



Plymouth City Commission

Regular Meeting Agenda

Monday, September 21, 2026 7:00 p.m.
Plymouth City Hall & Online Zoom Webinar

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

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

Join Zoom Webinar: <https://us02web.zoom.us/j/81670058954>

Passcode: 142039 Webinar ID: 816 7005 8954

1. CALL TO ORDER

- a. Pledge of Allegiance
- b. Roll Call

2. APPROVAL OF MINUTES

- a. September 8, 2026 City Commission Regular Meeting Minutes

3. APPROVAL OF THE AGENDA

4. ENACTMENT OF THE CONSENT AGENDA

Unless moved to be placed as a separate item on the agenda, items on the Consent Agenda will be approved by one motion as Agenda Item #4.

- a. Approval of August 2026 Bills
- b. Special Event: Fall into Pilates – 9/27

5. CITIZEN COMMENTS

This section of the agenda allows up to 3 minutes for public comments to present information for items not on the current 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.

6. COMMISSION COMMENTS

7. OLD BUSINESS

- a. Amendments to General and Zoning Ordinances – Fences and Screening – Second Reading

8. NEW BUSINESS

- a. Exploration of Residential Compatibility Ordinance
- b. Authorization to purchase Zamboni FastICE System

9. REPORTS AND CORRESPONDENCE

- a. Liaison Reports
- b. Appointments

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 so an attempt can be made to make reasonable accommodation. 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

"The government in this community is small and accessible to all concerned."

*-Plymouth Mayor Joe Bida
November 1977*



City of Plymouth
City Commission Regular Meeting Minutes
Tuesday, September 8, 2026, 7:00 p.m.
Plymouth City Hall 201 S. Main Street

ITEM #2.a

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

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

1. CALL TO ORDER

- a. Filipczak called the meeting to order at 7:00 PM. leading the Pledge of Allegiance.
- b. Present: Mayor Linda Filipczak, Mayor Pro Tem Joe Elliott, Commissioners Latricia Horstman, Jennifer Kehoe, Alanna Maguire, Brock Minton, Karen Sisolak
Also Present: City Manager Chris Porman, City Attorney Robert Marzano, and various members of City Administration.

Filipczak offered a moment of silence in honor of Plymouth Twp firefighter/paramedic Aaron Bigger.
- c. Filipczak recognized Patriot Day, Hispanic Heritage Month and National POW/MIA Recognition Day with proclamations.

2. APPROVAL OF MINUTES

- a. August 17, 2026 City Commission Regular Meeting Minutes

Motion to approve the August 17, 2026 City Commission Regular Meeting Minutes made by Minton, supported by Horstman.

There was a voice vote

MOTION PASSED UNANIMOUSLY

- a. August 24, 2026 City Commission Special Meeting Minutes – Community Conversation

Motion to approve the August 24, 2026 City Commission Special Meeting Minutes -Community Conversation made by Maguire, supported by Elliott;

There was a voice vote

MOTION PASSED UNANIMOUSLY

3. APPROVAL OF THE AGENDA

Motion to approve the September 8, 2026, agenda made by Minton, supported by Elliott;

There was a voice vote

MOTION PASSED UNANIMOUSLY

4. ENACTMENT OF THE CONSENT AGENDA

Motion to approve the Consent Agenda for September 8, 2026, made by Kehoe, supported by Horstman;

- a. Special Event: Ladies Night Out, 9/17
- b. Special Event: Heroes on Hines 5K Run/Walk, 9/26
- c. Special Event: Knights of Columbus Tootsie Roll Drive, 10/9-10/10
- d. Authorization to Hire – PD

WHEREAS The City Commission did adopt what is commonly known as the Hiring Ordinance in August of 2000; and

- WHEREAS The Ordinance requires that the City Administration seek prior and express approval for any full-time position; and
- WHEREAS The City Administration is seeking prior and express approval for the hiring of a police officer to fill a vacancy in that department.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize prior and express approval to hire a police officer. The City Administration is authorized to proceed with hiring the new police officer.

There was a voice vote

MOTION PASSED UNANIMOUSLY

5. CITIZEN COMMENTS

Gerry Kilsdonk 375 Red Ryder, thanked the City for posting No Parking signs during Art in the Park and requested the same for Fall Festival.

Lisa Capatina, Wayne City Board of Canvassers, recognized the City Clerk's office and all election staff on having a well-run election.

6. COMMISSION COMMENTS

Horstman encouraged everyone to read the Plymouth Rock Magazine; good local articles with good information on programs and events.

Maguire thanked the mayor and manager for the proclamations.

Elliott Spoke thanked everyone for attending the Community Conversation; encouraged attendance at the upcoming Fall Festival this weekend; congratulated Sgt. Bulmer on his upcoming appointment to Deputy Police Chief.

Kehoe thanked the DDA staff for all their time and effort on the Friday Night Concerts.

Sisolak echoed Elliott's comments on Community Conversation. It was a great event and information is on the City's website.

Filipczak spoke about the 1st Responders memorial service on 9/11 at Haggerty Rd. & Hines Dr. at 11am.

Recognized employee anniversaries: Police Officer Jay Miller, 13 years; Jennifer Dergis (Police Admin.), 10 years; Hannah Knight (City Mgr's office), 2 years.

7. PUBLIC HEARING

a. Amendments to General and Zoning Ordinances – Fences and Screening

Filipczak opened the Public Hearing at 7:22 p.m. After hearing no public comments, she closed the Public Hearing at 7:23 p.m.

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

RESOLUTION 2026-87

- WHEREAS The Planning Commission of the City of Plymouth reviewed the proposed amendments which update Article X. Fences (Sec. 18-371 to 18-400) and Section 18-337, and Section 78-21, 78-203, 78-206 through 209, and 78-336 of the City's Code of Ordinances; and
- WHEREAS The Planning Commission held a public hearing on July 15, 2026 to receive public comment about the amendments to Chapter 78; and
- WHEREAS At the conclusion of the public hearing, the Planning Commission approved the text amendment and recommended review and approval by the City Commission; and

WHEREAS The City Commission held a public hearing on September 8, 2026 to receive public comment about the amendments to Chapter 18; and

WHEREAS At the conclusion of the public hearing, the City Commission completed a first reading of the proposed amendments.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby accept the proposed ordinance amendments to Article X. Fences (Sec. 18-371 to 18-400) and Section 18-337, and Section 78-21, 78-203, 78-206 through 209, and 78-336 of the City's Code of Ordinances.

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

Horstman asked if item 5(d) on pg 15 could include wording related to use of safer, more native species to our region of Hawthorn.

Sisolak confirmed with Bolhuis that the reasoning for 8 ft fences is part of current regulations.

There was a voice vote

MOTION PASSED UNANIMOUSLY

*Information for this item can be found in 9/8/2026 agenda packet:
<https://www.plymouthmi.gov/common/pages/GetFile.ashx?key=HmxGAaeS>*

8. OLD BUSINESS

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

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

RESOLUTION 2026-88

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

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

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

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

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

BE IT FURTHER RESOLVED THAT the City Clerk is hereby directed to include a complete copy of the Proposed addition to the City Code with the official Meeting Minutes of this meeting.

*Information for this item can be found in 9/8/2026 agenda packet:
<https://www.plymouthmi.gov/common/pages/GetFile.ashx?key=HmxGAaeS>*



CITY OF PLYMOUTH

201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov

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ADMINISTRATIVE RECOMMENDATION

To: Chris Porman, City Manager
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: September 2, 2026
Re: Zoning Ordinance Amendments to Sections 78-21 and 78-191

BACKGROUND:

An ordinance amendment is proposed to update how density is calculated for properties zoned RM-1 and RM-2 (Multiple-Family Residential). The city's current ordinance regulates density using a room-based formula that determines the maximum number of rooms permitted on a site rather than establishing a maximum number of dwelling units per acre. Staff is recommending replacing this outdated methodology with a direct dwelling unit per acre standard that is consistent with the 2025 Master Plan.

The amendment originated through the Planning Commission's sub-committee, which has been reviewing opportunities to update and modernize the residential zoning ordinances. This sub-committee is supported by a Michigan State Housing Development Authority (MSHDA) grant.

As the MSHDA grant sub-committee continued their discussions, a prospective purchaser of property located at 145 S. Mill Street contacted the city regarding a small multi-family redevelopment proposal. During staff's review of the concept, it became apparent that the city's room-based density calculation made the project unviable. This prompted staff to advance the broader ordinance amendment already under discussion.

Unlike most neighboring zoning ordinances, the city does not regulate multi-family development by establishing a maximum number of dwelling units per acre. Instead, the ordinance regulates the total number of "rooms" permitted on a property. Because multi-family dwellings may contain different numbers of rooms, the same property may accommodate significantly different numbers of dwelling units depending on the unit mix proposed. For example, if the resulting maximum number of rooms is 12, the ordinance would allow 6 one-bedroom units, 4 two-bedroom units, or 3 three-bedroom units. See additional examples on subsequent pages.

Staff believes the proposed methodology is easier for property owners, developers, residents, Planning Commissioners, and City Commissioners to understand because it regulates density using dwelling units per acre, which is the industry standard used by most Michigan communities and is consistent with the City's Master Plan.

The amendment is not intended to increase the residential densities contemplated by the Master Plan. Rather, it replaces an outdated room-based calculation with a straightforward dwelling-unit-per-acre standard that reflects the densities already established in the City's adopted Master Plan (18 units per acre in RM-1 and 27 units per acre in RM-2).

The Planning Commission reviewed the amendments over four meetings between April and July 2026. During that review, Commissioners requested additional maps, comparisons between the current and proposed density calculations, clarification of rounding methods, and revisions to improve consistency within the ordinance. Following a public hearing on July 15, 2026, the Planning Commission unanimously recommended approval with one minor grammatical revision.

The proposed zoning ordinance amendments have been reviewed by the City Attorney and are attached for your review. Planning Commission meeting minutes are also attached.

SUMMARY OF CHANGES:

Current Ordinance	Proposed Ordinance
Density regulated by total number of rooms	Density regulated by dwelling units per net acre
Room-based formula	18 units/acre (RM-1); 27 units/acre (RM-2)
Difficult to predict number of units	Easy to calculate permitted density
Uses multiple apartment definitions to determine unit size and density	Uses standard unit-per-acre methodology
Not consistent with modern zoning best practices	Consistent with the City's Master Plan

RECOMMENDATION:

Staff recommends that the City Commission complete a second reading of the proposed zoning ordinance amendments, as presented and approve the same. Staff further recommends the City Commission direct the City Clerk to publish the new ordinance language to be effective the day after publication.

If you have any questions, please contact me directly.

EXAMPLE 1: TONQUISH CREEK MANOR



Current Number of Units: 104

Current Zoning: RM-2

Area of Property (in Acres): 1.890 acres

Area of Property (in Square Feet): 82,328.4 square feet

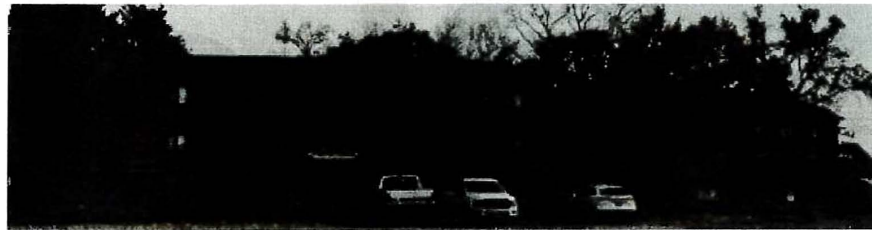
Current Room Calculation: $82,328.4 \text{ s.f.} \div 900 = 91.476$ rooms (round down to 91 rooms)

Type of Unit	Number of Rooms	1160 Sheican Unit Configuration Options
Efficiency apartment unit	= 1 room	91 rooms ÷ 1 room = 91 efficiency apartment units* *no more than 10% of the units could be efficiencies
One-bedroom unit	= 2 rooms	91 rooms ÷ 2 rooms = 45 one-bedroom units
Two-bedroom unit	= 3 rooms	91 rooms ÷ 3 rooms = 30 two-bedroom units
Three-bedroom unit	= 4 rooms	91 rooms ÷ 4 rooms = 23 three-bedroom units
Four-bedroom unit	= 5 rooms	91 rooms ÷ 5 rooms = 18 four-bedroom units

Proposed Maximum Dwelling Unit Calculation (27 dwelling units per net acre): $27 \times 1.890 \text{ acres} = 51.03$ dwelling units (round down to 51 dwelling units)

The proposed maximum dwelling units are more than half the current number of dwelling units.

EXAMPLE 2: APARTMENT BUILDING ON BLANCHE



Current Number of Units: 17

Current Zoning: RM-1

Area of Property (in Acres): 0.532 acres

Area of Property (in Square Feet): 23,173.92 square feet

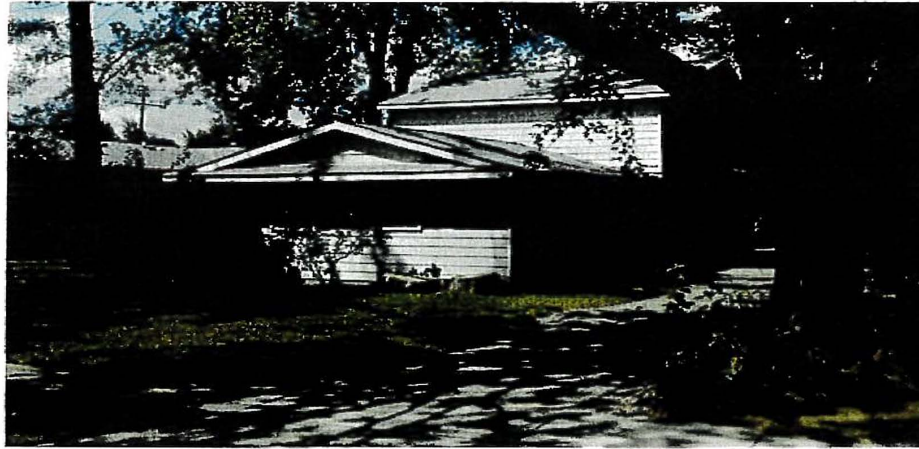
Current Room Calculation: $23,173.92 \text{ s.f.} \div 1,300 = 17.826$ rooms (round up to 18 rooms)

Type of Unit	Number of Rooms	301 Blanche Unit Configuration Options
Efficiency apartment unit	= 1 room	18 rooms ÷ 1 room = 18 efficiency apartment units* *no more than 10% of the units could be efficiencies
One-bedroom unit	= 2 rooms	18 rooms ÷ 2 rooms = 9 one-bedroom units
Two-bedroom unit	= 3 rooms	18 rooms ÷ 3 rooms = 6 two-bedroom units
Three-bedroom unit	= 4 rooms	18 rooms ÷ 4 rooms = 5 three-bedroom units
Four-bedroom unit	= 5 rooms	18 rooms ÷ 5 rooms = 4 four-bedroom units

Proposed Maximum Dwelling Unit Calculation (18 dwelling units per net acre): $18 \times 0.532 \text{ acres} = 9.576$ dwelling units (round up to 10 dwelling units)

The proposed maximum dwelling units are roughly half the current number of dwelling units.

