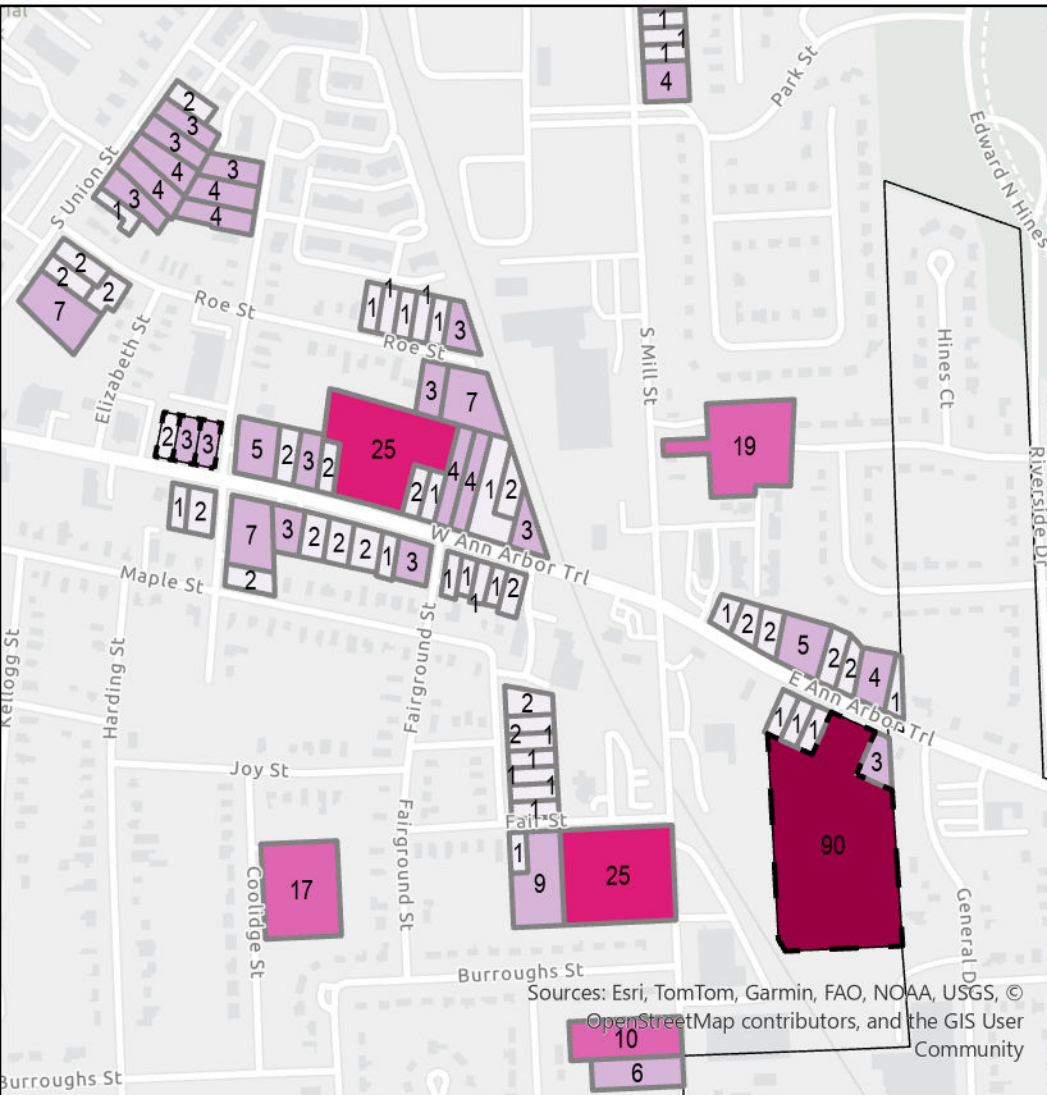


Maximum Number of Units Per Master Plan

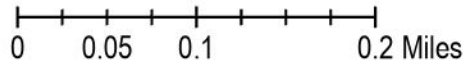


Minimum Number of Units Per Master Plan

Maximum Number of Units Per Master Plan



- 0 - 2 units
- 3 - 9 units
- 10 - 20 units
- 21 - 39 units
- 40 - 90 units



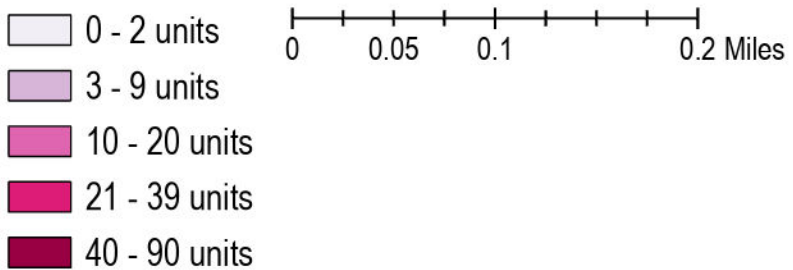
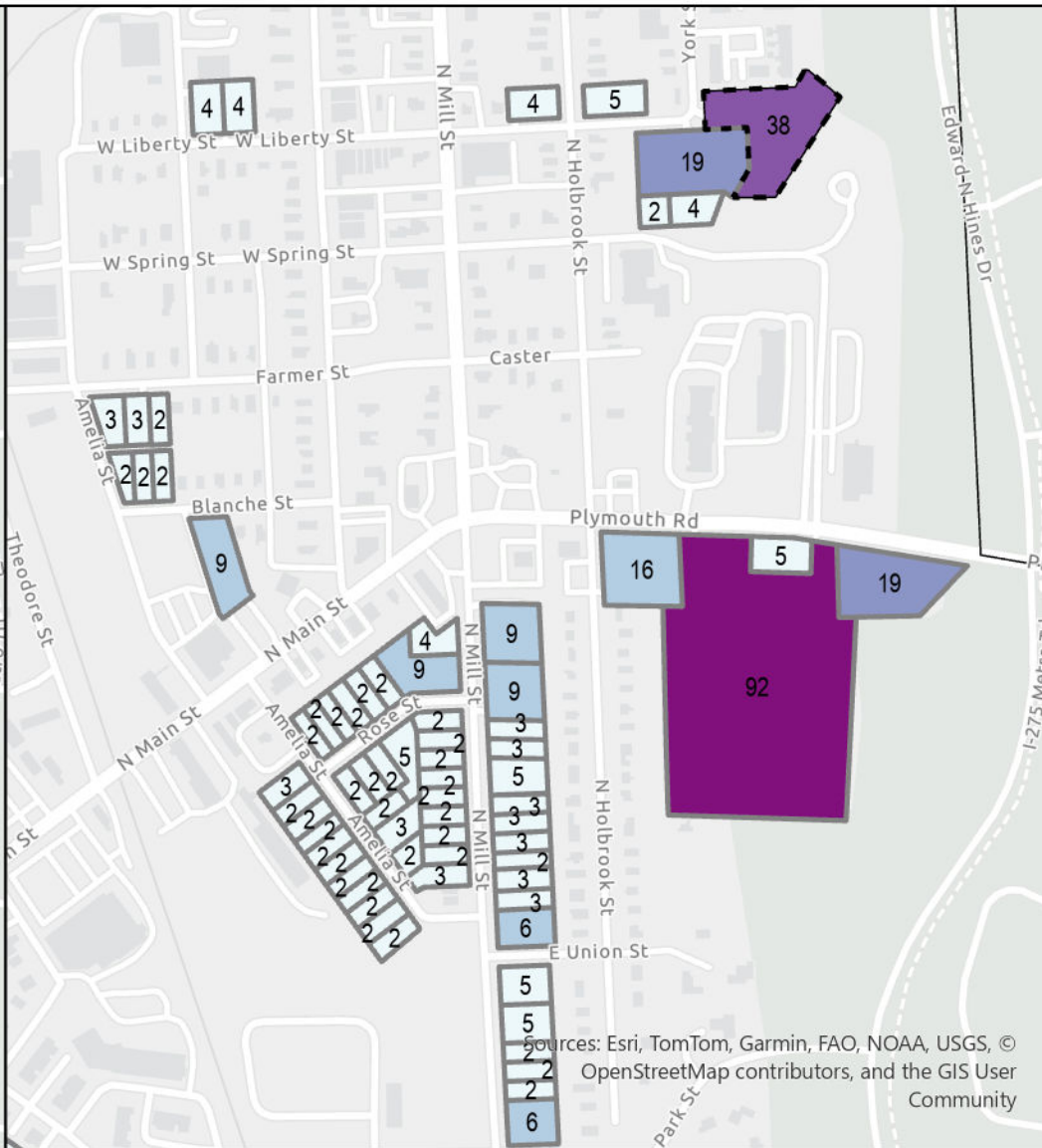
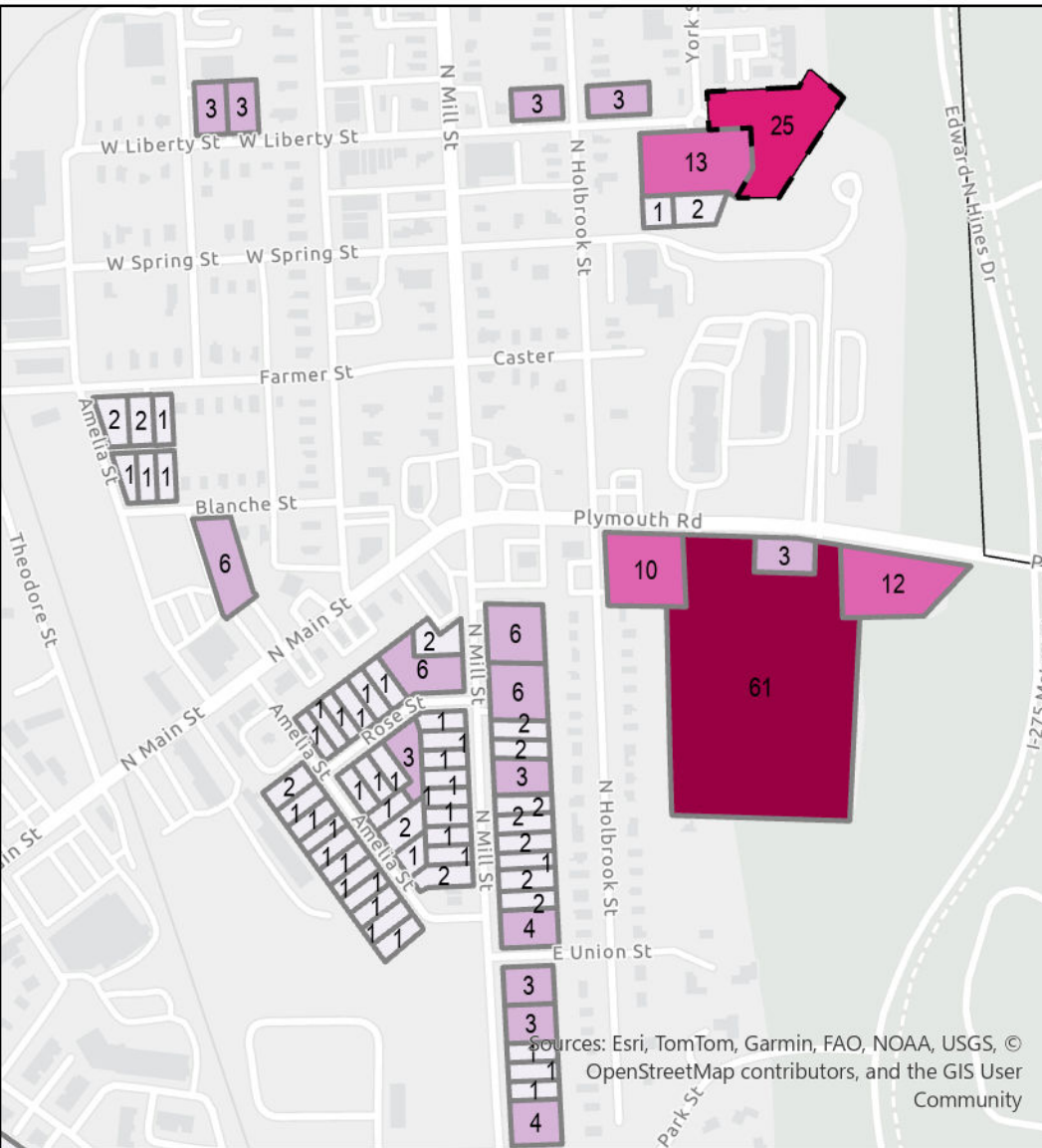
- Zoned RM-1
Minimum 12 units/acre
Maximum 18 units/acre
- Zoned RM-2
Minimum 18 units/acre
Maximum 27 units/acre