EXAMPLE 3: TRIPLEX ON JUNCTION



Current Number of Units: 3

Current Zoning: RM-1

Area of Property (in Acres): 0.147 acres

Area of Property (in Square Feet): 6,403.32 square feet

Current Room Calculation: $6,403.32 \text{ s.f.} \div 1,300 = 4.925$ rooms (round up to 5 rooms)

Type of Unit	Number of Rooms	86% Junction Unit Configuration Options
Efficiency apartment unit	= 1 room	5 rooms + 1 room = 5 efficiency apartment units * *no more than 10% of the units could be efficiencies
One-bedroom unit	= 2 rooms	5 rooms + 2 rooms = 3 one-bedroom units
Two-bedroom unit	= 3 rooms	5 rooms + 3 rooms = 2 two-bedroom units
Three-bedroom unit	= 4 rooms	5 rooms + 4 rooms = 1 three-bedroom unit
Four-bedroom unit	= 5 rooms	5 rooms + 5 rooms = 1 four-bedroom unit

Proposed Maximum Dwelling Unit Calculation (18 dwelling units per net acre): $18 \times 0.147 \text{ acres} = 2.646$ dwelling units (round up to 3 dwelling units)

The proposed maximum dwelling units are the same as the current number of dwelling units.

EXAMPLE 4: PROSPECTIVE PROJECT AT FORMER LUMBER MART

Current Number of Units: 0

Current Zoning: Expired PUD

Area of Property (in Acres): 2.92 acres

Area of Property (in Square Feet): 127,195.2 square feet

Current Ordinance Room Calculation (RM-2): $127,195.2 \text{ s.f.} \div 900 = 141.3$ rooms (round down to 141 rooms)

Type of Unit	Number of Rooms	639 S. Mill/166 E. A2 Tri Unit Configuration Options
Efficiency apartment unit	= 1 room	141 rooms + 1 room = 141 efficiency apartment units * *no more than 10% of the units could be efficiencies
One-bedroom unit	= 2 rooms	141 rooms + 2 rooms = 71 one-bedroom units
Two-bedroom unit	= 3 rooms	141 rooms + 3 rooms = 47 two-bedroom units
Three-bedroom unit	= 4 rooms	141 rooms + 4 rooms = 35 three-bedroom units
Four-bedroom unit	= 5 rooms	141 rooms + 5 rooms = 28 four-bedroom units

Current project proposal:

- 3 studio apartments (or 3 units x 1 room) = 3 rooms
- 56 one-bedroom apartments (or 56 units x 2 rooms) = 112 rooms
- 15 two-bedroom apartments (or 15 units x 3 rooms) = 45 rooms
- TOTAL proposed = 160 rooms

Proposed Maximum Dwelling Unit Calculation if RM-2 (27 dwelling units per net acre): $27 \times 2.92 \text{ acres} = 78.84$ dwelling units (round up to 79 dwelling units)

PROPOSED AMENDMENTS

Section 78-21. – Definitions.

Apartment means a suite of rooms in a multiple-family building-dwelling arranged and intended for a place of residence of a single-family or a group of individuals living together as a single housekeeping unit.

Apartment, efficiency, is a dwelling unit consisting of not more than one room in addition to a kitchen and necessary sanitary facilities.

Apartment, one-bedroom-unit, is a dwelling unit containing a minimum floor area of at least 450 square feet, consisting of not more than three rooms in addition to a kitchen and necessary sanitary facilities.

Apartment, two-bedroom-unit, is a dwelling unit containing a minimum floor area of at least 600 square feet, consisting of not more than four rooms in addition to a kitchen and necessary sanitary facilities.

Apartment, three-or-more-bedroom-unit, is a dwelling unit wherein for each room in addition to the four rooms permitted in a two-bedroom unit, there shall be provided an additional area of 150 square feet to the minimum floor area of 600 square feet.

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 measured in acres exclusive of the public rights-of-way and/or private streets 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 1,200. 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 rooms
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 three- or four-stories tall are permitted at a density of up to twenty-seven (27) dwelling units per net acre. The standard rounding convention of half round up shall apply. 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.

There was a voice vote
MOTION PASSED UNANIMOUSLY

Information for this item can be found in 9/8/2026 agenda packet:
<https://www.plymouthmi.gov/common/pages/GetFile.ashx?key=HmxGAaeS>

9. NEW BUSINESS

a. Concept Design Proposal – Multi-Modal Pathway on Wilcox

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

RESOLUTION 2026-89

WHEREAS The City Commission has identified finalizing the Intergovernmental Agreement with Wayne County and completing concept planning and engineering for the Hines Drive Connection as a one-year task in the City's current Strategic Plan; and

WHEREAS On May 4, 2026, the City Commission approved an Intergovernmental Agreement with Wayne County providing up to \$160,000 in County funding for concept design and preliminary engineering of a nonmotorized, multi-modal connection between the Mill Street/Starkweather area and Hines Drive; and

WHEREAS Wade Trim Associates, Inc., in partnership with SmithGroup, has proposed a scope of services to evaluate pathway alternatives along Wilcox Road, improve pedestrian and bicycle connectivity to the pathway, engage the public and stakeholders, and develop a recommended alternative for future consideration by the City Commission; and

WHEREAS Wade Trim Associates, Inc., with SmithGroup as its subconsultant, has proposed to complete the Wilcox Lake Community Connection Concept Design Phase and Old Village Connectivity Study for an amount not to exceed \$94,000.

NOW, THEREFORE, BE IT RESOLVED, that the City Commission of the City of Plymouth hereby authorizes Wade Trim Associates, Inc., with SmithGroup as its subconsultant, to complete the Wilcox Lake Community Connection to Hines Drive Concept Design Phase and Old Village Connectivity Study for an amount not to exceed \$94,000, and authorizes the City Manager to execute the necessary documents on behalf of the City.

There was a voice vote

MOTION PASSED UNANIMOUSLY

Information for this item can be found in 9/8/2026 agenda packet:

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

b. Authorization to Purchase – Combination Sewer Truck

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

RESOLUTION 2026-90

WHEREAS The City of Plymouth operates sanitary and storm sewer systems that require routine and emergency cleaning and maintenance; and

WHEREAS The Department of Municipal Services relies on a combination sewer cleaning and hydro excavation truck for sewer cleaning, water main and hydrant repairs, hydro excavation and other routine infrastructure maintenance; and

WHEREAS The City's current 2022 Vactor 2100i is approaching the end of the City's traditional five-year replacement cycle, and replacement of the vehicle is included in the FY 2026-27 Capital Improvement Plan; and

WHEREAS Following an evaluation of available equipment, operational demonstrations and long-term costs, the Department of Municipal Services determined that the Super Products Camel Max 1200 Series Combination Sewer Vacuum Truck offered by MTech provides the best overall value to the City; and

WHEREAS The purchase price of \$670,451.28 is reduced by a Sourcewell discount of \$33,522.56, an additional MTech discount of \$65,000 and a \$300,000 trade-in allowance for the City's existing truck, resulting in a net cost to the City of \$271,928.72.

NOW THEREFORE BE IT RESOLVED THAT the Plymouth City Commission authorizes the purchase of a 2027 Super Products Camel Max 1200 Series Combination Sewer Vacuum Truck, including the Arctic Package and other equipment identified in the proposal, from MTech Co. through the Sourcewell National Cooperative Purchasing Program.

BE IT FURTHER RESOLVED THAT the City Commission authorizes the trade-in of the City's existing 2022 Vactor 2100i for \$300,000, resulting in a net City expenditure of \$271,928.72, with funding from the FY 2026-27 Equipment Fund Capital Improvement Plan.

There was a voice vote

MOTION PASSED UNANIMOUSLY

*Information for this item can be found in 9/8/2026 agenda packet:
<https://www.plymouthmi.gov/common/pages/GetFile.ashx?key=HmxGAaeS>*

c. Authorization to Purchase – Trimble Unity Maintain Software and Implementation

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

RESOLUTION 2026-91

WHEREAS The City of Plymouth Department of Municipal Services has experienced increasing regulatory, inspection, documentation and reporting requirements, while the City's existing work order system has limited integration with the City's Geographic Information System (GIS); and

WHEREAS The City has invested significantly in developing its GIS, and DMS has spent several years researching asset management systems and working with municipal colleagues throughout Metro Detroit and beyond, many of whom have successfully implemented Trimble Unity Maintain, formerly Cityworks, to manage municipal infrastructure, work orders, inspections and regulatory reporting; and

WHEREAS Administration recommends Trimble Unity Maintain as a GIS-based computerized maintenance and asset management system, initially serving drinking water, sanitary sewer, stormwater and cemetery operations, with the ability to expand to other City assets and operations; and

WHEREAS Trimble Unity Maintain/Cityworks is proprietary software and is therefore being treated as a sole-source software purchase, and RitterGIS of Livonia is recommended for implementation and support based on its previous work with the City's tax maps, assessing data and GIS, as well as its experience implementing and supporting Cityworks for numerous municipalities throughout Metro Detroit; and

WHEREAS Funding for the software, implementation and support services is included in the City's FY 2026-27 budget within the appropriate General, Major Street, Local Street, Solid Waste, Water/Sewer and Equipment funds.

NOW, THEREFORE, BE IT RESOLVED, that the City Commission of the City of Plymouth hereby authorizes the purchase and implementation of Trimble Unity Maintain and related services as follows:

- RitterGIS Workflow Application Development – \$10,000 one-time
- RitterGIS Implementation and Setup – \$30,000 one-time
- Trimble Unity Maintain Software-as-a-Service – \$19,890 annually (Year 1)
- ESRI ArcGIS Pro Software-as-a-Service – \$1,500 annually (Year 1)
- RitterGIS Hosted Web Form Integration – \$5,000 annually (Year 1)
- RitterGIS technical assistance, operational support, maintenance, integration and training – not to exceed \$4,800 per month

BE IT FURTHER RESOLVED, that the City Manager is authorized to execute the necessary agreements and documents to implement the system consistent with the amounts and terms presented to the City Commission.

There was a voice vote

MOTION PASSED UNANIMOUSLY

Information for this item can be found in 9/8/2026 agenda packet:

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

d. Authorization to Purchase – UHF Mobile and Portable Radios

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

RESOLUTION 2026-92

WHEREAS The Department of Municipal Services relies on UHF radios for communication between staff, field crews and the Plymouth Community Dispatch Center; and

WHEREAS The existing DMS mobile and portable radios are beyond their useful service life, and staff has determined that continuing to utilize UHF technology provides the most reliable and cost-effective option for DMS operations; and

WHEREAS Motorola Solutions has provided MiDEAL pricing for 24 mobile radios, 12 portable radios and associated programming services at a total cost of \$35,350.17, with funding included in the 2026-2027 Capital Improvement Plan under the Equipment Fund.

NOW, THEREFORE, BE IT RESOLVED THAT the Plymouth City Commission authorizes the purchase of 24 Motorola MOTO XPR 2500 mobile radios, 12 Motorola MOTO R5 portable radios and associated programming services from Motorola Solutions of Chicago, Illinois, pursuant to Quote #09022026, in an amount not to exceed \$35,350.17.

There was a voice vote

MOTION PASSED UNANIMOUSLY

Information for this item can be found in 9/8/2026 agenda packet:

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

10. REPORTS AND CORRESPONDENCE

a. Liaison Reports

Horstman: Old Village Annual Chili Cookoff is September 20.

Minton: Cemetery Board- Phase I of Mausoleum Construction scheduled for end of month. HDC- A mural on a building was approved.

Filipczak: Reported on the 35th District Court Advisory Board Meeting- reviewed renovations, staffing and caseload; Thanked Plymale for working with Semcog on a visit to the City.

Elliott: No ZBA meeting this month; Planning Commission meets September 9.

Kehoe: CIA Board discussed branding; spoke about placer data on Pride event and Bumpers, Bikes & Bands events; and DDA meets Monday September 14 at 7pm at City Hall.

b. Appointments - None

10. ADJOURNMENT

Motion to adjourn made by Maguire, supported by Elliott;

There was a voice vote

MOTION PASSED UNANIMOUSLY

The meeting was adjourned at 8:15 P.M.

LINDA FILIPCZAK
MAYOR

MAUREEN A. BRODIE, CMC, MiPMC
CITY CLERK



Special Event Application

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

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

Complete this application in accordance with the City of Plymouth Special Events Policy, and return it to the City Manager's Office at least 21 calendar days prior to the starting date of the event.

FEES WILL BE CHARGED FOR ALL SPECIAL EVENTS. SEE ATTACHMENT B.

Sponsoring Organization's Legal Name		Her Era	
Ph#	7343250585	Fax#	
Email	laythadhab@gmail.com		
Website			
Address	45124 Weymouth Dr	City	Canton
		State	Mi
		Zip	48188
Sponsoring Organization's Agent's Name		N/A	
Ph#	N/A	Fax#	
Email	N/A		
Cell#			
Address	N/A	City	N/A
		State	N/A
		Zip	N/A

Event Name	Fall Into Pilates
Event Purpose	Women wellness
Event Date(s)	Any of these dates : sept 19 , sept 20 , sept 26 , sept 27
Event Times	12-4
Event Location	Kellogg Park

What Kind Of Activities? Pilates and vendors

What is the Highest Number of People You Expect in Attendance at Any One Time? 50

Coordinating With Another Event? YES ☐ NO ☒ If Yes, Event Name: _____

Event Details: (Provide a detailed description of all activities that will take place. Attach additional sheets if necessary.)

A cozy outdoor Pilates and wellness event hosted by Her Era. Guests will gather in Kellogg Park for a beginner-friendly Pilates class led by a qualified and certified instructor. Attendees will be encouraged to wear comfortable fall activewear. The event will also feature local women-owned small business vendors. Coffee, refreshments, music, wellness giveaways, and time for guests to socialize and connect. The event's purpose is to promote movement, wellness, community, and support local small businesses in a welcoming fall atmosphere.

RECEIVED SEP 01 2026

1. **TYPE OF EVENT:** Based on Policy 12.2, this event is: *(Weddings Ceremonies – Please Review Section 12.2 f.)*
City Operated ☐ Co-sponsored Event ☐ Other Non-Profit ☒ Other For-Profit ☒ Political or Ballot Issue ☐

2. **ANNUAL EVENT:** Is this event expected to occur next year? YES ☐ NO ☒

If Yes, you can reserve a date for next year with this application (see Policy 12.15). To reserve dates for next year, please provide the following information:

Normal Event Schedule (e.g., third weekend in July): _____

Next year's specific dates: _____

See section 12.13 for license & insurance requirements for vendors

3. **FOOD VENDORS/ CONCESSIONS?** YES ☐ NO ☒ **OTHER VENDORS?** YES ☒ NO ☐
4. **DO YOU PLAN TO HAVE ALCOHOL SERVED AT THIS EVENT?** YES ☐ NO ☒
5. **WILL ALCOHOL BE SERVED ON PRIVATE PROPERTY AS PART OF THIS EVENT?** YES ☐ NO ☒
6. **WILL YOU NEED ELECTRICITY AND/OR WATER?** YES ☒ NO ☒

CITY SERVICES REQUIRED? If needed, please attach a letter indicating all requests for City Services.
(see Attachment B)

7. **AN EVENT MAP IS** ☐ **IS NOT** ☒ attached. If your event will use streets and/or sidewalks (for a parade, run, etc.), or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. Also show any streets or parking lots that you are requesting to be blocked off.

8. **EVENT SIGNS:** Will this event include the use of signs? YES ☐ NO ☒
If Yes, refer to Policy 12.8 for requirements, and describe the size and location of your proposed signs: **Please complete a sign illustration / description sheet and include with the application.**

Signs or banners approved by the City of Plymouth for Special Events shall be designed and made in an artistic and workman like manner. THE CITY MANAGER MUST APPROVE ALL SIGNS. SIGNS CANNOT BE ERECTED UNTIL APPROVAL IS GIVEN.

Signs and/or Banners may be used during the event only. Please refer to Special Event Policy for information related to the installation of banners on Downtown Street Light Poles in advance of event. NO SIGNS ARE ALLOWED IN THE PARK IN ADVANCE OF THE EVENT.

9. **UNLIMITED PARKING:** Are you requesting the removal of time limits on parking (see Policy 12.5)?

YES ☐ NO ☒

If Yes, list the lots or locations where/why this is requested:

10. **CERTIFICATION AND SIGNATURE:** I understand and agree on behalf of the sponsoring organization that
- a. a Certificate of Insurance must be provided which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.10 for Insurance requirements)
 - b. Event sponsors and participants will be required to sign Indemnification Agreement forms (refer to Policy 12.12).
 - c. All food vendors must be approved by the Wayne County Health Department, and each food and/or other vendor must provide the City with a Certificate of Insurance which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.13)
 - d. The approval of this Special Event may include additional requirements and/or limitations, based on the City's review of this application, in accordance with the City's Special Event Policy. The event will be operated in conformance with the Written Confirmation of Approval. (see Policy 12.11 and 12.16)
 - e. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the City, and will promptly pay any billing for City services which may be rendered, pursuant to Policy 12.3 and 12.4.

As the duly authorized agent of the sponsoring organization, I hereby apply for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with City's Special Event Policy, the terms of the Written Confirmation of Approval, and all other City requirements, ordinance and other laws which apply to this Special Event.

08/25/2026

Date

signed via GovOS.com
Maryam Adil

Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least twenty (21) days prior to the first day of the event to: City

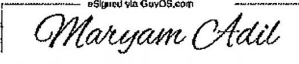
Manager's Office
City Hall
201 S. Main Street
Plymouth MI 48170

Phone: (734) 453-1234 ext. 203

11. INDEMNIFICATION AGREEMENT

INDEMNIFICATION AGREEMENT

The Her Era _____ (*organization name*) agree(s) to defend, indemnify, and hold harmless the City of Plymouth, Michigan, from any claim, demand, suit, loss, cost of expense, or any damage which may be asserted, claimed or recovered against or from the Fall into Pilates _____ (*event name*) by reason of any damage to property, personal injury or bodily injury, including death, sustained by any person whomsoever and which damage, injury or death arises out of or is incident to or in any way connected with the performance of this contract, and regardless of which claim, demand, damage, loss, cost of expense is caused in whole or in part by the negligence of the City of Plymouth or by third parties, or by the agents, servants, employees or factors of any of them.

Signature  _____
eSigned via GovOS.com

Date 08/25/2026 _____

Witness _____

Date _____

Re: New Submission: Special Event Application PDF 11-11-2025

From Maryam adil <laythadhab@gmail.com>

Date Mon 8/31/2026 3:11 PM

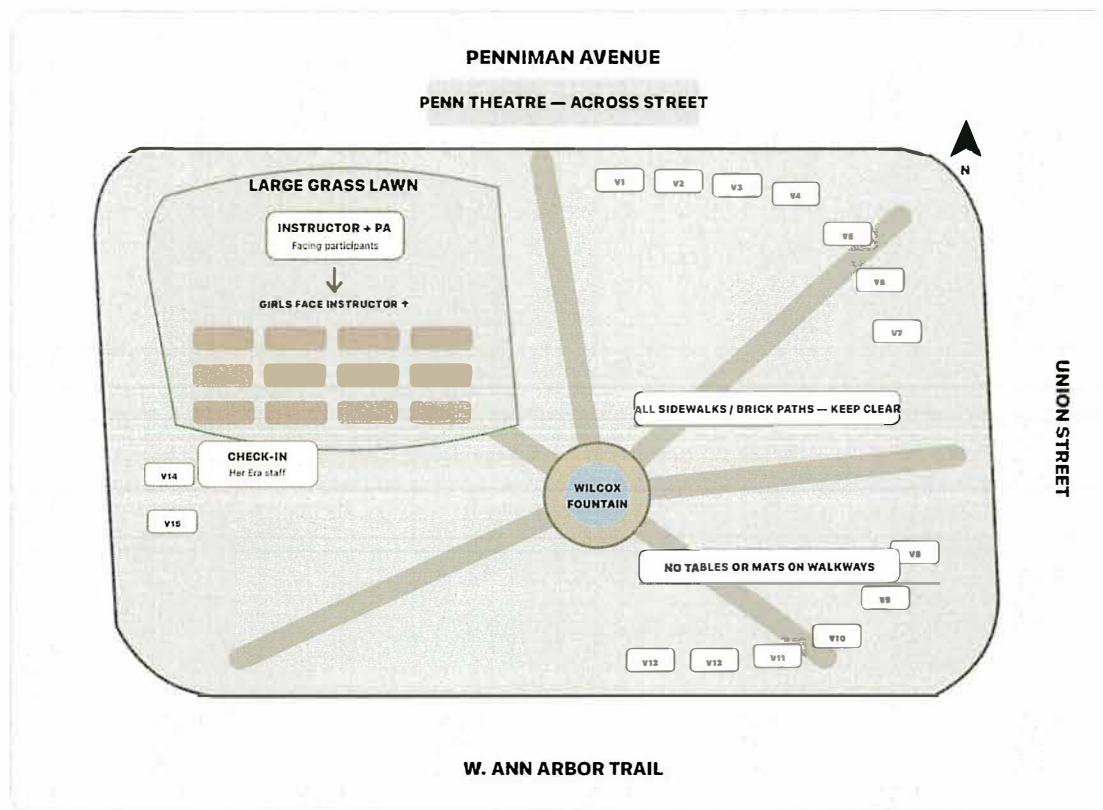
To Knight, Hannah <hknight@plymouthmi.gov>

Hi Hannah,

Thank you for following up! I wanted to provide the additional information and also share an update regarding the event.

We have decided to make **Fall Into Pilates a nonprofit event** in celebration of a big milestone that our organization, Her Era, recently reached. We will have **limited spots available**, and all guests will be required to **RSVP in advance** to help us manage attendance and capacity.

Agent Name: Maryam Adil



★ Stage
Clarify ★
Set-up + tear down

Electricity / PA System: We will need access to electricity for a small speaker/PA system for music and Pilates instruction.

Vendors: We are planning to have approximately 15 small local vendors, including women-owned, wellness, beauty, clothing/accessory, and other local small businesses. Vendors will have compact table setups located in designated grass areas. All sidewalks and pedestrian pathways will remain open.

Event Setup: The Pilates class will take place entirely on the larger grass area of Kellogg Park facing the Penn Theatre. The instructor will be positioned toward the Penn Theatre side so participants will face the instructor and the theatre. All mats, equipment, and vendor tables will remain off the sidewalks and brick pathways. I have also prepared a proposed site map showing the layout.

Crowd Management: Attendance will be limited and managed through RSVPs. Once we reach our maximum capacity, RSVPs will close. Her Era staff and volunteers will manage check-in, direct attendees, monitor the event area, and ensure that sidewalks and pedestrian pathways remain clear throughout the event.

We will also provide the required proof of liability insurance naming the City of Plymouth as an additional insured.

Since the event will now be held as a nonprofit event rather than a for-profit event, please let me know if this changes the event fee or deposit amount. Also, please let me know how much the deposit will be and what I need to send or complete in order to submit the deposit.

Thank you, and please let me know if you need anything else from me!

Best,
Maryam Adil
Her Era

On Tue, Aug 25, 2026 at 1:31 PM Knight, Hannah <hknight@plymouthmi.gov> wrote:
Hello & Thank you for submitting your application to the City of Plymouth!

I do have a few questions and revisions on your application:

- I do need you to write out your organization's agent name
- Will you need electricity or a PA system for the Pilates class/music? If so, please note that you will need electricity.
- Could write in detail what the "other vendors" are that are joining you for the event?
- Could you provide a map of the area/expectation of set-up?
- What is your expectations for crowd management since this is a for-profit event?
- You will be required to place a 50% deposit down for this event due to the event being new. You will also be required to show proof of insurance for the event and list the city of plymouth as additionally insured.

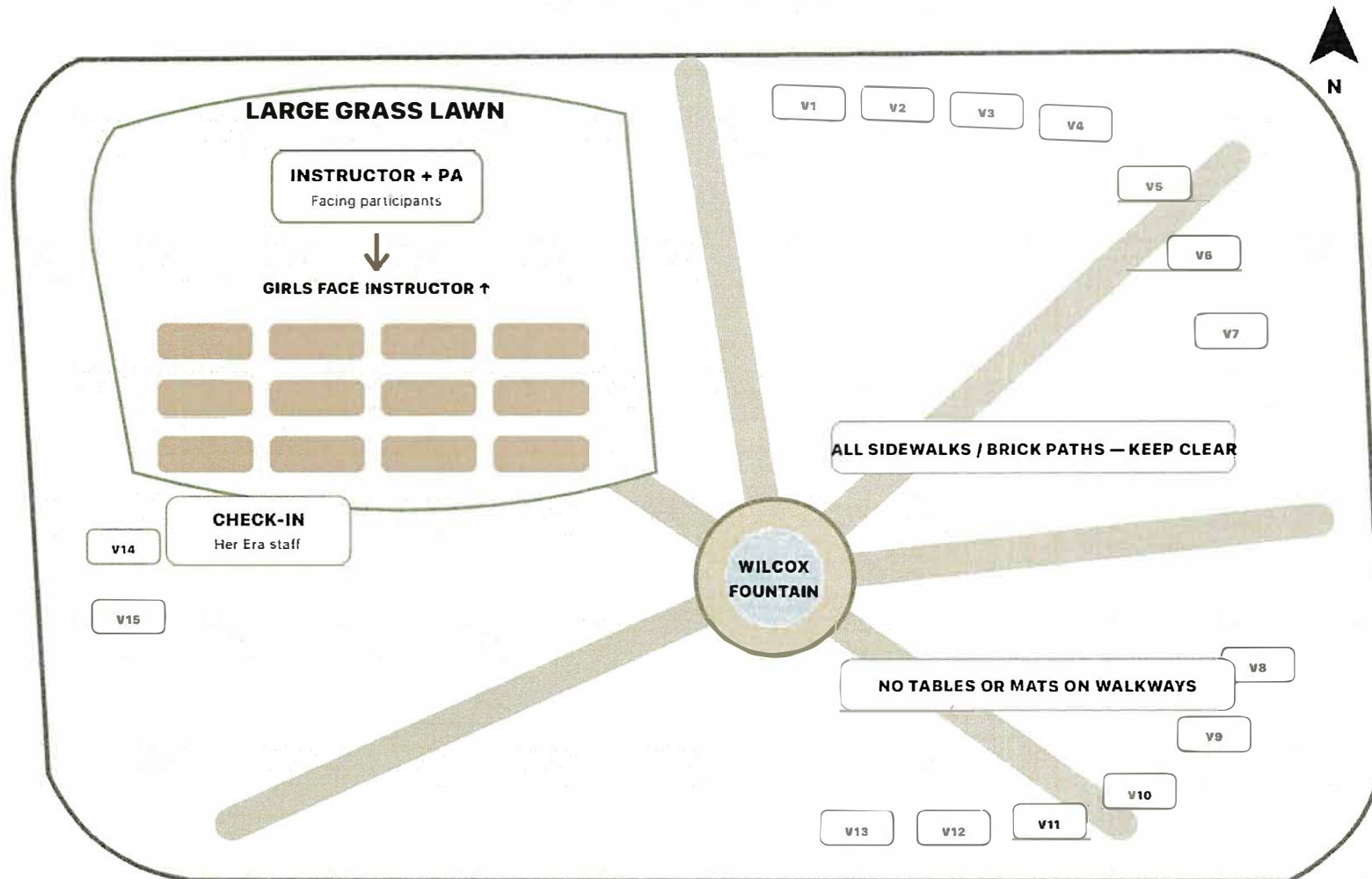
Until the application has been revised with these questions answered, I won't be able to move forward with the application process.

Please let me know if you have any questions.

Best,
Hannah

PENNIMAN AVENUE

PENN THEATRE — ACROSS STREET



W. ANN ARBOR TRAIL

EVENT REVIEW FORM

EVENT NAME: Fall Into Pilates TOTAL ESTIMATED FEE: _____
 (Note: All fees are only initial estimates and can increase upon assessment of services after the close of the event).

Dates: ~~Feb~~ Sept. 27
 Location: Kellogg Park

MUNICIPAL SERVICES:	<u>Approved</u>	Denied	(list reason for denial)	Initial	<u>Ad</u>
			- 1 FTE @ 8 Hrs.		
			- No Parking		
			- Electrical		
\$250 Bathroom Cleaning Fee Per Day of Event?	<u>YES</u>	NO			
Labor Costs:	\$ 800.00	Equipment Costs:	\$ 500.00	Materials Costs	\$ 100.00
POLICE:	<u>Approved</u>	Denied	(list reason for denial)	Initial	<u>Joe</u>
			No services needed		
Labor Costs \$	<u>0</u>	Equipment Costs \$		Materials Costs \$	
FIRE:	<u>Approved</u>	Denied	(list reason for denial)	Initial	<u>Bm</u>
			No services needed		
Labor Costs \$		Equipment Costs \$		Materials Costs \$	
HVA:	<u>Approved</u>	Denied	(list reason for denial)	Initial	
DDA:	<u>Approved</u>	Denied	(list reason for denial)	Initial	<u>SBP</u>
Labor Costs \$	<u>0</u>	Equipment Costs \$		Materials Costs \$	
RISK MANAGEMENT:	<u>Approved</u>	Denied	(list reason for denial)	Initial	<u>mb</u>
Class I – Low Hazard			Event Sponsors must provide current Certificate of Insurance naming City		
Class II – Moderate Hazard			of Plymouth as 'Additional Insured' including in the Description Box/Area.		
<u>Class III – High Hazard</u>			→ Food vendor/service requirements per Special Event Policy, must also be		
Class IV – Severe Hazard			met for any food.		
SITE FEE APPLIED TO ALL EVENTS IS \$100 PER DAY. TOTAL EVENT SITE FEE \$ _____					
APPROVED _____ NOT APPROVED _____ DATE _____					



Administrative Recommendation

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

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

To: Mayor & City Commission
From: Chris S. Porman, City Manager
CC: S:\Manager\Porman Files\Memorandum - Amendments to General and Zoning Ordinances - Fences and Screening - 2nd Reading - 09-21-26.docx
Date: September 14, 2026
RE: Amendments to General and Zoning Ordinances – Fences and Screening

Background

As part of the Zoning Ordinance Audit that began in 2022, 26 “quick” amendments were identified to address outdated language, inconsistencies within the ordinance and conflicts with other regulations. The Planning Commission’s Zoning Audit Sub-Committee has been working through these items as part of the City’s ongoing effort to update and clarify the Zoning Ordinance. This represents the fifth batch of amendments.