- 0 - 5 units
- 6 - 16 Units
- 17 - 30 units
- 31 - 58 units
- 59 - 135 units

Minimum Number of Units Per Master Plan

Maximum Number of Units Per Master Plan



Zoned RM-1
 Minimum 12 units/acre
 Maximum 18 units/acre
 Zoned RM-2
 Minimum 18 units/acre
 Maximum 27 units/acre



Zoned Map 3

Minimum Number of Units Per Master Plan

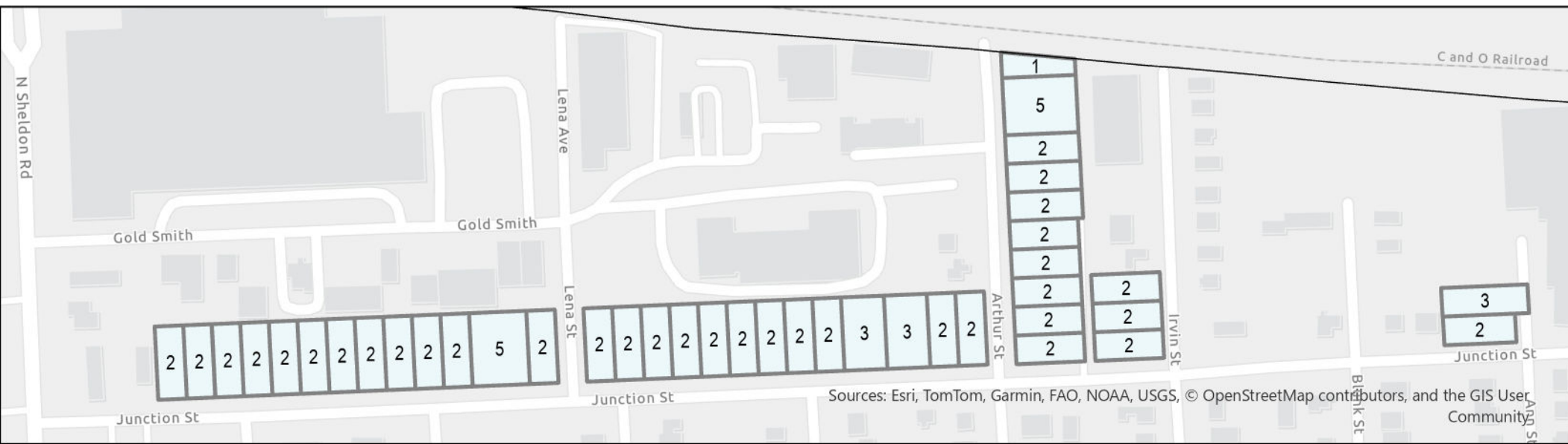
Zoned Map 4



0 - 2 units	Zoned RM-1 Minimum 12 units/acre Maximum 18 units/acre	Zoned RM-2 Minimum 18 units/acre Maximum 27 units/acre	0 - 5 units
3 - 9 units			6 - 16 Units
10 - 20 units			17 - 30 units
21 - 39 units			31 - 58 units
40 - 90 units			59 - 135 units

0 0.03 0.05 0.1 Miles

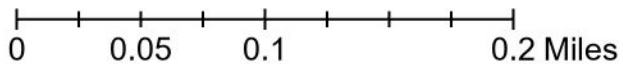
Maximum Number of Units Per Master Plan



Existing Number of Units Map 1

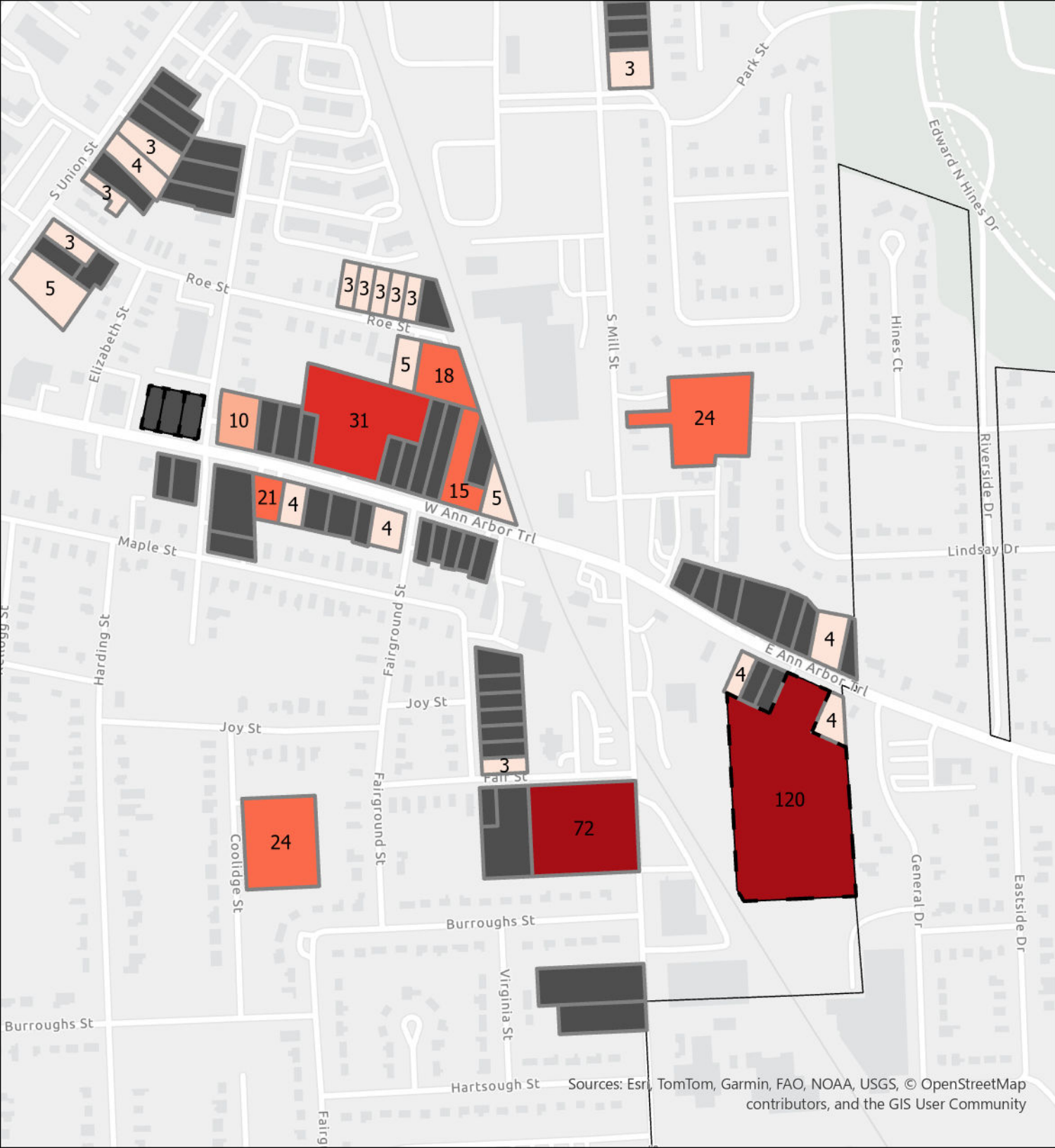


- 3 - 5 units
- 6 - 11 units
- 12 - 25 units
- 26 - 36 units
- 37- 120 units
- Zoned RM-1
- Zoned RM-2
- RM-1 and RM-2 Parcels*



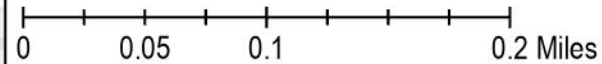
*These parcels are zoned RM-1 or RM-2 but don't have a multi-family use or lack data.

Existing Number of Units Map 2

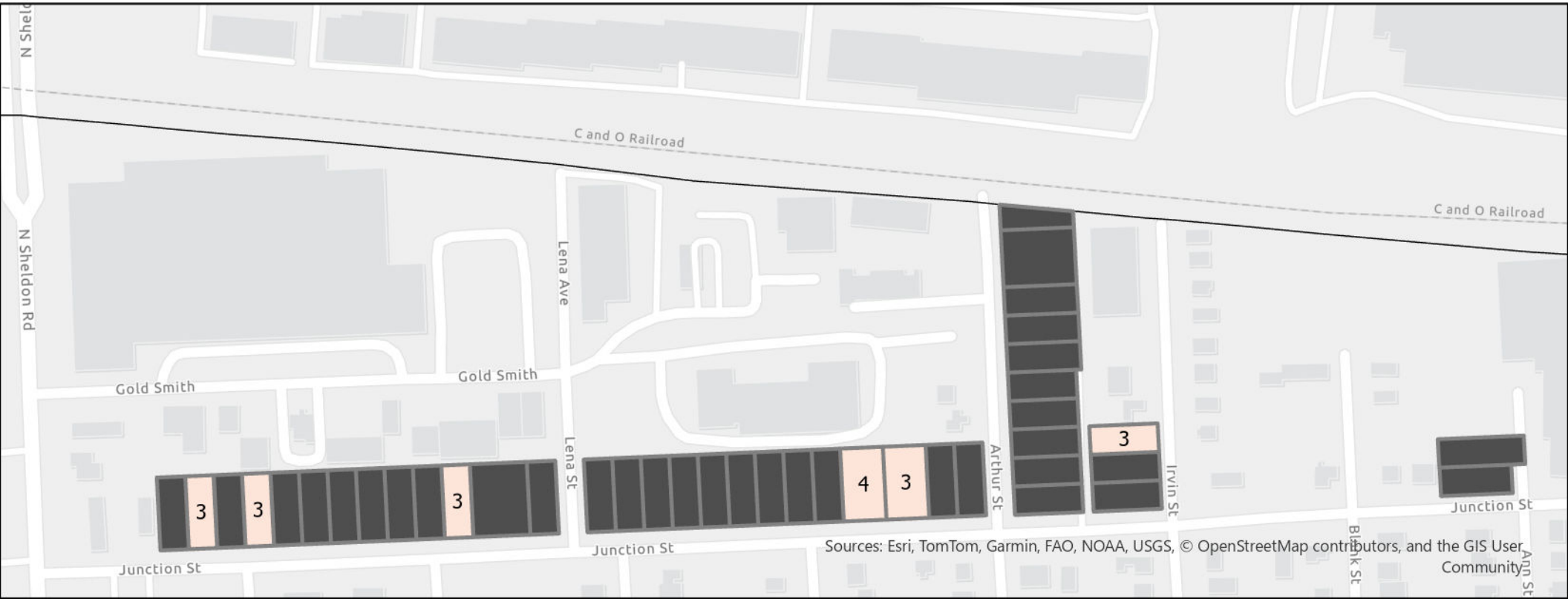


- 3 - 5 units
- 6 - 11 units
- 12 - 25 units
- 26 - 36 units
- 37 - 120 units
- Zoned RM-1
- Zoned RM-2
- RM-1 and RM-2 Parcels*

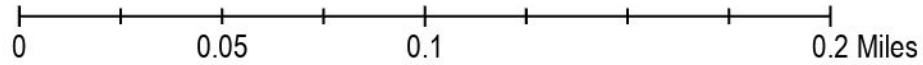
*These parcels are zoned RM-1 or RM-2 but don't have a multi-family use or lack data.



Existing Number of Units Map 4



- 3 - 5 units
- 6 - 11 units
- 12 - 25 units
- 26 - 36 units
- 37- 120 units
- Zoned RM-1
- Zoned RM-2
- RM-1 and RM-2 Parcels*



*These parcels are zoned RM-1 or RM-2 but don't have a multi-family use or lack data.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: May 1, 2026

**Site Plan Review
For
Plymouth, Michigan**



Applicant: Dinverno Remodeling & Construction (Representing project)
Project Name: Rinrada Thai Noodle - Change of Use
Plan Date: February 9, 2023
Location: 212 South Main St.
Zoning: B-2 – Central Business District
Action Requested: Site Plan Approval
Required Information: Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to change the use at 212 S. Main St. from a dry cleaner to a restaurant. This building has a second floor in the back, with two residential units.

The project will renovate the interior of this existing two-story building. The applicant has received Historic District Commission approval for filling in two existing doors and renovating the front façade.

Restaurants that are 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 August 2024)

REQUIRED INFORMATION

As mentioned above, the applicant has been to the Historic District Commission (HDC).

The building elevations in the HDC for the March 4, 2026, meeting are different than the elevations provided to the Planning Commission. The HDC elevations have been modified with hand-written changes:

- Crossing out text for the proposed front elevation as follows: “Pea stone finish to be covered into brick veneer finish to match adjacent buildings” and
- A note next to this change that states: “matched same as existing color & style.”

The change that was approved by the HDC should be clarified so the Planning Commission understands how the building will be changed to accommodate the new restaurant.

Items to be Addressed: 1) Clarify changes to proposed front façade of building that were approved by the HDC.

PARKING, LOADING

The subject site shares an access driveway and parking lot with the adjacent building (200 S. Main St.). Therefore, the parking lot needs to accommodate parking for the proposed restaurant, adjacent restaurant, and two dwelling units on the second floor of the subject building. Note that the City does not require parking for “seasonal” outdoor dining.