One of the identified tasks was to consolidate the City’s fence regulations, which are currently located in multiple sections of the Code of Ordinances and Zoning Ordinance. As the Planning Commission reviewed this issue, the scope was expanded to also address screening between residential and non-residential uses and requirements for trash dumpster enclosures.

The proposed amendments affect both Chapter 18 of the Code of Ordinances and Chapter 78 of the Zoning Ordinance. Generally, the amendments are intended to consolidate similar requirements, eliminate conflicting or redundant provisions, and provide clearer standards for fences, screening and related improvements.

Among the more significant changes, the proposed amendments would:

Consolidate residential and industrial fence regulations into Chapter 18 and establish consistent definitions and standards throughout the Code and Zoning Ordinance.

Clarify fence height, location, corner-clearance and visibility requirements, while removing duplicative pool-fencing provisions already addressed by the Michigan Residential Code.

Modernize screening requirements between residential and non-residential uses, including available screening methods and requirements for multi-family developments adjacent to single-family residential uses.

Establish clearer standards for screening fences and clarify the Planning Commission's authority to modify certain screening requirements.

Establish specific requirements for trash dumpster enclosures.

The overall intent is not to substantially change the City's approach to fences and screening, but rather to organize the regulations in a more logical manner, eliminate inconsistencies and provide clearer standards for property owners, applicants and City staff.

The Planning Commission held a public hearing on the proposed Chapter 78 amendments on July 15, 2026, and recommended approval to the City Commission. The City Attorney has also reviewed the proposed amendments.

The City Commission subsequently held the required public hearing regarding the Chapter 18 amendments and completed the first reading of the proposed amendments to Chapters 18 and 78. No changes to the proposed ordinance amendments are recommended following the first reading.

Tracked-change versions of the proposed ordinance amendments, applicable Planning Commission meeting minutes and the "scorecard" of the 26 quick zoning changes are included with the agenda materials for reference.

Recommendation

The City Administration recommends that the City Commission complete the second reading and adopt the proposed amendments to Chapters 18 and 78 as presented.

A proposed Resolution has been included for the City Commission's consideration.

Should you have any questions in advance of the meeting, please contact Greta Bolhuis or me.



CITY OF PLYMOUTH

www.plymouthmi.gov

201 S. Main
Plymouth, Michigan 48170

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

ADMINISTRATIVE RECOMMENDATION

To: Chris Porman, City Manager
From: [Greta Bolhuis](#), AICP, Planning and Community Development Director
Date: September 11, 2026
Re: Amendments to General and Zoning Ordinances – Fences and Screening

BACKGROUND:

In 2022, the City contracted with Carlisle Wortman to complete an audit of the city zoning ordinances to identify:

- Inconsistencies with the Master Plan and Future Land Use Map
- Ordinance language that is inconsistent with other laws
- Outdated ordinance language

The audit report was completed in 2023. As part of the audit, 26 quick zoning ordinance amendments were identified. The Zoning Audit Sub-Committee of the Planning Commission has been meeting monthly to review and address these matters.

As you may recall, one of the tasks is to consolidate all fence regulations into a single place, with the fence section of the Zoning Ordinance or the City's Fence Ordinance. After receiving feedback in January 2026 from the Planning Commission, the sub-committee expanded their scope of this ordinance amendment to include evaluating regulations for screening between non-residential uses and dumpster enclosure requirements, in addition to the primary task of consolidating fencing regulations.

The proposed amendments are in Chapter 18 of the Code of Ordinances and Chapter 78 of the Zoning Ordinance. A public hearing has been scheduled for the City Commission to review the Chapter 18 amendments. The Planning Commission held a public hearing at their July 15, 2026 meeting to consider the Zoning Ordinance amendments. The City Commission held a public hearing at their September 8, 2026 meeting to consider the Chapter 18 amendments.

A comment was to specify native Hawthorn tree species in Chapter 78-203. That has been added to the ordinance. A summary of the proposed changes is provided below.

CODE OF ORDINANCES (GENERAL CODE):

Secs. 18-377. Remove language related to fencing for swimming pools. Reasoning: Fences for pools are regulated in the Michigan Residential Code, which is enforced by the Building Official.

Secs. 18-372. Amend wall definition to match Chapter 78. Reasoning: Consistency across ordinances.

Secs. 18-373. Remove conflicting height regulations and allow exemption for barbed wire fences. **Reasoning:** Eliminate inconsistent requirements.

Secs. 18-376. Move appeal section from the middle of the article to the end. Clarify when barbed wire is permitted and under what circumstances. **Reasoning:** Set parallel structure and clarity.

Secs. 18-377. Clerical edits.

Secs. 18-379. Re-letter subsections to match article. Reword language related to the clear vision area at the corner of driveways and streets. **Reasoning:** Clarity.

Secs. 18-380. Add language from Sec. 78-208 and 78-209 and removed redundant requirements related to corner clearance. Corrected graphics. **Reasoning:** Consistency across ordinances.

Secs. 18-381. Fences and Walls. Move appeals language to the end of the article. **Reasoning:** Parallel structure.

ZONING ORDINANCE:

Secs. 78-21. Add and amend fencing and wall definitions to match Chapter 18. **Reasoning:** Consistency across ordinances.

Secs. 78-203. Remove language in the landscaping section that conflicts with screening section. **Reasoning:** Consistency across ordinances.

Sec. 78-206. Clarify language to state that screening is required between non-residential and residential land uses and may be accomplished in one of four ways. Clarify that multi-family (3+ units) shall be screened when located adjacent to single-family residential. Create standalone subsection for screening fences. Allow the Planning Commission, not the Zoning Board of Appeals, to modify the location of screening fences/obscuring walls when adjacent to an alley. Require trees to be planted every 30 feet for consistency with other sections. Delete the Planning Commission's ability to waive screening requirements. **Reasoning:** Modernize and clarify standards.

Sec. 78-207. Add language from Chapter 18 related to corner clearance standards for driveways and alleys. Update the graphic for corner clearance. Modify language to give the Planning Commission alone the ability to change the required clear vision area in the B-2, Central Business District. **Reasoning:** Consistency across ordinances and modernize/clarify standards.

Sec. 78-208. Standards for trash dumpsters. Delete section for residential fences and move into Chapter 18. Old section number was used for new screening standards for trash dumpsters. **Reasoning:** Create clear standards to require dumpster enclosures.

Sec. 78-209. Delete section for industrial fences and move into Chapter 18. **Reasoning:** Consistency across ordinances.

Sec. 78-336. Delete section for residential yard fences. **Reasoning:** Consistency across ordinances.

RECOMMENDATION:

Staff recommends that the City Commission complete a second reading of both chapters of the proposed ordinance amendments, as presented and approve them. Staff further recommends the City Commission direct the City Clerk to publish the new ordinance language to be effective the day after publication.

If you have any questions, please contact me directly.

Article IX. - Swimming Pools.

[...]

Division 3. – Design Requirements

[...]

Sec. 18-337. Reserved.(Code 1982, § 8.43(2))

ARTICLE X. FENCES

Sec. 18-371. Purpose, intent.

It is the intent and purpose of this article to assure to occupants of all properties adequate light and air adjacent to structures and in yard areas, effective and desirable sight distance from the front of all structures in all directions, the right to provide for their own privacy within their properties, to protect plantings from damage by trespass, and to prevent such construction related thereto as would be hazardous.

(Ord. No. 82-11, § 1(8.21), 8-16-82)

Sec. 18-372. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Border means a planting area composed of shrubs, trees, etc., which is utilized as a part of the landscaping of a lot.

Decorative fence means a permanent barrier not used for enclosure. Any such fence shall be a part of the overall landscape plan and shall be composed of natural materials such as wood (i.e., split rail fence, picket, etc.) or a decorative metal construction (i.e., aluminum, wrought iron, etc.).

Fence means a permanent barrier enclosing a plot of land or portion thereof composed of manmade or processed materials erected on posts, for the purpose of preventing or controlling entrance or to confine within or to mark a boundary.

Gutter grade means the lowest point of integral curb and gutter down which water flows, or, when no curb or gutter exists, is the lowest point between the street and sidewalk down which water will flow or drain.

Picket fence means a permanent barrier enclosing a plot of land or portion thereof composed of manmade or processed materials erected on posts, for the purpose of preventing or controlling entrance or to confine within or to mark a boundary. A picket fence shall have spaced uprights connected by two or more horizontal rails. The uprights shall not exceed four inches in width. The space between uprights shall be a minimum of two and one-half inches and must not exceed four inches.

Sidewalk line means the edge of the constructed public sidewalk that is adjacent or closest to the lot line.

Wall means a barrier constructed of masonry for the purpose of controlling entrance, sound and/or view.

(Ord. No. 82-11, § 1(8.22), 8-16-82; Ord. No. 2011-02, § 1, 1-17-11; Ord. of 8-7-23)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 18-373. Prevention of hazards.

(a) No fence, border or wall shall have any exposed sharp protrusions which would be likely to cause physical or material damage to persons or clothing passing by the fence, border or wall. Barbed wire fences when allowed are exempt from this requirement.

(b) Any wall shall be capped with a peaked coping of sufficient pitch to discourage walking.

(Ord. No. 82-11, § 1(8.26), 8-16-82; Ord. No. 2011-02, § 1, 1-17-11)

Sec. 18-374. Line fences and walls.

All fences and walls must be located entirely on the private property of the person constructing the same; provided, however, that if adjoining property owners jointly apply for and sign a permit to erect a fence upon their common property line, such fence may be so erected. No temporary type of barrier or temporary fence of any type shall be permitted in the front yard areas.

(Ord. No. 82-11, § 1(8.27), 8-16-82)

Sec. 18-375. Electric fences.

It shall be unlawful for any person to construct or maintain, or to allow to be constructed or maintained upon property owned or occupied by such person, any fence charged or connected with an electrical current in such manner as to transmit such current in the form of shock to persons or animals which might come in contact with such charged fence. This shall exclude underground electric pet containment fences.

(Ord. No. 82-11, § 1(8.28), 8-16-82; Ord. No. 2011-02, § 1, 1-17-11)

Sec. 18-376. Barbed wire.

Barbed wire is prohibited except in industrial districts subject to the following provisions:

- (a) Barbed wire shall be not more than three (3) strands mounted in a "Y" at the top of the fence.
- (b) Barbed wire shall be on and within the confines of the private property. Barbed wire shall not project into or over adjacent properties.
- (c) The bottom of the barbed wire shall be not less than eight (8) feet above the adjacent grade level.

(Ord. No. 82-11, § 1(8.29), 8-16-82)

Sec. 18-377. Permits.

- (a) It shall be unlawful for any person to construct, or cause to be constructed, any fence or wall upon any property within the city without first having obtained a permit.
- (b) Any person proposing to construct, or cause to be constructed, a fence or wall on property within the city shall first apply for a permit from the City's Community Development Department. The permit application shall be accompanied by the required fee, as established by resolution of the City Commission. The Community Development Department shall issue the permit upon receipt of a written application containing the information the Community Development Director or their designee determines is necessary to verify that the proposed fence or wall complies with all applicable provisions of the City Code and state law.

(Ord. No. 82-11, § 1(8.23), 8-16-82)

Sec. 18-378. Establishing lot lines.

The Community Development Director or their designee may require the owner of property upon which a fence is to be constructed to establish lot lines upon such property, through the placing of permanent stakes located by a licensed surveyor. Such lot line shall be established before such fence shall be erected, and the Community Development Director or their designee may withhold the issuance of the required permit until the lot lines are established and permanent stakes are placed.

(Ord. No. 82-11, § 1(8.30), 8-16-82)

Sec. 18-379. Borders.

Borders may be planted in any yard area subject to the following provisions:

- (a) Borders shall not be located nearer than two feet to any drive or walkway. Borders are also subject to additional restrictions as specified in this section.

(b) No border shall obscure visibility within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between the right-of-way lines at a distance along each line of 25 feet from their point of intersection. Shrubs or hedges or other plantings (excluding trees) in this area shall not exceed 30 inches in height above the average gutter grade adjacent to this area. Trees planted within this same area shall not have branches lower than eight feet above the average gutter grade. Sight visibility shall be in accordance with section 78-207 of the zoning ordinance.

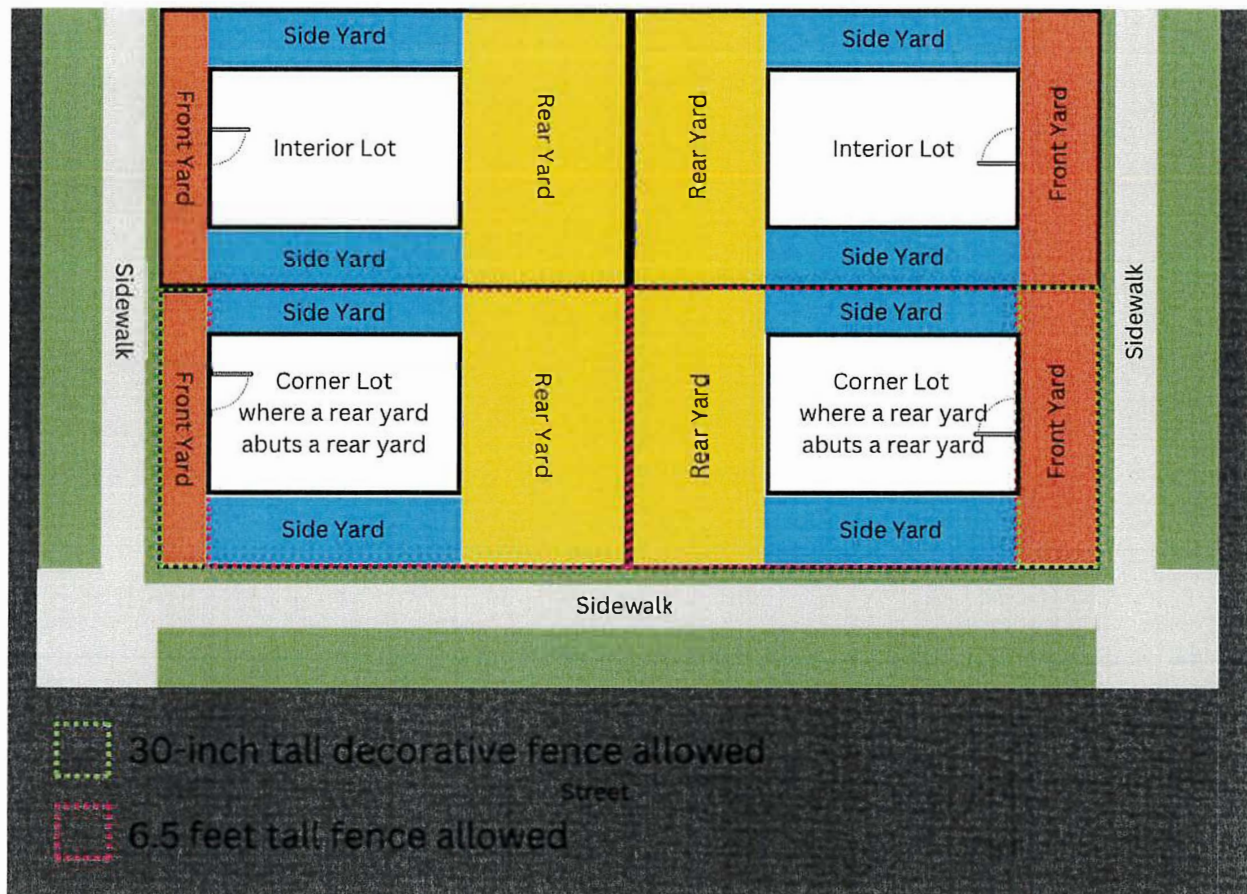
(c) A clear vision area shall be required in the 15-foot corner triangle formed at the intersection of any driveway and alley or any driveway and street right-of-way line.