We’ve calculated required parking spaces in the table below:

	Required Parking Calculation (Sec. 78-270(a)(10))	Proposed Parking	Difference
212 S. Main St.			
New Restaurant	One space per 250 s.f. gross floor area or 2,716 s.f. / 250 = 11 spaces*	11 spaces (Note: One space is occupied by the ground sign)	Deficient by 4 spaces
Residential	Two spaces per dwelling unit or or 2 x 2 = 4 spaces		
200 S. Main St.			
Existing (Adjacent) Restaurant	One space per 250 s.f. gross floor area or 2,828 / 250 = 12 spaces*	11 spaces	Deficient by 1 space
	TOTAL = 27 SPACES	TOTAL = 22 SPACES	

*Sec. 78-270(9)(d) states that any fraction shall require one space.

The City researched if any parking credits were assigned to this building; no credits have been assigned to either the subject building or 200 S. Main St. next door.

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 previous dry cleaners required one space per 1,000 s.f. of floor area, or three spaces. Therefore, the applicant is responsible for providing at least 8 additional spaces for a total of 11 spaces. (Note: We are only considering the first floor of the subject building, as the second floor residential use is not changing.) The current lot offers 12 spaces. When adding in the requirements for the two residential units to the requirements for the new restaurant, the parking lot on the subject site is deficient by three (3) spaces.

The parking deficiency can be addressed by sharing parking with another site that is located within 300 feet of the subject building. The applicant has provided a reciprocal parking agreement with the building next door. However, the parking lot adjacent to these two buildings does not accommodate the required number of spaces for both restaurants and two dwelling units. Since the operating hours of both restaurants will most likely overlap, both uses will require spaces at the same time. Also, it's likely that the restaurants will be operating in the evenings when the tenants will be home (and using the spaces allocated to the dwelling units).

So, the applicant could obtain a parking agreement with another property within 300 feet that has spaces to spare, make a payment-in-lieu-of to address the parking deficiency (based on approval by the City Commission), or the Planning Commission could consider modifying the numerical requirements for off-street parking. A three-space reduction in the parking requirement would be needed to address the subject site's parking deficiency. Note that City records indicate that, for a five-year period, the owners of 200 and 212 S. Main St. rented parking spaces from the City's East Central Lot.

The four spaces required for the residential units should be dedicated to the use and indicated with signs reserving them for apartment tenants.

Loading/Unloading Space: The location of the loading/unloading space is not shown on the plans. We assume it will occur in the parking lot. The applicant should clarify where loading/unloading occurs.

Location of Parking: Sec. 28-270, *Off-Street Parking Requirements*, states that off-street parking shall not be permitted in any required or unrequired front yard. The location of the parking lot in the front yard is an existing non-conformity. The applicant is not proposing to increase the non-conformity with this project. Therefore, it may remain as is.

Items to be Addressed: 1) *Subject site is deficient by four spaces; options include: a) Applicant obtaining a shared parking agreement with another site within 300 feet that has spaces to spare; b) Request that City Commission approve a payment-in-lieu-of to address deficiency; or c) Planning Commission could consider modifying the numerical requirements for off-street parking.* 2) *Spaces allocated to the residential units should be dedicated to this use and signed something to the effect of: "Reserved for Apartment Tenant."*

SITE ACCESS AND REFUSE

This site has one vehicular driveway from S. Main St. This driveway is shared with 200 S. Main St. Does the subject site have a shared access agreement with 200 S. Main St.? If not, one should be established to ensure maintenance of the common driveway and central maneuvering lane. We recommend this

should be a condition of any approval. Pedestrians/non-motorized travelers can arrive to the site via the City's public sidewalk system, and bicycle travel lanes.

The site plan does not show a dumpster or where garbage will be stored until it is pick-up by a refuse truck.

A narrative has been included describing how garbage will be addressed. It states that nine (9) garbage cans will be placed behind the building in the southwest corner of the property. It appears that garbage for both restaurants and the two apartments will all be stored on this site. It also states that 50-pounds of cardboard will be dropped off at the City's Public Works Department per day. We recommend the Planning Commission condition any approval on the DPW's approval of how garbage is handled.

Items to be Addressed: 1) Provide shared access agreement to City that also addresses maintenance of the common driveway and central maneuvering lane between 200 and 212 S. Main St.; recommend that this be a condition of any approval, if granted. 2) Recommend Planning Commission condition any approval, if granted, on approval by the City's DPW department of how garbage will be handled for both restaurants and dwelling units at 200 and 212 S. Main St.

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

The main issue with intensifying the use at this site to a restaurant is parking, and handling of refuse. Listed below are items that need to be addressed by the applicant and Planning Commission:

Applicant to Address:

- 1) Clarify changes to proposed front façade of building that were approved by the HDC.
- 2) To address parking deficiency, applicant to respond to options of obtaining a shared parking agreement with another site within 300 feet that has parking spaces to spare, or requesting the City Commission approve a "payment-in-lieu-of."
- 3) Dedicate four (4) required parking spaces to the residential units and sign them with something to the effect of: "Reserved for Apartment Tenant."
- 4) Provide shared access agreement to City that also addresses maintenance of the common driveway and central maneuvering lane between 200 and 212 S. Main St

Planning Commission to Address:

- 1) Consider modifying the numerical requirements for off-street parking.

- 2) Recommend Planning Commission condition any approval, if granted, on requiring shared access agreement provided to City that also addresses maintenance of the common driveway and central maneuvering lane between 200 and 212 S. Main St.
- 3) Recommend Planning Commission condition any approval, if granted, on approval by the City's DPW department of how garbage will be handled for both restaurants and dwelling units at 200 and 212 S. Main St.



CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal

c: Greta Bolhuis
John Buzuvis
Haley Hall

RECEIVED

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

JAN 6 2026

CITY OF PLYMOUTH
 COMMUNITY DEVELOPMENT

I. Site/Project Information

Site Address 212# 200 MAIN STREET	Current Zoning Classification	Date of Application 1-6-2026
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Name of Property Owner Joon H. Sung, owner	Phone Number 734-718-9794	
Mailing Address 10592 Brooks Lane	Email Address (Required) joonlaw@gmail.com	
City PLYMOUTH, MI	State MI	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name Dinverno Remodeling & Construction	Phone Number 248-431-4609			
Applicant/Company Address 29610 Southfield, Suite 104	City Southfield	State MI	Zip Code 48076	
Email Address (Required) josh@dinverno@yahoo.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name	Phone Number		
Company Address	City	State	Zip Code
Registration Number	Expiration Date	Email Address (Required)	

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

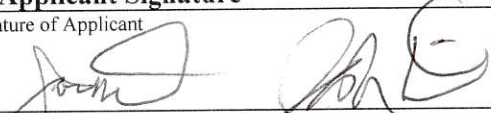
V. Historic District

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use	Is this project located in the Historic District? <input checked="" type="checkbox"/> Yes <input 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

New flat roof, new htg/cooling, remodel 19x40 dining area, 18x25 kitchen area
19x40 storage area
See attached proposal.

VII. Applicant Signature

Signature of Applicant 	Date 1-6-2026
---	------------------

VIII. Property Owner Signature

Signature of Property Owner	Date
-----------------------------	------

Subscribed and sworn before me this 16th day of May, 2024.

Notary Public: Abigail Gazvoda - Wayne County

My Commission expires: 3/14/30



For Office Use Only

	YES/DATE	NO	N/A
1. Pre-Application Meeting			
2. Digital Copy of Application Package			
3. Public Hearing Notice			
4. CWA Review			
5. Municipal Services Review			
6. Fire Department Review			
7. Engineering Review			

IX. Site Plan Review Checklist

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	[✓]	[]	[]
2.	Name of person preparing plan*	[✓]	[]	[]
3.	Date, north point	[✓]	[]	[]
4.	Property line dimension	[✓]	[]	[]
5.	Street right-of-way widths	[]	[]	[✓]
6.	Existing utilities (sewer, water, gas, etc.) and easements	[✓]	[]	[]
7.	Show adjacent property and buildings, including zoning	[✓]	[]	[]
8.	Existing topography, trees and other features	[✓]	[]	[]
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	[✓]	[]	[]
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 feet contours	[]	[]	[✓]
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	[✓]	[]	[]
12.	Number of dwelling units per building	[✓]	[]	[]
13.	Height of structure	[✓]	[]	[]
14.	Percent one room apartments (efficiencies)	[]	[]	[]
15.	Total number of rooms if multiple-family	[]	[]	[]
16.	Parking requirements met (See Section 78-720)	[✓]	[]	[]
17.	Number of units and bedrooms each building	[]	[]	[✓]
18.	Parking lot layout (showing paved area) including ingress and egress and service area	[✓]	[]	[]
19.	Parking lot space dimensions	[✓]	[]	[]
20.	Loading and unloading space	[✓]	[]	[]
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	[]	[]	[]
22.	Utility connections (sanitary sewer, water, storm sewers)	[✓]	[]	[]
23.	On-site storm water retention	[]	[]	[]
24.	Fire hydrants within 300 feet (on- and off-site)	[]	[]	[]
25.	Sidewalks and elevations	[]	[]	[✓]
26.	Sedimentation and erosion control plan	[]	[]	[✓]
27.	Landscape plan showing plant materials to be used	[]	[]	[✓]
28.	Sign requirements met	[✓]	[]	[]
29.	Require walls and fences or greenbelts	[]	[]	[]
30.	Corner clearance	[]	[]	[]
31.	Service drive needed	[]	[]	[]
32.	Acceleration lanes and traffic pattern	[]	[]	[✓]
33.	Trash receptacle locations including screening type and height	[✓]	[]	[]
34.	Mail box locations	[]	[]	[]

Please include the following applicable information on the site plan.		YES	NO	N/A
35.	Air conditioner unit locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36.	Special site features (play areas, pools, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
37.	Handicapped facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38.	Building elevation drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan.