(Ord. No. 82-11, § 1(8.24), 8-16-82; Ord. No. 2011-02, 1-17-11)

Sec. 18-380. Fences and walls.

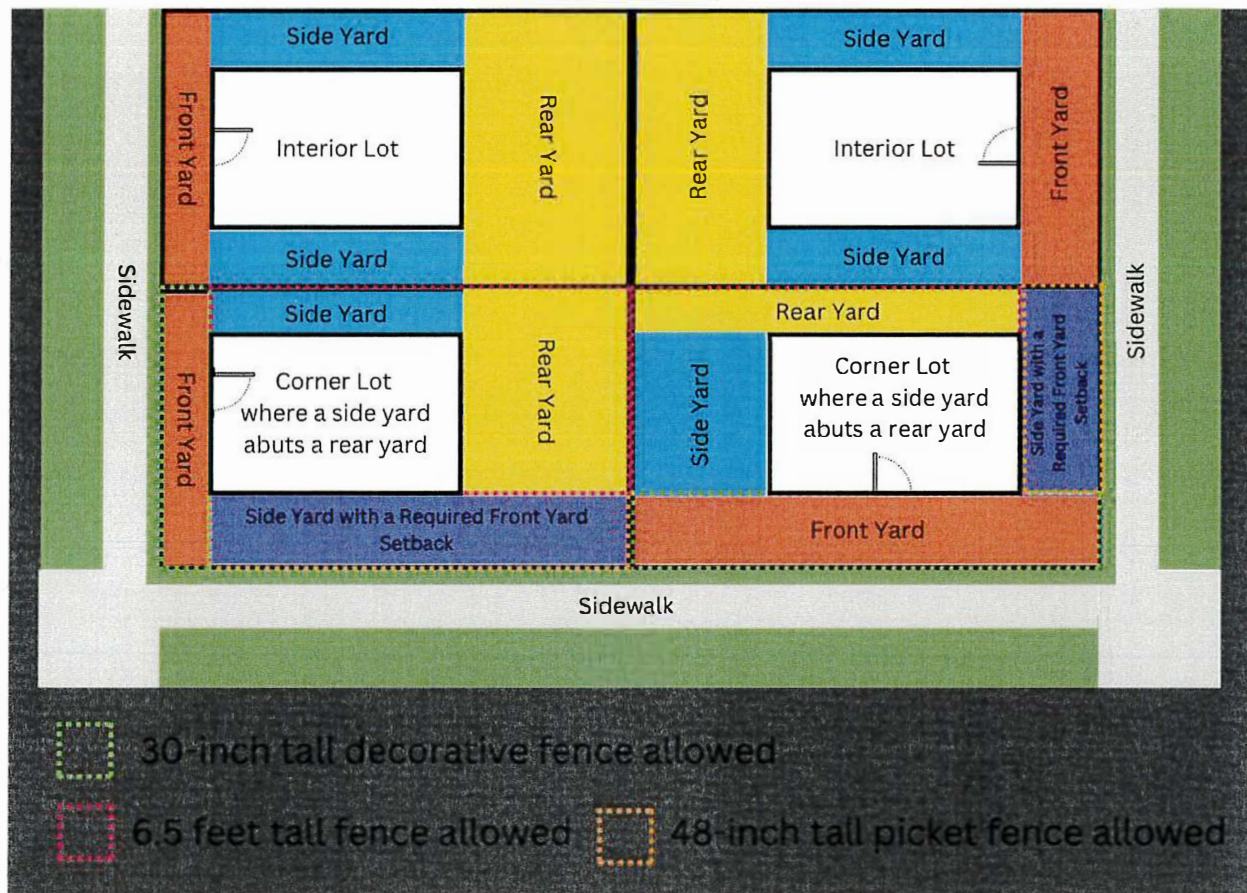
- (a) All posts thereof shall be of materials designed to withstand rusting, rotting and other weather-related deterioration for a period of not less than ten years.
- (b) Fences shall be setback a minimum of one foot away from the sidewalk line.
- (c) Walls shall be erected on continuous foundations at least 42 inches below grade.
- (d) Fences or walls within a required front yard area shall be decorative style only consisting of wrought iron, metal, or pickets and masonry or stone walls. Decorative fences or walls placed within a front yard shall not exceed 30 inches in height. A decorative fence or wall shall contribute to the identification and beauty of the principal building. Chain link fences are not allowed within a required front yard area.
- (e) All fences or walls shall be constructed with the finished side exposed to neighboring properties, the support posts placed on the inside, and in a manner which serves to enhance the aesthetic appearance of the neighborhood or surrounding area.
- (f) No fence, wall, or plantings shall interfere with visibility from a driveway, alley or intersection. All fences, walls, and borders shall comply with the corner clearance requirements of section 78-207.
- (g) Fence and wall height shall be measured from the lowest side of the surface of the ground directly adjacent to the fence or wall. Posts and finials may extend no more than six inches above the maximum permitted height of a fence.
- (h) In residential districts in the case of a rear yard abutting a rear yard, fences may be located in the side and rear yards and shall not exceed six and one-half feet in height as shown in Figure 1. Fences shall not extend toward the front of the lot beyond the front of the house or the required minimum front yard setback, whichever is greater as shown in Figure 1. Walls constructed of masonry, stone or pre-cast materials and constructed within a side or rear yard shall have a maximum height of 30 inches, unless otherwise required for screening between uses in Chapter 78.

Figure 1.



- (i) In residential districts in the case of a side yard abutting a rear yard, fences may be located in the side and rear yard and shall not exceed six and one-half feet in height as shown in Figure 2. In residential districts in the case of a rear yard abutting a side yard, the side yard abutting a street shall be a continuation of the required front setback on the lot to the rear, and a 48-inch-tall picket fence may project into this area but shall not extend toward the front of the lot nearer than the front of the house (see Figure 2). Walls constructed of masonry, stone or pre-cast materials and constructed within a side or rear yard shall have a maximum height of 30 inches, unless otherwise required to meet screening between uses in Chapter 78.

Figure 2.



- (i) In parks and open spaces districts and public or institutional parks, playgrounds, or public landscaped areas, fences and walls shall not exceed eight feet in height measured from the surface of the ground, and shall not obstruct vision to an extent greater than 25 percent of their total area.
- (j) In office and business districts, fences and walls shall not exceed a height above ground level of more than six and one-half feet in side and rear yards.
- (k) In industrial districts, fences and walls shall not exceed eight feet in height. Fences shall not be allowed within the front yard on sites of less than ten acres in size. Fences may be allowed in front yards of sites of ten acres or more after review and approval of the planning commission.
- (l) If any of the provisions of this article conflict with fence and wall regulations in this Chapter or Chapter 78, the stricter provision shall prevail. It is the intent, however, that Chapter 18 and Chapter 78 fences and walls be construed harmoniously where possible.

(Ord. No. 82-11, § 1(8.25), 8-16-82; Ord. No. 2011-02, § 1, 1-17-11; Ord. of 8-7-23)Sec. 18-381. Appeals.

If there is believed to be a conflict between the stated intent and any specific provisions of this article, the zoning board of appeals may, in accordance with established procedures, permit modification of such specific provision, while retaining the intent, in such appealed instance.

Secs. 18-382—18-400. Reserved.

Sec. 78-21. Definitions.

Berm, obscuring, means an earthen mound of definite height and location to serve as an obscuring device in carrying out the requirements of this chapter.

Fence means a permanent barrier enclosing a plot of land or portion thereof composed of manmade or processed materials erected on posts, for the purpose of preventing or controlling entrance or to confine within or to mark a boundary.

Screening means a privacy barrier designed to visually separate, isolate, or conceal properties, hide unsightly areas, and prevent observation.

Gutter grade means the lowest point of integral curb and gutter down which water flows, or, when no curb or gutter exists, is the lowest point between the street and sidewalk down which water will flow or drain.

Wall means a barrier constructed of masonry for the purpose of controlling entrance, sound and/or view.

Wall, obscuring, means a wall of definite height and location to serve as an obscuring screen in carrying out the requirements of this chapter.

Sec. 78-203. Plant material and landscaping requirements.

Whenever in this chapter a greenbelt or planting is required, it shall be planted to completion within three months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 to September 30 period; if the certificate is issued during the October 1 to March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials, to provide a screen to abutting properties and including the absence of weeds and refuse. Spacing, as required by this Section, shall be provided in any greenbelt or planting. A permanent certificate of occupancy shall only be issued after inspection and approval of such planting by the city.

(1) *Plant material spacing and size.*

- a. Plant material shall not be located within four feet of the property line.
- b. Where plant materials are placed in two or more rows, plantings shall be staggered.
- c. Evergreen trees shall not be less than seven feet in height. When planted informally, they shall be spaced not more than 20 feet on centers. When planted in rows, they shall be spaced not more than 12 feet on centers.
- d. Narrow evergreen trees shall not be less than five feet in height. When planted informally, they shall be spaced not more than 20 feet on centers. When planted in rows, they shall be spaced not more than 12 feet on centers.
- e. Large shrubs shall not be less than 30 inches in height. When planted informally, they shall be spaced not more than six feet on centers. When planted in rows, they shall not be more than four feet on centers.
- f. Small shrubs shall not be less than 30 inches in spread. They shall be planted not more than four feet on centers.
- g. Large deciduous trees shall not be less than 2½ inches in caliper. When placed informally, they shall be planted not more than 30 feet on centers.
- h. Small deciduous trees shall not be less than 1½ inches in caliper. When planted informally, they shall be spaced not more than 15 feet on centers.

- (2) *Mixture of materials.* A mixture of plant materials (evergreen and deciduous trees and shrubs) is required in all landscape plans as a protective measure against disease and insect infestation. Plant materials used together informally shall meet the on-center minimum spacing requirements:

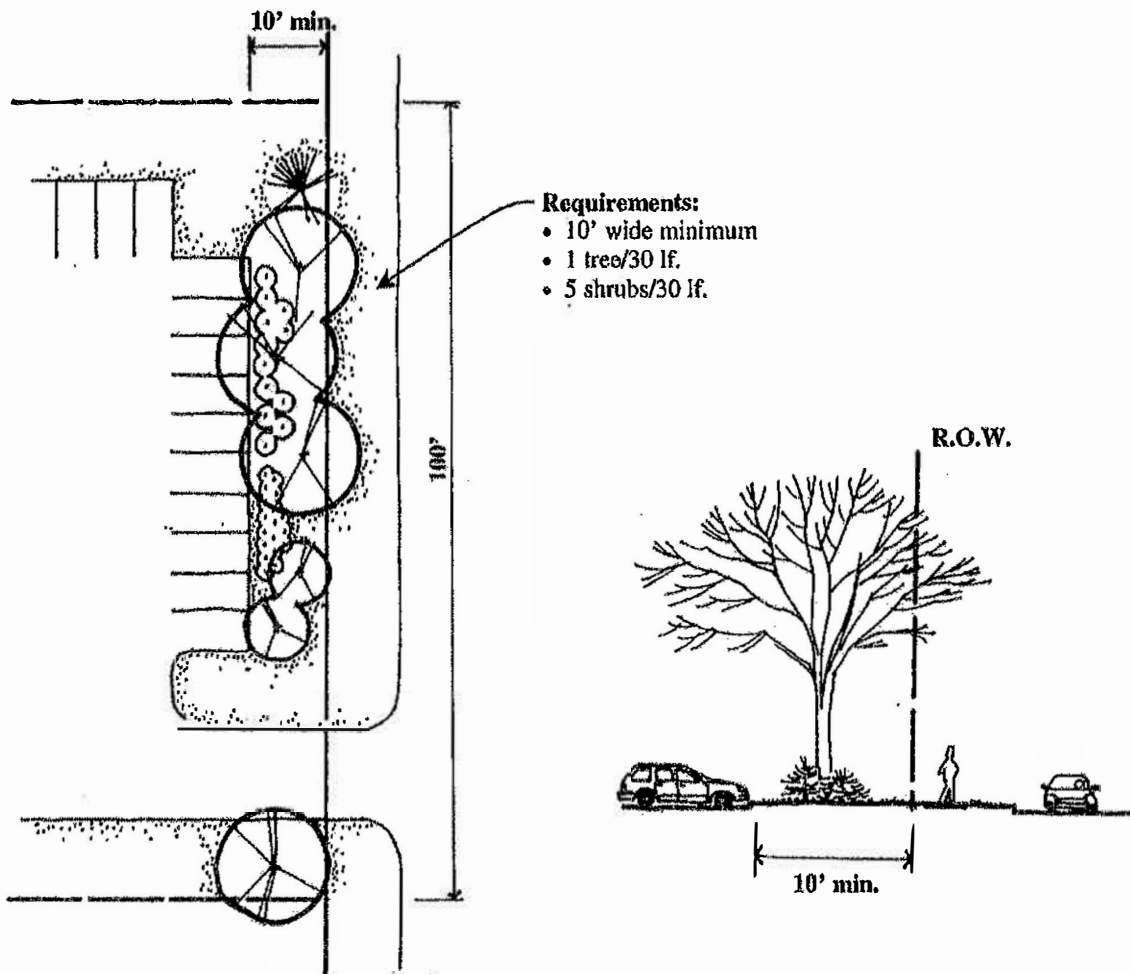
Minimum Recommended Distances Between Plant Materials

Plant Material Types	Evergreen Trees (Feet)	Narrow Evergreen Trees (Feet)	Large Deciduous Trees (Feet)	Small Deciduous Trees (Feet)	Large Shrubs (Feet)	Small Shrubs (Feet)
Evergreen Trees	Min. 10	Min. 12	Min. 20	Min. 12	Min. 6	Min. 5
Narrow Evergreen Trees	Min. 12	Min. 5	Min. 15	Min. 10	Min. 5	Min. 4
Large Deciduous Trees	Min. 20	Min. 15	Min. 20	Min. 15	Min. 5	Min. 3
Small Deciduous Trees	Min. 12	Min. 10	Min. 15	Min. 8	Min. 6	Min. 3
Large Shrubs	Min. 6	Min. 5	Min. 5	Min. 6	Min. 4 Max. 6	Min. 5
Small Shrubs	Min. 5	Min. 4	Min. 3	Min. 3	Min. 5	Min. 3

(3) *Parking lot landscaping and screening.*

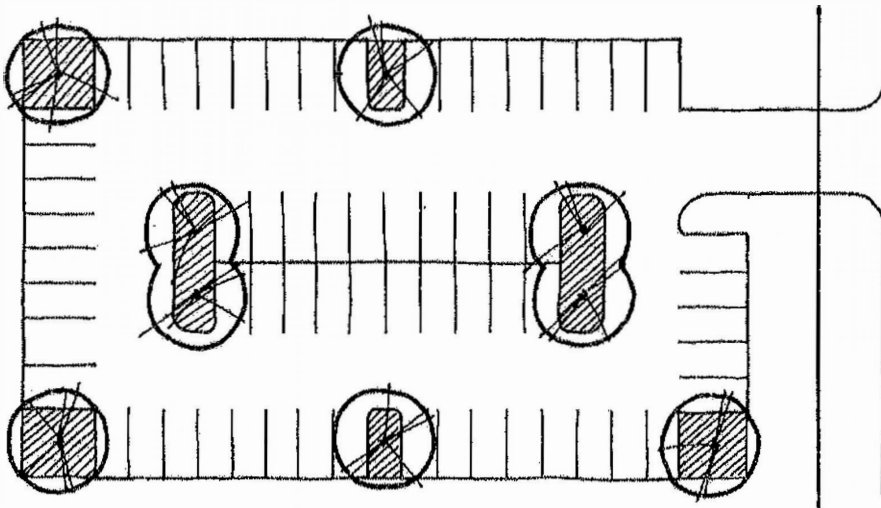
- a. Parking lots which are visible from a public right-of-way (excluding a public alley) shall have the following landscaping between the parking lot and the right-of-way:
 1. A landscaped strip at least ten feet in width or wider as may be required.
 2. One tree for every 30 feet or fraction thereof of street frontage of the parking lot.
 3. Five shrubs for every 30 feet or fraction thereof of street frontage of the parking lot.

Parking Lot Screening from Roadway



Parking Lot Screening From Roadway

- b. Parking lots of greater than 5,000 square feet shall meet the following landscaping requirements for the interior of the parking lot:
1. Within the interior of the parking lot there shall be one square foot of landscaped area for each 15 square feet of the parking lot. Greenbelt areas, buffers or landscape strips required in other sections of this chapter shall not be counted towards the requirement of interior parking lot landscaping.
 2. Each interior landscaped area shall have at least 150 square feet.
 3. The landscaped areas shall be located in a manner that breaks up the expanse of paving throughout the parking lot. Parking lot islands shall be a minimum width of six feet in any direction.
 4. There shall be at least one deciduous tree for each 300 square feet or fraction thereof of interior landscaped area. Each individual landscaped area shall contain at least one tree.

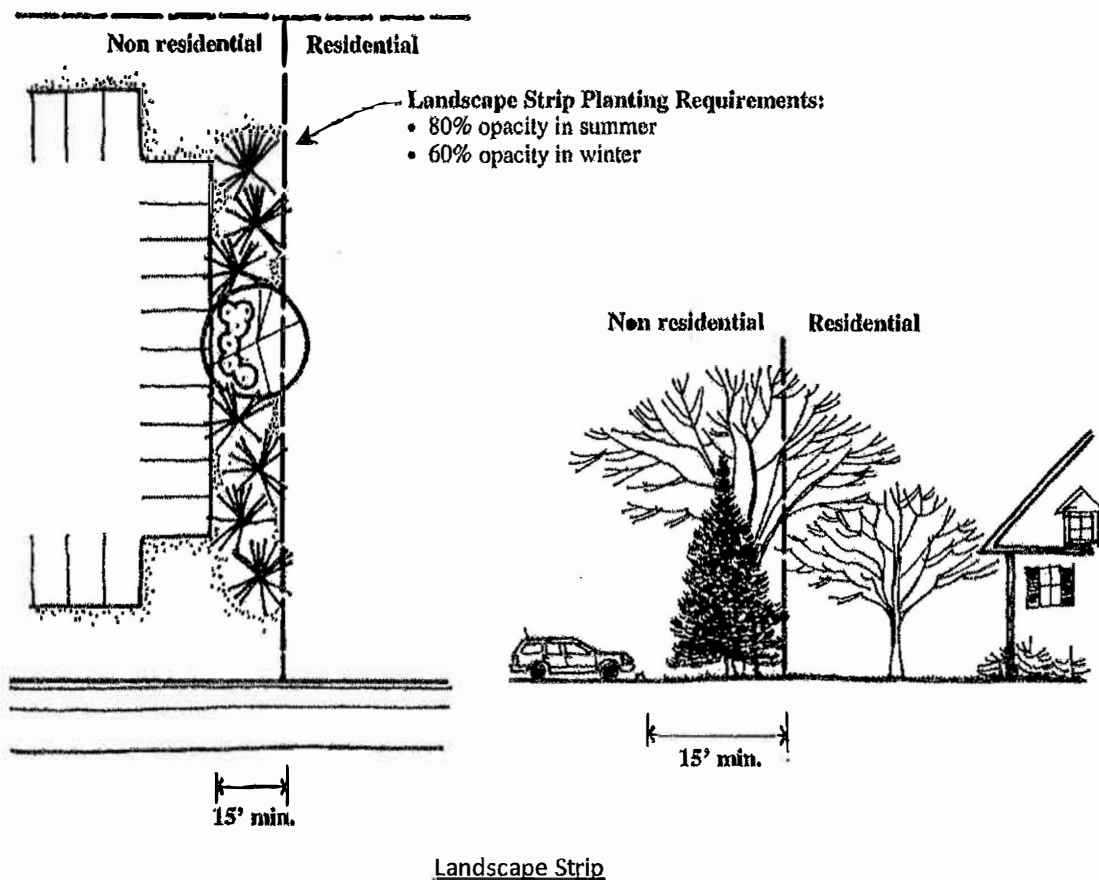


Requirements:

- 1 sq. ft. landscaped area/15 sq. ft. of parking lot
- 150 sq. ft. minimum size landscaped area
- 1 tree/300 sq. ft. landscaped area

Interior Parking Lot Landscaping

- c. Parking lots of greater than 5,000 square feet, but less than 10,000 square feet, shall have interior landscaping located within the lot or around its perimeter. Perimeter landscaping shall follow the requirements of section 78-203.
- d. A parking lot of an office, commercial or industrial use adjacent to a public park facility or land principally used or zoned for residential purposes shall have a landscape strip at least 15 feet wide between it and all areas of such park or residential land.



(4) *Landscape planting plan review and field inspection.*

- Whenever in this chapter plantings are required, a plan for planting and landscaping shall be provided showing materials, their location, spacing, size and number as required by this section and other sections of this chapter.
- In developments providing open space such as multiple housing developments, open space subdivisions, and cluster housing developments, a plan for landscaping shall include the development proposals for the open space as well as proposals for planting.
- Final landscaping and planting plans shall be submitted for review by the city within 60 days of the date of approval of the site plan for the proposed development. A building permit will not be issued until landscaping and planting plans are approved.
- Review fees for landscaping and planting plans shall be charged to the applicant in accord with fees established from time to time by resolution of the city commission.

(5) *Suggested plant materials.*

- Evergreen trees:*
 - Pine (white)
 - Douglas fir
 - Fir
 - Hemlock
 - Spruce
- Narrow evergreens:*

Red cedar
Arborvitae
Junipers

c. *Large deciduous trees:*

Zelkova
Sycamore
Tuliptree
Kentucky coffeetree
Blackgum
Oaks
Ginkgo (male)
Birch
Linden
Beech
Honey locust (seedless & thornless)

d. *Small deciduous trees:*

Hornbeam
Hawthorn (Michigan native species)
Magnolia
Mountain ash
Redbud
Flowering dogwood
Flowering crabapples (disease resistant varieties)

e. *Large shrubs:*

1. Deciduous:

Lilac
Forsythia
Staghorn sumac
Pyracantha
Flowering quince
Sargent crabapple
Dogwood (silky, red osier, grey)
Cotoneaster (Pekin, spreading)
Common witchhazel
Blackhaw viburnum
Highbush cranberry
American elderberry

2. Evergreen:

Irish yew
Hicks yew
Mugo pine
Pfitzer juniper
Savin juniper

f. *Medium to small shrubs:*

1. Deciduous:

Fragrant sumac
Japanese quince
Potentilla
Cotoneaster (cranberry, rockspray)

Red chokeberry
Michigan holly
Common ninebark
Arrowwood viburnum
New Jersey tea
Buttonbush

2. Evergreen:

Dwarf mugo pine
Big leaf winter creeper
Arborvitae
Low spreading junipers (Andora, Hughes, tamarack, etc.)
Spreading Yews (dense, Brown's, Ward, etc.)

g. *Trees not permitted:*

Box elder
Ash trees
Willows
Maples
Poplars
Siberian elms
Tree of heaven
Russian olive

- (6) *Right-of-way landscaping requirements.* The right-of-way adjacent to residentially used properties shall be landscaped with live plant material such as turf grass, ground cover, trees, vines, flowers, and other live plant material. Exceptions are made for sidewalks, approaches to crosswalks, and approaches to driveways.

(Ord. of 10-6-03; Ord. No. 23-01, 1-17-23)

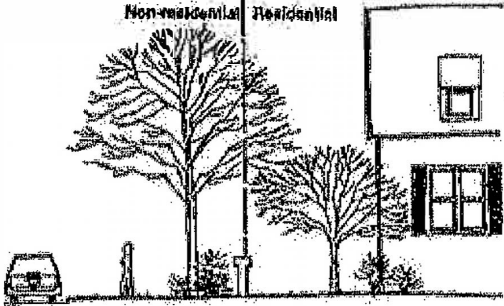
Sec. 78-206. Screening between non-residential and residential land uses.

Whenever in this chapter screening between non-residential and residential land uses is required, the screening shall be constructed and installed according to these standards. Screening shall be an obscuring wall, an obscuring berm, a screening fence, or a landscape strip and are subject to the provisions in the following subsections (Figure 1). The screening shall be constructed of durable, weather resistant, rust-proof materials, and shall be reasonably maintained, including permanence and health of plant materials. The screening shall provide visual separation to abutting properties and shall be kept free from noxious weeds and refuse. The height of the screening shall be measured from the surface of the parking area or land on the non-residential property.

Figure 1.

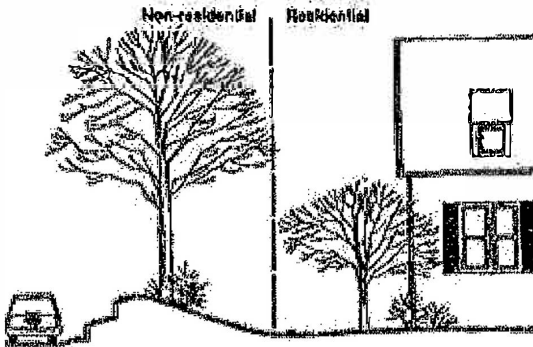
Obscuring Wall

Non-residential Residential



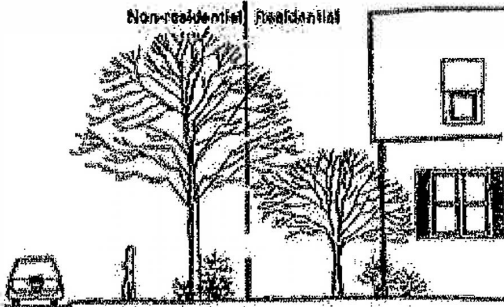
Obscuring Berm

Non-residential Residential



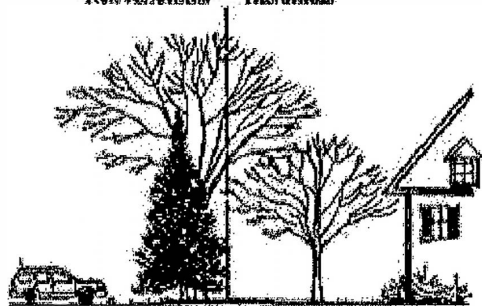
Screening Fence

Non-residential Residential



Landscape Strip

Non residential Residential



10' Min.

- (1) For the land uses and zoning districts listed below, screening shall be required on the sides abutting a residential district. In instances of variable allowable height, the planning commission shall determine the required height of the screening based on usage, but in no case shall the height be less than the minimum height listed.

	Land Uses and Zoning Districts	Height Requirements
(1)	Multi-family dwellings, RM-1 and RM-2 districts on those sides adjacent to one-family residential districts	4½ feet to 6½ feet
(2)	P-1 vehicular parking districts	4½ feet
(3)	Off-street parking area (other than vehicular parking districts)	4½ feet
(4)	O-1, O-2, B-1, B-2 and B-3 districts	4½ feet to 6½ feet
(5)	I-1 and I-2 districts	4½ feet to 8 feet
(6)	Utility buildings, stations and/or substations	6½ feet

(2) Obscuring walls.

- (a) Obscuring walls when chosen shall be located on the lot line except where underground utilities interfere and except in instances where this chapter requires conformance with yard setback lines. Obscuring walls may, upon approval of the planning commission, be located on the opposite side of an alley right-of-way from a non-residential land use that abuts a residential district when mutually agreeable to in writing by the affected property owners. The continuity of the obscuring wall on a given block will be a major consideration of the planning commission in reviewing such request.
- (b) Obscuring walls shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this chapter and except as may be approved by the planning commission. Obscuring walls shall be constructed of masonry face brick or comparable facing materials and shall be durable, weather resistant, rust-proof and easily maintainable.
- (c) Plant materials required along an obscuring wall shall include at least one large tree for each 30 feet or fraction thereof.

(3) Obscuring berms.

- (a) Obscuring berms shall be constructed as landscaped earth mounds with a crest area at least two feet in width. The exterior face of the obscuring berm shall be constructed as an earthen slope. The interior face of the obscuring berm may be constructed as an earthen slope, or retained by means of a wall, terrace or other means acceptable to the building official. Whenever an earthen slope is provided, it shall be constructed with an incline not to exceed one foot of vertical rise to three feet of horizontal distance.
- (b) Obscuring berm slopes shall be protected from erosion by sodding or seeding. If slopes are seeded, they shall be protected with erosion control methods until the seed germinates and a permanent lawn is established. The berm area shall be kept free from refuse and debris and shall be planted with shrubs, trees or lawn and shall be maintained in a healthy, growing condition.
- (c) Plant materials required within the berm area shall include at least one large tree for each 30 feet or fraction thereof. A planting plan and grading plan shall be prepared for the obscuring berm and shall be reviewed by the planning commission.

(4) Screening fences.

- (a) Screening fences may only be used in areas not adjoining parking lots or roadways so as not to be subject to damage from vehicular traffic. Screening fences shall be located on the lot line except where underground utilities

Interfere and except in instances where this chapter requires conformance with yard setback lines. Screening fences may, upon approval of the planning commission, be located on the opposite side of an alley right-of-way from a non-residential land use that abuts a residential district when mutually agreeable to in writing by the affected property owners. The continuity of the screening fence on a given block will be a major consideration of the planning commission in reviewing such request.

- (b) Screening fences shall have no openings, except as otherwise provided in this chapter and except as may be approved by the planning commission. Screening fences shall be constructed of composite material or cedar, wolmanized, or treated wood and shall be durable, weather resistant, rust-proof and easily maintainable. Screening fences shall be shadow box style or a similar style where both sides of the screening fence are finished, and the support posts are integrated into the screening fence.
- (c) Plant materials required along a screening fence shall include at least one large tree for each 30 feet or fraction thereof.

(5) Landscape strip.

(a) Landscape strips shall be at least ten (10) feet in depth. The landscape strip shall be planted with dense foliage in such manner to provide a minimum opacity of 80 percent in summer and 60 percent in winter and shall be reviewed by the planning commission.