UTILITY NOTE:
PLEASE NOTE THAT ALL UTILITY INFORMATION WAS OBTAINED FROM EITHER VARIOUS UTILITY COMPANIES AND/OR THE MUNICIPALITIES. THE LOUIS CANTOR COMPANY TAKES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

NOTE:
IF A CURRENT TITLE POLICY WAS NOT ISSUED TO THE LOUIS CANTOR COMPANY AT THE TIME OF THE SURVEY WE TAKE NO RESPONSIBILITY FOR EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.



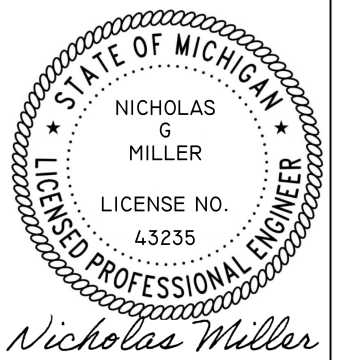
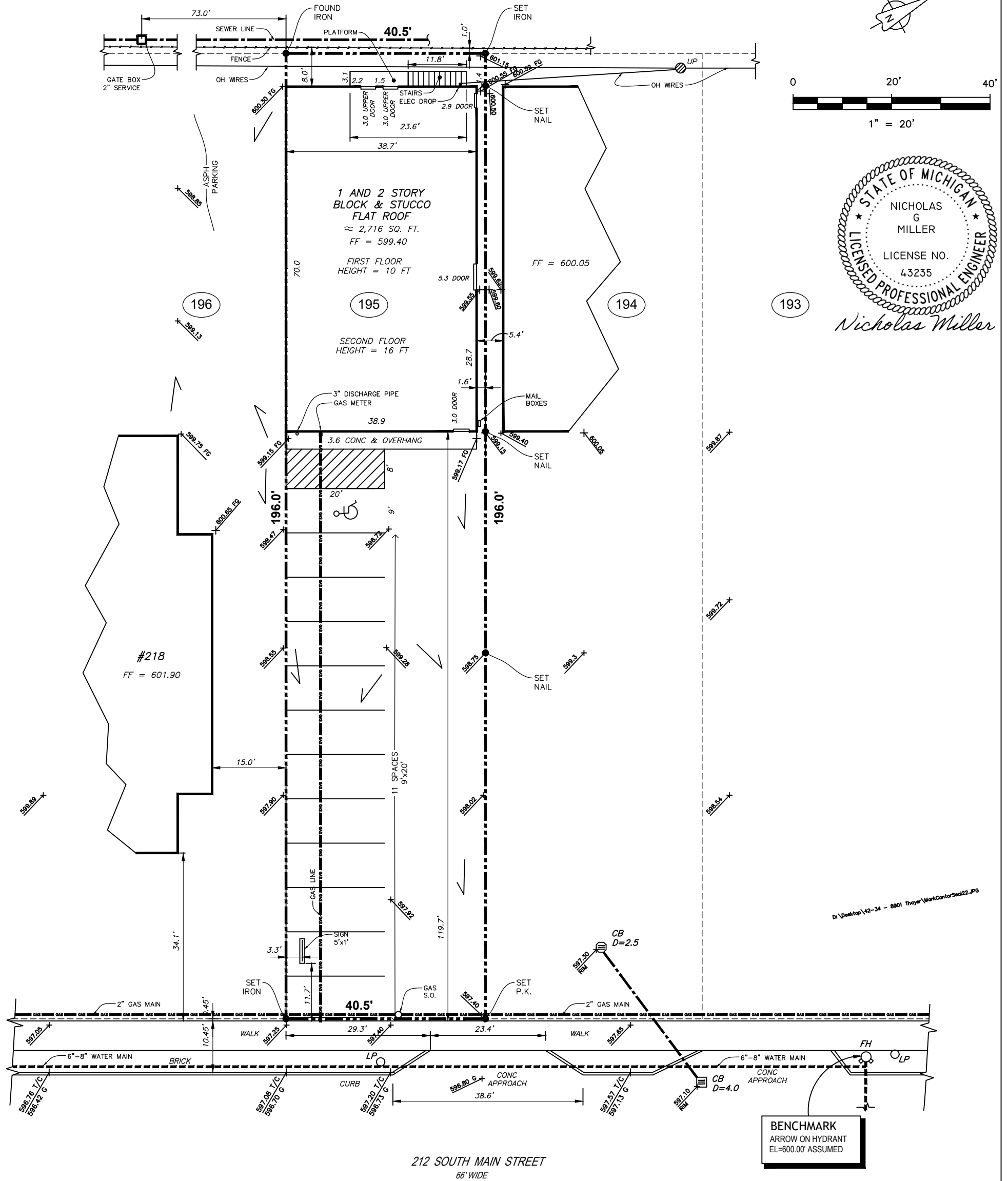
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

FOR FREE LOCATION OF PUBLIC UTILITY LINES

LEGEND:

- | | | | |
|-----|----------------|-----|--------------|
| --- | LOT LINE | T/C | TOP OF CURB |
| --- | PROPERTY LINE | G | GUTTER |
| --- | SEWER MAIN | FF | FINISH FLOOR |
| --- | WATER MAIN | FG | FINISH GRADE |
| --- | OH WIRES | CL | CENTERLINE |
| --- | EXISTING GRADE | MH | MANHOLE |
| --- | PROPOSED GRADE | CB | CATCH BASIN |
| --- | LOT NUMBER | UP | UTILITY POLE |
| | | LP | LIGHT POLE |

AS-BUILT BOUNDARY WITH UTILITIES SURVEY



Nicholas Miller

212 SOUTH MAIN STREET
66' WIDE

LEGAL DESCRIPTION:
LOT 195, ASSESSOR'S PLYMOUTH PLAT #8, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN. AS RECORDED IN LIBER 64, OF PLATS, PAGE 78, WAYNE COUNTY RECORDS.
PARCEL # 006-02-0195-000
LOT CONTAINS 7,938.0 SQ. FT.

CERTIFICATE:
WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PARCEL HEREON DELINEATED IN ACCORDANCE WITH THE LEGAL DESCRIPTION AS FURNISHED BY YOU AND BOUNDARIES AND CORNERS OF SAID PARCEL ARE AS INDICATED HEREIN AND THAT THEIR EXISTS NO ENCROACHMENTS UPON SAID PARCEL EXCEPT AS OTHERWISE NOTED.

BY: MARK A. CANTOR P.S. #4001053493

NICHOLAS G. MILLER, P.E.
1576 LITTLE LAKE DRIVE
PARK CITY, UT 84098
407-212-0678
NMILLER98@YAHOO.COM

SCALE: 1" = 20'	AS-BUILT BOUNDARY WITH UTILITIES SURVEY	DRAWN BY: MILLER
DATE: 7-29-2025 REVISED: 10-7-2025		PLY-01-2025
CLIENT: JOSH DINVERNO PHONE: (313) 573-1339		DRAWING NUMBER: SHEET 1 OF 1
ADDRESS: 212 MAIN STREET, PLYMOUTH, MICHIGAN		

UTILITY NOTE:
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NOTE:
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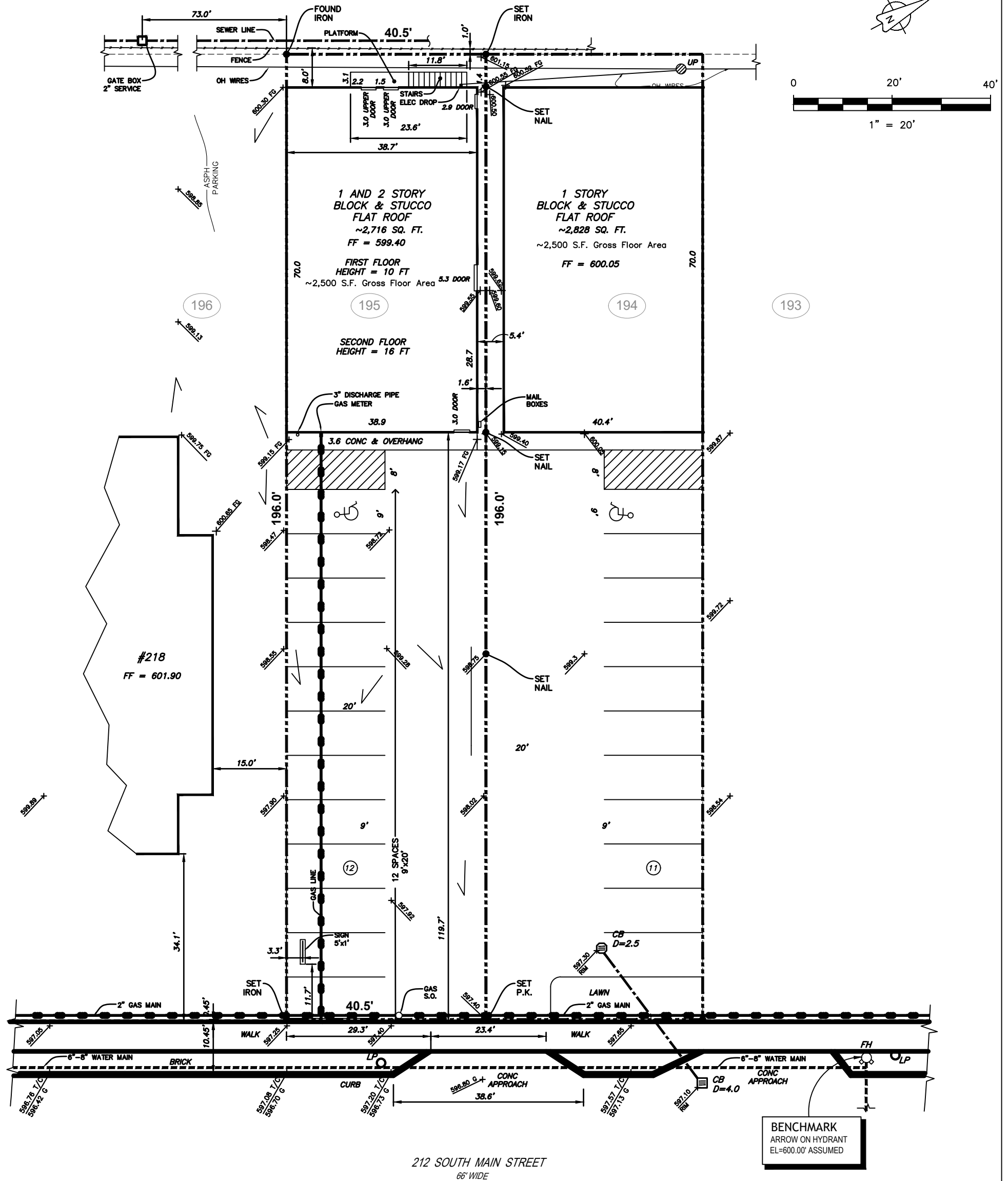
3 WORKING DAYS
**BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171**

FOR FREE LOCATION OF PUBLIC UTILITY LINES

LEGEND:

- LOT LINE
- PROPERTY LINE
- SEWER MAIN
- WATER MAIN
- OH WIRES
- EXISTING GRADE
- PROPOSED GRADE
- (29) LOT NUMBER
- T/C TOP OF CURB
- G GUTTER
- FF FINISH FLOOR
- FG FINISH GRADE
- CL CENTERLINE
- MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE

SITE PLAN WITH UTILITIES



LEGAL DESCRIPTION:

LOT 195, ASSESSOR'S PLYMOUTH PLAT #8, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN. AS RECORDED IN LIBER 64, OF PLATS, PAGE 78, WAYNE COUNTY RECORDS.
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NMILLER98@YAHOO.COM

SCALE: 1" = 20'
DATE: 7-29-2025
REVISED: 10-7-2025

**AS-BUILT BOUNDARY WITH
UTILITIES SURVEY**

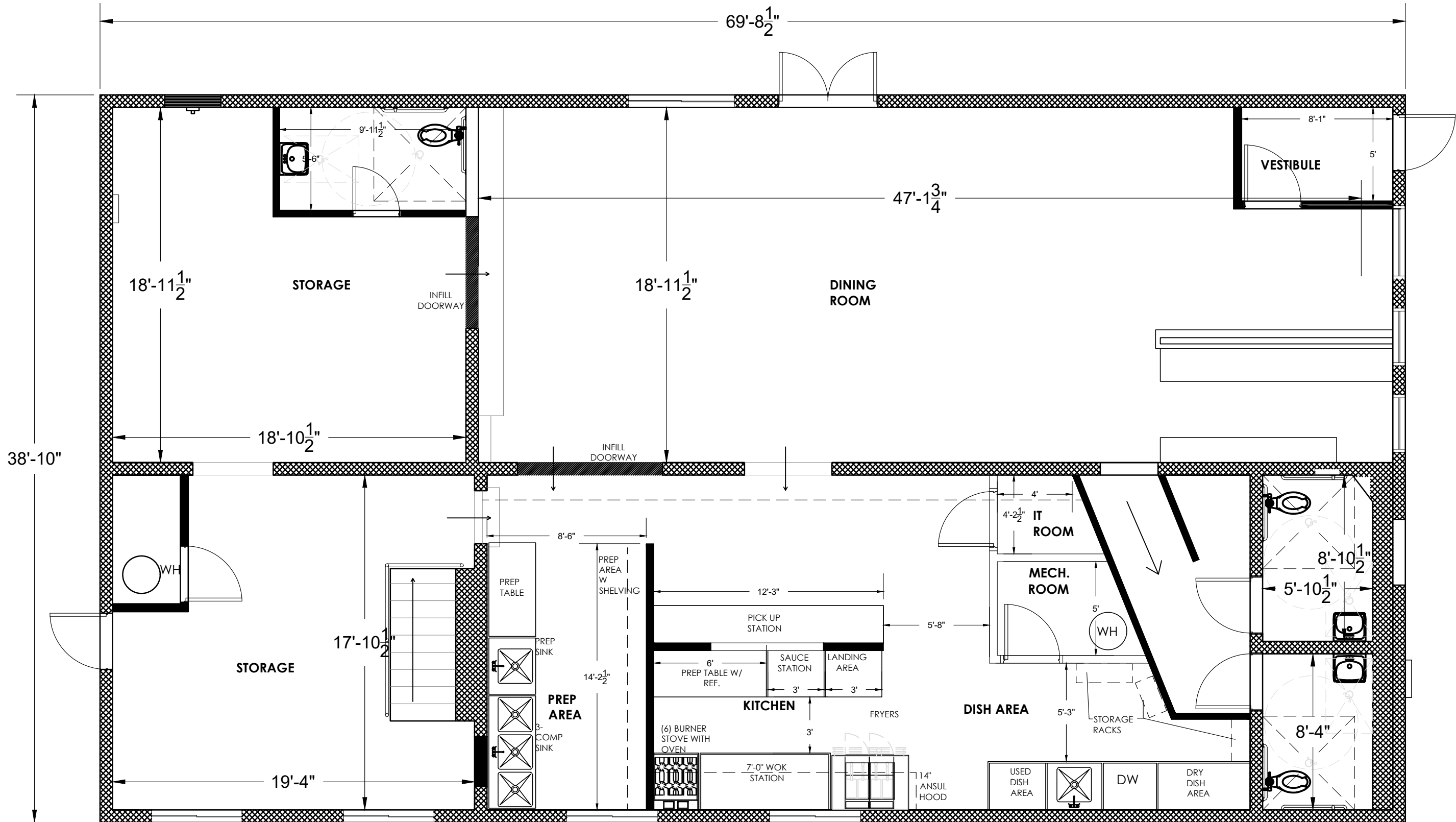
DRAWN BY:
MILLER

CLIENT: JOSH DINVERNO PHONE: (313) 573-1339

PLY-01-2025

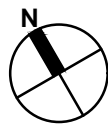
ADDRESS: 200 & 212 MAIN STREET, PLYMOUTH, MICHIGAN

DRAWING NUMBER:
SHEET 1 OF 1



PROPOSED FLOOR PLAN

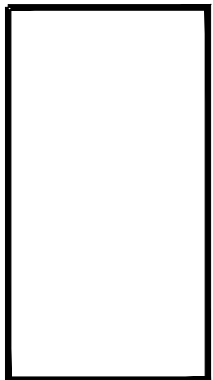
SCALE: $\frac{3}{16}$ " = 1'-0"