(6) Modification to required screening.

(a) The planning commission may modify the foregoing requirements of section 78-206, where cause can be shown that no good purpose would be served and that the waiver or modification would neither be injurious to the surrounding neighborhood nor contrary to the spirit and purpose of this chapter. In no instance shall required screening be permitted to be less than four feet, six inches (4.5') in height.

In consideration of request to modify screening requirements between residential and non-residential land uses, or as otherwise required herein, the planning commission shall consider:

1. Whether or not the residential land use is considered to be an area in transition and will become non-residential in the future based on the adopted master plan.
2. Whether or not the existing use of land adjacent thereto is such that the obscuring effect of a wall or berm would achieve no substantial screening function.
3. Whether or not the ground elevation of the site in question and the land adjacent thereto is such that an obscuring wall or berm would not be required to provide the required obscuring effect.

(b) The planning commission may temporarily waive wall or berm requirements for an initial period not to exceed 12 months. Granting of subsequent waivers shall be permitted, provided that the planning commission shall make a determination as hereinbefore described for each subsequent waiver.

- (7) The city may require that suitable maintenance guarantee be provided for the continued maintenance of walls required under this chapter.
- (8) The requirement for screening between off-street parking areas, outdoor storage areas, and any abutting residential districts may not be required when such areas are located more than 200 feet from such abutting residential district.

(Ord. of 10-6-03; Ord. No. 2011-03, § 1, 1-17-11)

Sec. 78-207. Corner clearance.

- (1) A clear vision area shall be established within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between such right-of-way lines at a distance along each line of 25 feet from their point of intersection. Walls, fences, berms, shrubs, hedges or other plantings (excluding trees) and signs in this area shall not exceed 30 inches in height above the average gutter grade adjacent to this area. Trees planted or signs erected within this same area shall not have branches or portions of the sign area lower than eight feet above the average gutter grade. A clear vision area shall be required in the 15-foot corner triangle formed at the intersection of any driveway and alley or any driveway and street right-of-way line. See Figure 1.

- (2) The planning commission may require a clear vision area as outlined in 78-207 (a) to be established to provide adequate sight visibility, corner clearance, and building setback within the B-2 zoning district. On sites where strict compliance is impractical, the planning commission may modify the required clear vision area.



Figure 1.

(Ord. of 10-6-03; Ord. No. 2007-01, § 5, 5-21-07)

Sec. 78-208. Standards for trash dumpsters.

- (1) A dumpster shall be required for establishments that generate four or more cubic yards of commercial solid waste per week.
- (2) Dumpsters shall be clearly accessible to servicing vehicles and should be located in the side or rear yards. If the front yard is the only location available for a dumpster, the location shall be at least ten (10) feet from any building, and it shall be located as far as practicable from any adjoining residential dwelling and road rights-of-way. Parking shall not hinder access to empty the dumpster and in no instance shall parking be striped in front of an enclosure.
- (3) Dumpsters shall be placed on a concrete pad. The concrete pad should extend a minimum of three feet in front of the dumpster enclosure. Bollards (concrete-filled metal posts) or similar protective devices shall be installed at the opening and at the rear wall to prevent damage to the dumpster enclosure.

- (4) Dumpsters shall be screened on three sides with a wall. The wall shall be split face block or an approved alternative that is similar and/or compatible in material and/or color to the main structure. The wall shall be not less than six feet in height or at least six inches above the height of the enclosed dumpster, whichever is taller. The fourth side of the dumpster screening shall be equipped with a wood, vinyl, or metal gate that is the same height as the other three sides of the enclosure. The gate shall be lockable and shall block the view of the dumpster. Commercial grade slats are required for a chain link gate. The gate shall remain closed and shall only be opened for the loading and unloading of the dumpster.
- (5) The location and method of screening of dumpsters shall be shown on all applications and sketch plans submitted for administrative approval or site plans submitted for approval by the Planning Commission.
- (6) The Planning Commission encourages the sharing of dumpsters by businesses. A written agreement shall be submitted and maintained on file.
- (7) The Planning Commission may consider waiving or modifying these requirements upon determination that the location, screening, or removal of refuse will be handled in an acceptable manner. The request to waive or modify these requirements shall be submitted in writing. The owner shall provide a list of all standards requiring a waiver or modification. Any waiver or modification granted shall be limited to the use of the property at the time the request is made and evaluated. Any change in use or development of the site upon which the dumpster is located may require compliance with all standards of this section. The Planning Commission may request a report from the Director of Public Safety and/or the Director of Municipal Services when determining the acceptability of the requested modification or waiver. The Planning Commission may require additional landscaping, screening or other site improvements as an alternative to adhering to the requirements of this section.

Sec. 78-209. Reserved.

Sec. 78-336. -- Reserved.



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, July 15, 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 7:00 p.m.

Present: Chair Saraswat, Commissioners Sidney Filippis, Don Webb, Zach Funk, Robert Mengel, Joe Hawthorne (arrived at 7:02), and Katie Rossie

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

Absent: Vice Chair Kyle Medaugh

2. CITIZENS COMMENTS

None.

3. APPROVAL OF MEETING MINUTES

Webb offered a motion, seconded by Filippis, to approve the minutes of the June 10, 2026 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Mengel offered a motion, seconded by Funk, to approve the agenda for July 15, 2026.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

Commissioners Rossie, Scott, Filippis, and Chair Saraswat welcomed new Commissioner Robert Mengel to the Planning Commission. Chair Saraswat noted that Commissioner Mengel previously served two years on the Zoning Board of Appeals, has been a Plymouth resident for ten years, and is a software engineer. Filippis also complimented Plymouth's appearance during Art in the Park that weekend.

6. PUBLIC HEARINGS

a. Amendment to Zoning Ordinance Secs. 78-21, 78-191

Planning Director Bolhuis summarized the proposed amendment to multi-family density regulations, requested by a prospective property owner at 195 S. Mill. The current ordinance 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). Staff produced maps that portrayed the number of allowable rooms in multifamily parcels and a table that displayed the possible number of one -,

two-, and three-bedroom units, in addition to maps that illustrated the range of allowable units under the proposed language and the existing unit counts based on city records.

Mengel identified a drafting ambiguity in Section 78-191, noting that the phrase "between two and four stories" could be read to exclude two-story buildings already addressed in the preceding line. The commission agreed to clarify the second density tier to read "3 or 4 stories tall."

Chair Saraswat opened the public hearing at 7:11 p.m.

Jaimie Cavanaugh, 1095 Roosevelt, speaking on behalf of herself and YIMBY Plymouth, expressed support for the amendment. She stated it clarifies allowable density for builders and property owners, aligns Plymouth with surrounding communities, and reflects a density vision that has been part of Plymouth's master plan since 2018.

Chair Saraswat closed the public hearing at 7:13 p.m.

Rossie commented that she is in support of having the ordinance reflect the Master Plan.

Funk offered a motion, seconded by Mengel, to recommend to the City Commission approval of the Amendment to Zoning Ordinance Sections 78-21 and 78-191, with the text amendment clarifying the "between two and four stories" to read "3 or 4 stories."

There was a roll call vote:

YES: Rossie, Scott, Funk, Hawthorne, Mengel, Webb, Filippis, Saraswat

MOTION PASSED UNANIMOUSLY

b. Amendment to Zoning Ordinance Secs. 78-21, 78-203, 78-206-209, 78-336

Planning Director Bolhuis summarized the fence and screening ordinance amendments developed by the Zoning Audit Sub-Committee. The amendments update fencing and wall definitions in Section 78-21 to match Chapter 18, remove conflicting language from the landscaping section (78-203), clarify screening requirements between non-residential and residential uses and allow the Planning Commission to modify the screening requirements in Section 78-206, update corner clearance standards and graphics in Section 78-207, replace the former residential fence section 78-208 with new standards for trash dumpster screening, and reserve Sections 78-209 and 78-336 as fence regulations for those sections are relocated to Chapter 18 of the General Code of Ordinances, which will require a separate public hearing before the City Commission.

Chair Saraswat opened the public hearing at 7:18 p.m.

Chair Saraswat closed the public hearing at 7:19 p.m.

Rossie highlighted that the new dumpster standards in Section 78-208 represented the most substantive change, and noted the standards were adapted from Garden City's ordinance with modifications to accommodate Plymouth's smaller and more irregularly shaped lots, including greater front-yard flexibility and a Planning Commission waiver provision.

Hawthorne raised a question regarding Section 78-203's provision requiring plantings to be completed within three months of a certificate of occupancy. Bolhuis explained that the city typically ties landscape compliance to the certificate of occupancy process but accommodates seasonal or availability constraints through temporary certificates, while retaining the ability to enforce the approved site plan at any time.

Filippis offered a motion, seconded by Scott, to recommend to the City Commission approval of the Amendment to Zoning Ordinance Sections 78-21, 78-203, 78-206-78-209, and 78-336.

There was a roll call vote.

YES: Hawthorne, Mengel, Webb, Filippis, Rossie, Scott, Funk, Chair Saraswat

MOTION PASSED UNANIMOUSLY

7. OLD BUSINESS

a. Sub-Committee Assignment Check-in

Planning Director Bolhuis provided a check-in on the two active sub-committees. The MSHDA sub-committee currently has four members and the Zoning Audit sub-committee has three active members following the departure of Commissioner Schroeder, with a vacancy available. Bolhuis noted that a quorum for the Planning Commission is five members, so no more than four may serve on any one sub-committee. Mengel volunteered to join the Zoning Audit sub-committee.

8. NEW BUSINESS

None.

9. REPORTS AND CORRESPONDENCE

City Commissioner Joe Elliot requested that, as the two approved amendments proceed to the City Commission for approval, an updated scorecard tracking progress on the 26 quick zoning audit changes be provided so completed items can be noted. He also raised the residential compatibility ordinance, observing that for-sale activity in the city underscores the urgency of moving that work forward as quickly as possible. He noted that administration is hoping to work with the Smith Group on graphics and with Carlisle Wortman on the ordinance, with a goal of bringing a proposal before the commission by September.

10. ADJOURNMENT

Filippis offered a motion, seconded by Scott, to adjourn the meeting at 7:32 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

City of Plymouth
City Commission Public Hearing Notice
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234

A regular meeting of the City Commission will be held on Tuesday, September 8, 2026 at 7:00 p.m.
located at City Hall and online via Zoom to consider the following:

Amendment to Ordinance Secs. 18-337 and Article X – Fences (Sec. 18-371 to 18-400)

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.

Publish: Monday, August 24, 2026

Quick Zoning Ordinance Update – Last Updated September 11, 2026

Based on the Planning Commission workbooks and discussion, the items below from the Zoning Audit are included in a quick Zoning Ordinance update. The page numbers after each task refer to the page number of the [Zoning Audit Report and Implementation](#) which was last updated in February 2026.

Update the Schedule of Regulations to specifically define a zero foot minimum front yard setback and 12 foot maximum setback for the B-2 District. *Page 3.*

- [Sec. 78-190](#)
- Introduction to Sub-Committee 7/13/2026
- Discussion by Sub-Committee 8/17/2026
- Introduced to Planning Commission 9/9/2026

Make the following changes to comply with state laws, federal laws, and case law:

1. Change the notice requirements for special land use to not less than 15 days before the date of the hearing. *Page 15.*
 - [SEC. 78-281](#)
 - Introduction to Sub-Committee 6/23/2025
 - Discussed by Sub-Committee 9/22/2025
 - Discussed by Sub-Committee 10/27/2025
 - Introduced to Planning Commission 11/12/2025
 - Public Hearing 12/10/2025
 - First reading by City Commission 2/2/2026
 - Second reading by City Commission 2/17/26
 - Published 2/25/2026
 - Effective 2/26/2026
2. Update Section 78-377 by changing item (c) to state that "Public hearings for an amendment to this title, or the zoning map, that affects more than ten *adjacent* properties shall only require notice in a newspaper", with the added text in bold, italicized font. *Page 15.*
 - [SEC. 78-377](#)
 - Introduction to Sub-Committee 6/23/2025
 - Discussed by Sub-Committee 9/22/2025
 - Discussed by Sub-Committee 10/27/2025
 - Introduced to Planning Commission 11/12/2025
 - Public Hearing 12/10/2025
 - First reading by City Commission 2/2/2026
 - Second reading by City Commission 2/17/26
 - Published 2/25/2026
 - Effective 2/26/2026
3. Amend Section 78-406 for Notices for the Zoning Board of Appeals to reference the not less than 15-day window by mail and in the newspaper. *Page 15.*
 - [SEC. 78-406](#)
 - Introduction to Sub-Committee 6/23/2025
 - Discussed by Sub-Committee 9/22/2025
 - Discussed by Sub-Committee 10/27/2025
 - Introduced to Planning Commission 11/12/2025
 - Public Hearing 12/10/2025
 - First reading by City Commission 2/2/2026
 - Second reading by City Commission 2/17/26
 - Published 2/25/2026
 - Effective 2/26/2026
4. Update regulations in Section 78-296 for religious institutions to comply with the Religious Land Use and Institutionalized Persons Act (RLUIPA), by eliminating specific landscaping requirements, confirming with the City Attorney that religious institutions cannot occupy a portion of a multi-tenant building, and examine allowance of meeting halls, private clubs and related services in the O-1 and B-3 zoning districts. *Page 24.*

5. Consult with the City Attorney as to whether the Child Care Center and Group Day Care homes with an annual compliance permit is allowed and whether the current regulations for these uses comply with state licensing requirements and the Americans with Disabilities Act. *Page 24.*

Change outdated references:

6. Change the reference when uses are required to "be located only on major or collector thoroughfares as designated in the city's master plan" to major arterials and major collectors on the National Functional Classification designation, maintained by the State of Michigan. *Page 15.*
- SEC. ~~78-42, 78-52, 78-181~~
 - Introduction to Sub-Committee 6/23/2025
 - Discussed by Sub-Committee 9/22/2025
 - Discussed by Sub-Committee 10/27/2025
 - Introduced to Planning Commission 11/12/2025
 - Public Hearing 12/10/2025
 - First reading by City Commission 2/2/2026
 - Second reading by City Commission 2/17/26
 - Published 2/25/2026
 - Effective 2/26/2026
7. Convert Section 78-133 – Uses Prohibited into performance standards or a required sign off from the Fire Department. *Page 17.*
- SEC. ~~78-133~~
 - Introduction to Sub-Committee 7/28/2025
 - Discussed by Sub-Committee 9/22/2025
 - Discussed by Sub-Committee 11/19/2025
 - Introduced to Planning Commission 12/10/2025
 - Public hearing 1/14/2026
 - First reading by City Commission 2/17/2026
 - Second reading by City Commission 3/2/2026
 - Published 3/12/2026
 - Effective 3/13/2026
8. Update inconsistent or improper terms including: "special land use" instead of "special use"; "Michigan Department of Environment, Great Lakes, and Energy" or "EGLE" instead of "Michigan Department of Environmental Quality" or "MDEQ"; "religious institution" instead of "church"; and "Community Development Director" instead of "Building Official", in most instances. *Page 25.*
- Special land use: SEC. 78-92, 78-102, 78-112, 78-161, 78-181, 78-216, 78-261, 78-281, 78-282, 78-295, 78-333
 - EGLE: SEC. 78-202, 78-313, 78-314
 - Religious institution: SEC. 78-21, 78-42, 78-52, 78-62, 78-71, 78-161, 78-163, 78-181, 78-204, 78-242, 78-270, 78-271, 78-282, 78-296, 78-333
 - Introduction to Sub-Committee 7/28/2025
 - Discussed by Sub-Committee 9/22/2025
 - Discussed by Sub-Committee 11/19/2025
 - Introduced to Planning Commission 12/10/2025
 - Public hearing 1/14/2026
 - First reading by City Commission 2/17/2026
 - Second reading by City Commission 3/2/26
 - Published 3/12/2026
 - Effective 3/13/2026