No.	Date	By	Notes
1	02/09/23	TR	
2			
3			
4			

Drawn By: TR
Checked: --
Scale: AS NOTED
Date: 02/03/2023

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TECHNICAL GROUP Inc
2700 HAGERTY RD P2
FARMINGTON HILLS, MI 48331
P: (248) 498-8000 F: (248) 426-7041



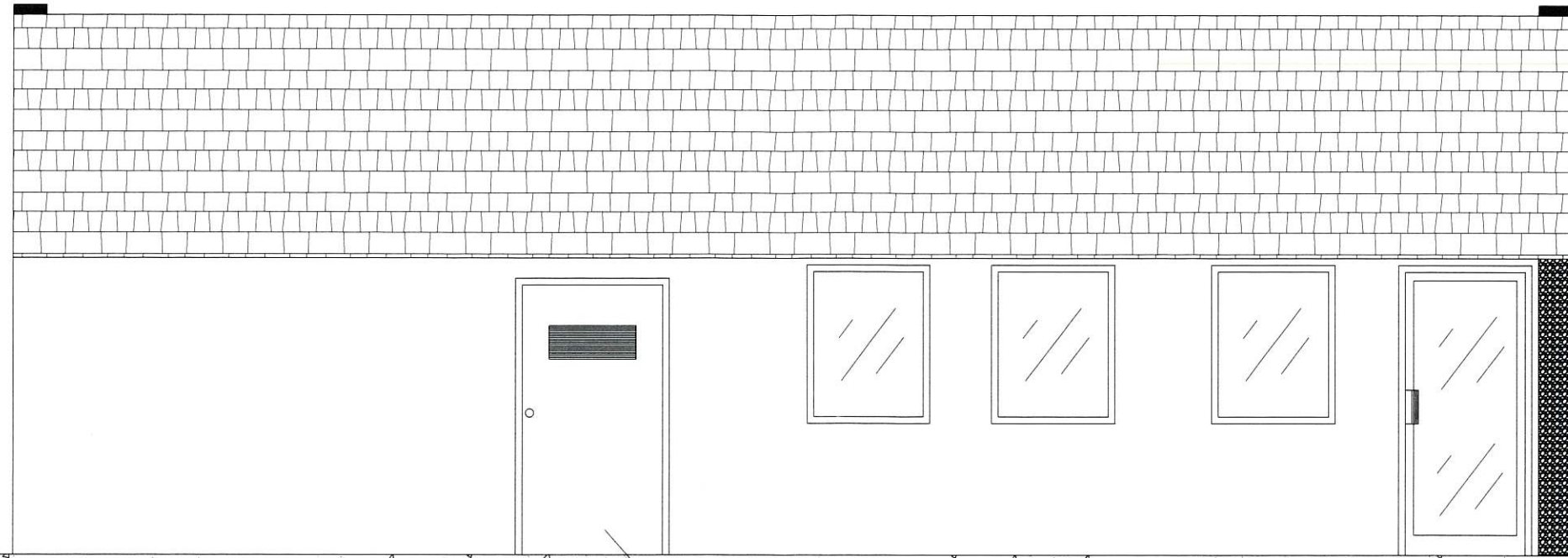
PROJECT: TG23735
212 S. MAIN ST.
PLYMOUTH, MI 48170

SHEET TITLE: A-1 FLOOR PLAN

SCALE: $\frac{3}{16}$ " = 1'-0"

JOB #: TG-23735

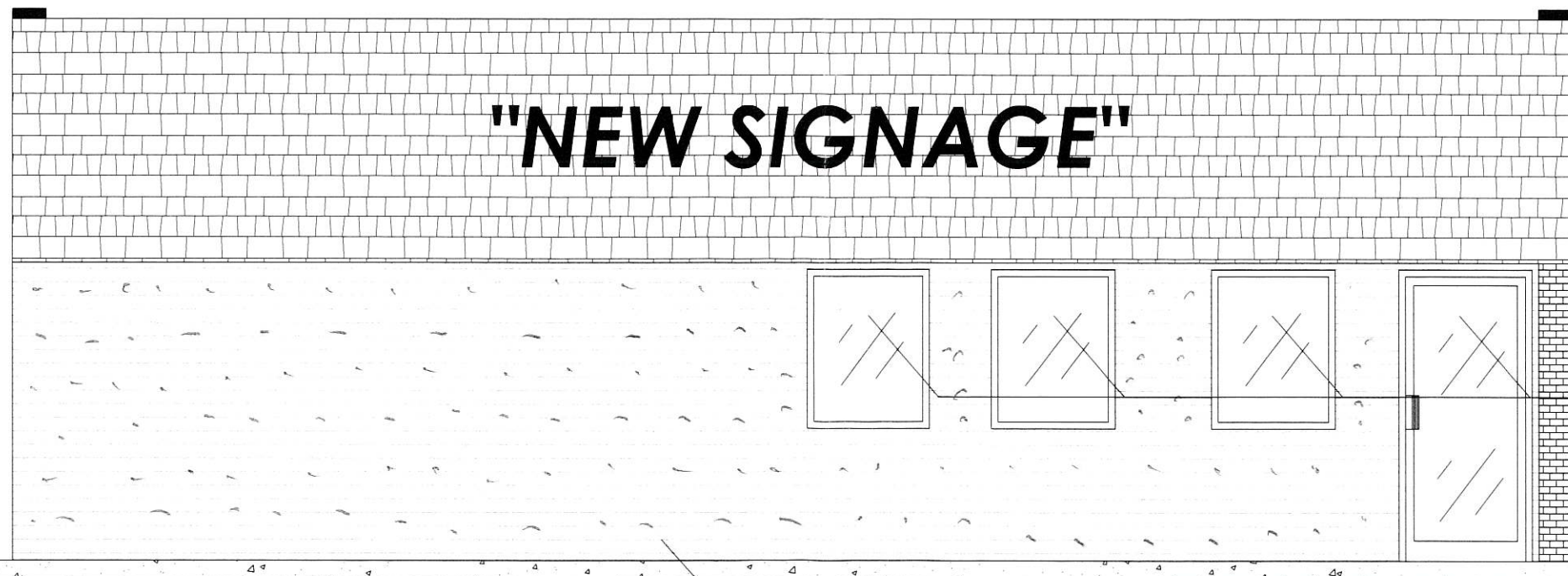
SHEET: A-1



EXISTING ELEVATION

SCALE: 1/4" = 1'-0"

REMOVE AND INFILL EXISTING HOLLOW METAL FRAME AND STEEL DOOR TO ENCLOSE WALL FOR BATHROOMS



"NEW SIGNAGE"

PROPOSED ELEVATION

SCALE: 1/4" = 1'-0"

PEA STONE FINISH TO BE CONVERTED INTO BRICK VENEER FINISH TO MATCH ADJACENT BUILDINGS

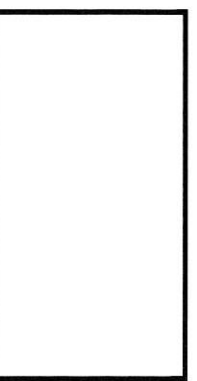
matched same as existing color & style

EXISTING DOOR AND WINDOWS TO REMAIN AS IS

No.	By	Date	Notes
1	TR	02.09.23	
2			
3			
4			

Drawn By: TR
Checked: _____
Scale: AS NOTED
Date: 02.03.2023

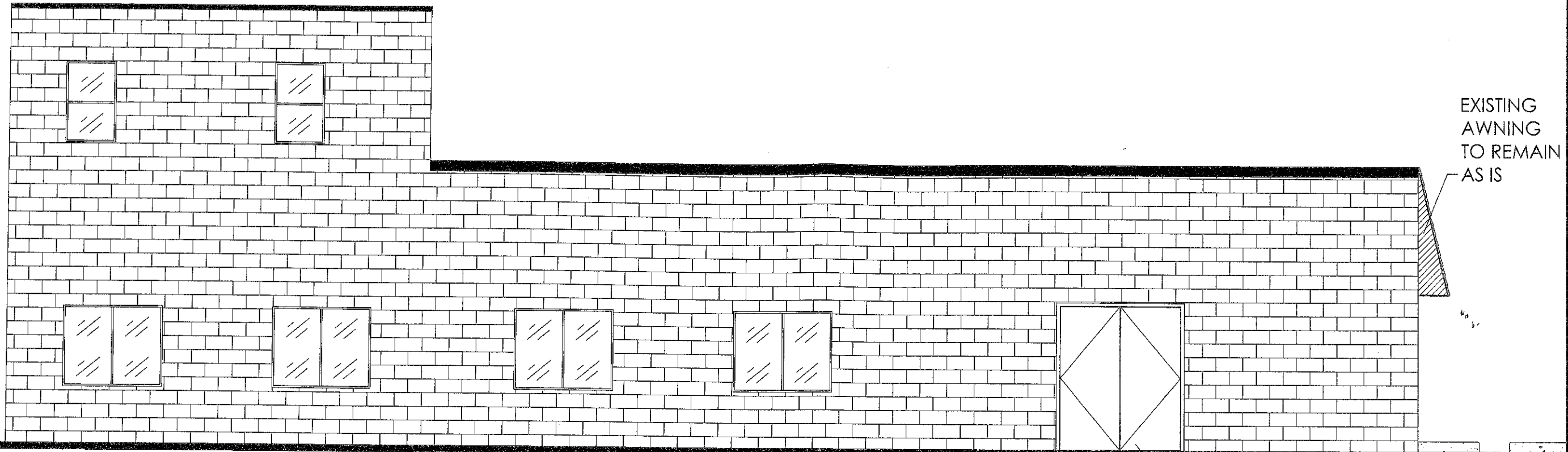
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TGI TECHNICAL
77300 HARGETY RD F2
FARMINGTON HILLS, MI 48331
P: (248) 426-1800 F: (248) 426-1004

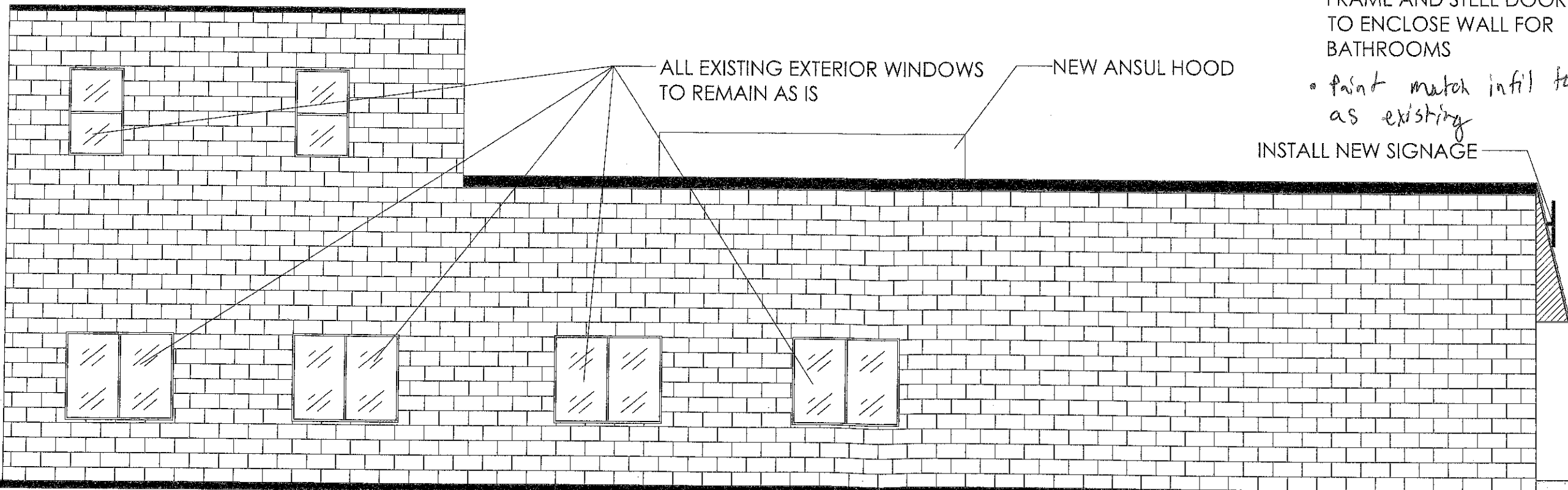



PROJECT	TG23735 212 S. MAIN ST. PLYMOUTH, MI 48170	SHEET TITLE	A2 FRONT ELEVATIONS
JOB #	TG-23735	SCALE	1/4" = 1'-0"
SHEET	A-2		



EXISTING ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$



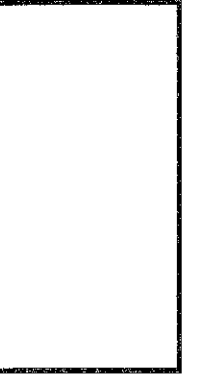
PROPOSED ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

No.	Date	By	Notes
1	02.09.23	TR	
2			
3			
4			

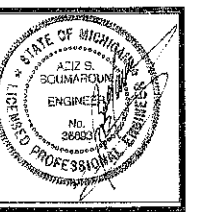
Drawn by: TR
 Checked: _____
 Scale: AS NOTED
 Date: 02.09.2023

ALL DIMENSIONS AND NOTES ARE TO BE CONSIDERED AS PART OF THE PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS FROM THE AFFECTING AGENCIES.



27300 HARBURY RD. FLS. 33411
 PHONE: 407-480-1200 FAX: 407-480-1204

TECHNICAL



PROJECT	TG23735 212 S. MAIN ST. PLYMOUTH, MI 48170
SHEET TITLE	A-2.1 SIDE ELEVATIONS
SCALE	$\frac{3}{16}'' = 1'-0''$
JOB #	TG-23735
SHEET	A-2.1

RECIPROCAL PARKING AGREEMENT

This **Reciprocal Parking Agreement** ("Agreement") is entered into as of November 6, 2025, by and between **Kisuk Sung**, as the authorized representative of the property located at **212 South Main Street, Plymouth, Michigan 48170** ("212 South Main"), and **Sawitri Collins**, as the authorized representative of the property located at **200 South Main Street, Plymouth, Michigan 48170** ("200 South Main"). Each may be referred to herein as a "Party" and collectively as the "Parties."

1. Purpose

The purpose of this Agreement is to establish reciprocal parking access between the properties located at 200 South Main Street and 212 South Main Street, Plymouth, Michigan.

2. Grant of Parking Privileges

a. By 212 South Main: The authorized representative of 212 South Main grants the authorized representative of 200 South Main, along with her employees, guests, customers, and assignees, the right to use the parking lot located at 212 South Main Street for vehicle parking, subject to the terms of this Agreement.

b. By 200 South Main: The authorized representative of 200 South Main grants the authorized representative of 212 South Main, along with his employees, guests, tenants, and assignees, the right to use the parking lot located at 200 South Main Street for vehicle parking, subject to the terms of this Agreement.

3. Conditions of Use

a. Coordination Required: Overnight parking, reserved spaces, and special event parking must be coordinated and approved in advance by the authorized representative of the respective property.

b. Residential Parking at 212 S. Main: Two (2) parking spaces shall be available for residential tenants of 212 South Main. Up to two (2) additional spaces may be provided upon resident request and approval.

c. Maintenance: Each Party shall be responsible for maintaining its respective parking lot in a safe, clean, and orderly condition, including snow removal, surface upkeep, lighting, and signage as applicable.

d. Liability Insurance: Each Party shall maintain liability insurance coverage for its respective parking lot and shall be solely responsible for any claims, damages, or injuries arising therefrom.

4. Term and Termination

This Agreement shall take effect upon execution by both Parties and shall remain in effect until terminated. Either Party may terminate this Agreement at any time, with or without cause, by providing written notice to the other Party.

5. Miscellaneous

- a. This Agreement creates a revocable license only and does not grant a leasehold interest or easement in either property.
- b. This Agreement may be amended only by a written instrument signed by both Parties.
- c. This Agreement shall be governed by and construed under the laws of the State of Michigan.

AUTHORIZED REPRESENTATIVE FOR 212 SOUTH MAIN STREET

Name: Kisuk Sung

Title: Owner

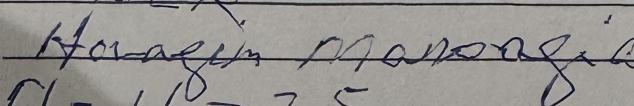
Signature: 

Date: November 6, 2025

AUTHORIZED REPRESENTATIVE FOR 200 SOUTH MAIN STREET

Name: Hovagim Manojian

Title: OWNER

Signature: 

Date: 11-10-25



November 3, 2025 at 3:36 PM

proposed garbage plan for 212 South Main St. total the use of civilian trash cans will be primarily used at about an estimated rate of one per day total trashcan needed a 7+2 for residence total nine garbage cans current residence are using Thai Ocha trash plan is to place the trash behind building along fence line south southwestern corner all cardboard and recyclables will be dropped off to city public Works departments with the address and estimated cardboard usage of 50 pounds per day most of it's pulled from having Thai Ocha next-door. And the garbage can use such over the years in accordance with sales and estimate the sales to be.