9. Change "tavern" in Section 78-111 --Principal uses permitted in the B-3 Zoning District to "bar/lounge" since tavern is not used elsewhere. *Page 26.*

- SEC. 78-111
- Introduction to Sub-Committee 6/23/2025
- Discussed by Sub-Committee 9/22/2025
- Discussed by Sub-Committee 10/27/2025
- Introduced to Planning Commission 11/12/2025
- Public Hearing 12/10/2025
- First reading by City Commission 2/2/2026
- Second reading by City Commission 2/17/26
- Published 2/25/2026
- Effective 2/26/2026

Allow for modern uses:

10. Allow for e-commerce options in the B-1, B-2, **ARC** and MU Zoning Districts. In those zoning districts, the principal use allowing similar uses has a restriction that, "All businesses establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail from the premises where produced." The last sentence could be construed to not allow e-commerce to be part of the business. *Page 18.*

- SEC. 78-91, 78-101, 78-182
- Introduction to Sub-Committee 6/23/2025
- Discussed by Sub-Committee 9/22/2025
- Discussed by Sub-Committee 10/27/2025
- Introduced to Planning Commission 11/12/2025
- Public Hearing 12/10/2025 -- Postponed
- Recommended to City Commission 1/14/2026
- First reading by City Commission 3/2/2026
- Second reading by City Commission 3/16/26
- Published 3/24/2026
- Effective 3/25/2026

Eliminate suburban standards:

11. Decrease large minimum lot sizes and setbacks for specific uses: private non-commercial recreational areas, institutional or community recreation centers or non-profit swimming pool clubs; universities; hospitals; convalescent or nursing homes; and religious institutions. *Page 19.*

- Sec. 78-42, Sec. 78-52, Sec. 78-62, 78-296
- Introduction to Sub-Committee 8/18/2025
- Discussed by Sub-Committee 9/22/2025
- Discussed by Sub-Committee 12/17/2025
- Introduced to Planning Commission 1/14/2026 -- postponed 78-62
- Public hearing for Sec. 78-42, 78-52, and 78-296 3/11/2026
- First reading by City Commission 4/6/2026 -- postponed

Streamline and clarify processes:

12. Consider allowing instances where a plot plan, instead of a full site plan application, could be submitted. For instance, the re-use of an existing building for special land use likely would not necessitate the level of detail required for a site plan application. *Page 24.*
 - Sec. 78-247 through 78-248
 - Introduction to Sub-Committee 8/18/2025
 - Discussed by Sub-Committee 9/22/2025
 - Discussed by Sub-Committee 1/26/2026
 - Discussed by Sub-Committee 8/17/2026
13. List those special uses which require site plan review in Article XX.
 - Discussed by Sub-Committee 8/17/2026
14. Place amendment regulations in its own article with specific standards and process descriptions. Specific sections would include in general, rezonings (map amendments), text amendments and conditional rezonings. *Page 25.*
 - Sec. 78-424 through 78-427
 - Introduction to Sub-Committee 8/18/2025
 - Discussed by Sub-Committee 9/22/2025
 - Discussed by Sub-Committee 1/26/2026
 - Discussed by Sub-Committee 8/17/2026
15. Pivot section 78-385 to a description of planning commission powers, duties and responsibilities, as enabled by state law. This section should include: the number of and process for appointing Planning Commission members, officers, bylaws, meetings, annual report, compliance with the Open Meetings Act, and preparation of a Master Plan. *Page 25.*
 - Discussed by Sub-Committee 8/17/2026
16. Include the Planning Commission's ability to investigate, require information, place conditions and the time limitation of their approval into regulations for site plan, special land use and nonconformance approvals. *Page 25.*
 - Discussed by Sub-Committee 8/17/2026

Update definitions:

17. Review all definitions for consistent usage, including "average grade" and "usable floor area." *Page 26.*
18. Review definitions such as "nuisance" to match, where appropriate, those in other City ordinances, with the assistance of the City Attorney. *Page 26.*
19. Update all definitions for modern understanding. For instance, "video rental establishments" could be consolidated into a service use or eliminated. *Page 26.*
20. Remove regulatory language from definitions where possible, such as removing the reference to "one-story" in the convenience grocery store definition and "separated from each other by a "firewall" from the townhome/rowhouse definition. *Page 26.*
 - Introduction to Sub-Committee 6/23/2025
 - Discussed by Sub-Committee 9/22/2025
 - Discussed by Sub-Committee 10/27/2025
 - Introduced to Planning Commission 11/12/2025
 - Public Hearing 12/10/2025
 - First reading by City Commission 2/2/2026
 - Second reading by City Commission 2/17/26
 - Published 2/25/2026
 - Effective 2/26/2026

21. Remove definitions not used outside of Article II: billboard, delicatessen, mechanical amusement device, rooming house, mobile home park/manufactured home community (due to exceptions per state law for this use, consultation with the City Attorney is recommended). *Page 26.*

- Introduction to Sub-Committee 6/23/2025
- Discussed by Sub-Committee 9/22/2025
- Discussed by Sub-Committee 10/27/2025
- Introduced to Planning Commission 11/12/2025
- Public Hearing 12/10/2025
- First reading by City Commission 2/2/2026
- Second reading by City Commission 2/17/26
- Published 2/25/2026
- Effective 2/26/2026

22. Use graphics to simplify definitions when possible. *Page 26.*

Improve organization and navigability:

23. Consolidate all fence regulations into a single place, with the fence section of the Zoning Ordinance or the City's Fence Ordinance. *Page 26.*

- Introduction to Sub-Committee 7/28/2025
- Discussed by Sub-Committee 9/22/2025
- Discussed by Sub-Committee 11/19/2025
- Introduced to Planning Commission 12/10/2025
- Public hearing 1/14/2026
- Discussed by Sub-Committee 2/24/2026
- Discussed by Sub-Committee 3/23/2026
- Discussed by Sub-Committee 4/13/2026
- Discussed by Sub-Committee 6/1/2026
- Introduction to Planning Commission 6/10/2026
- Public hearing 7/15/2026
- Public hearing and first reading by City Commission 9/8/2026

24. Consolidate the "Vested Right" sections in Article I and Article XXVII. *Page 26.*

- SEC. 78-6, 78-386
- Introduction to Sub-Committee 7/28/2025
- Discussed by Sub-Committee 9/22/2025
- Discussed by Sub-Committee 11/19/2025
- Introduced to Planning Commission 12/10/2025
- Public hearing 1/14/2026
- First reading by City Commission 2/17/2026
- Second reading by City Commission 3/2/2026
- Published 3/12/2026
- Effective 3/13/2026

~~25. Examine and update setbacks for generator location requirements in Section 78-217 — Projections into setbacks, based on recent variance requests.~~

26. Update the Intent of the B-2 Zoning District to reflect the description of the Central Business District Future Land Use Category in the Master Plan. *Page 16.*

- SEC. 78-100
- Introduced to Sub-Committee 1/28/2026
- Introduced to Planning Commission 2/11/2026
- Public hearing 3/11/2026
- First reading by City Commission 4/6/2026 — postponed
- First reading by City Commission 4/20/26
- Second reading by City Commission 5/4/26
- Published 5/13/2026
- Effective 5/14/2026

R E S O L U T I O N

The following Resolution was offered by Commissioner _____ and seconded by Commissioner _____.

- WHEREAS The Planning Commission of the City of Plymouth reviewed the proposed amendments which update Article X. Fences (Sec. 18-371 to 18-400) and Section 18-337, and Section 78-21, 78-203, 78-206 through 209, and 78-336 of the City's Code of Ordinances, and
- WHEREAS The Planning Commission held a public hearing on July 15, 2026 to receive public comment about the amendments to Chapter 78, and
- WHEREAS At the conclusion of the public hearing, the Planning Commission approved the text amendment and recommended review and approval by the City Commission, and
- WHEREAS The City Commission held a public hearing on September 8, 2026 to receive public comment about the amendments to Chapter 18, and
- WHEREAS At the conclusion of the public hearing, the City Commission completed a first reading of the proposed amendments.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby approve the proposed ordinance amendments to Article X. Fences (Sec. 18-371 to 18-400) and Section 18-337, and Section 78-21, 78-203, 78-206 through 209, and 78-336 of the City's Code of Ordinances.

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



Administrative Recommendation

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

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

To: Mayor & City Commission
From: Chris S. Porman, City Manager
CC: S:\Manager\Porman Files\Memorandum - Exploration of Residential Compatibility Ordinance - 09-21-26.docx
Date: September 16, 2026
RE: Exploration of Residential Compatibility Ordinance

Background

The City Commission and Planning Commission have both identified exploration of a residential compatibility ordinance as a current priority. The issue has also been discussed through the Planning Commission's MSHDA subcommittee as part of the City's broader work to modernize its zoning regulations and implement housing-related recommendations from the Master Plan.

The original approach to the compatibility work was focused on a one-size-fits-all "overlay" set of regulations aimed at compatibility to be in addition to existing ordinance language governing Floor Area Ratio (FAR), lot coverage, and impervious surface regulations. The intentions of the potential regulations would be to maintain the existing context of residential neighborhoods by looking at characteristics of both the property and the structure, including lot size and setbacks, building height, roof form, garage placement, building size and landscaping. That approach would result primarily in regulatory text and supporting graphics.

As staff continued internal discussions about the project, however, it became apparent that residential compatibility may be broader than developing a single set of regulations. Questions arose about what specifically the City is attempting to address, how different neighborhoods should be treated, how new development relates to existing homes, and how compatibility standards should work alongside the City's efforts to provide additional housing opportunities.

Rather than moving directly into consultant selection and developing a scope and cost based on those internal discussions, staff believes it is appropriate to first receive policy direction from the Planning Commission and City Commission.

Staff presented this broader way of looking at residential compatibility to the Planning Commission at its September 9 meeting. The discussion centered on five draft goals: addressing building scale and massing; preserving neighborhood context while allowing new housing; establishing objective and predictable standards; identifying the site and building characteristics that contribute to compatibility; and ultimately producing zoning regulations that can be implemented by the City.

The discussion also reinforced the importance of clearly identifying the problem the City is attempting to solve before determining the appropriate regulatory approach. Planning Commission discussion included issues such as historic preservation, drainage and sunlight, architectural character and affordability. It was also recognized that the project scope and goals remain preliminary and require additional discussion.

Based on the work to date, staff has prepared two potential paths for moving forward.

Focused Approach. The first would remain closer to the original concept. The project would concentrate on drafting residential compatibility regulations based on existing neighborhood context, including lot characteristics, setbacks, building height and form, garage and driveway configuration, porches, building size and landscaping. The consultant's work would be more directly focused on producing regulatory text and graphics.

Expanded Approach. The second would begin with a broader evaluation of the City's existing residential zoning regulations before determining which compatibility tools should be used. This approach would examine existing conditions and regulatory gaps, consider differences among neighborhood contexts, evaluate which site and building characteristics should be regulated, and compare traditional dimensional standards, form-based/contextual standards and a hybrid approach. The work would then lead to recommended ordinance amendments and implementation guidance.

Importantly, the expanded approach is not intended to discourage housing development or undo the City's recent zoning work. The proposed scope specifically calls for balancing neighborhood compatibility with the City's housing goals and avoiding unnecessary restrictions on housing types, densities or lot configurations otherwise supported by the Master Plan and Zoning Ordinance.

Direction Requested

At this point, staff is not requesting approval of an ordinance, consultant contract or expenditure. Before developing a final scope, soliciting proposals or further evaluating project costs, Administration is seeking direction from the City Commission regarding the appropriate level of study.

Specifically, staff is asking whether the Commission would prefer that the project remain narrowly focused on developing residential compatibility regulations based on existing neighborhood characteristics, or whether staff should pursue the expanded approach that first evaluates the City's residential zoning framework and neighborhood contexts before recommending specific regulatory tools.

Based on the direction provided, staff will refine the project scope, evaluate anticipated costs and available grant funding, and return to the appropriate boards for the next steps.



Administrative Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

To: Chris Porman, City Manager
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: September 15, 2026
Re: Exploration of Residential Compatibility Ordinance

BACKGROUND:

As you are aware, the City Commission and Planning Commission have both adopted one-year tasks to explore a residential compatibility ordinance. Additionally, the MSHDA sub-committee has been discussing this matter.

The Planning Commission discussed the matter at their September 9 meeting. Below is a summary of the discussion:

"Director Bolhuis reported that internal discussions have broadened the scope of the residential compatibility ordinance effort beyond a single focused ordinance. Staff has identified five draft 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 site and building characteristics that contribute to compatibility; and (5) produce implementable zoning regulations. She noted that staff is still working to obtain cost estimates for consultant engagement and that these five goals remain in draft form.

Mengel noted the importance of clearly defining which problems the ordinance is intended to solve, identifying historic preservation, drainage and sunlight, architectural character, and affordability as the four primary community concerns he has heard.

Chair Saraswat expressed concern that this reframing of scope occurred without input from the Planning Commission or its sub-committee, and that the Commission was only now learning of it. She also acknowledged the need for better communication of sub-committee discussions to the full Commission. Director Bolhuis emphasized the project goals may be revised with the sub-committee.

City Commission Liaison Joe Elliott clarified that the five goals had not been presented to the City Commission either, and that the City Commission's role is to provide directional guidance, not to develop the ordinance itself. He affirmed that the Planning Commission, working with staff and consultants, is the appropriate body to lead that work. He emphasized the urgency of addressing the teardown and replacement of affordable housing stock and acknowledged the complexity of the undertaking."

RECOMMENDATION:

To assist the City Commission in their discussion of exploration of a residential compatibility ordinance, the administration has crafted two project descriptions for consideration.



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.
- 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.



Administrative Recommendation

City of Plymouth
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Phone 734-453-1234
Fax 734-455-1892

To: Mayor & City Commission
From: Chris S. Porman, City Manager
CC: S:\Manager\Porman Files\Memorandum - Authorization to Purchase Zamboni FastICE System - 09-21-26.docx
Date: September 16, 2026
RE: Authorization to Purchase Zamboni FastICE System

Background

During development of the FY 2026-27 budget, staff identified an opportunity to improve the ice-making process at the Plymouth Cultural Center through an upgrade to the City's electric Zamboni. The project was discussed during the budget process and \$35,000 was included in the Capital Improvement Budget for this purchase.

The proposed FastICE system changes the way water is applied during ice/rink resurfacing. Instead of the traditional flood method, the system uses a controlled, high-pressure application that allows staff to more precisely manage the amount and distribution of water applied to the ice for resurfacing.

For the Cultural Center, the primary benefit is the ability to build and maintain a more consistent ice surface while using less water during each resurfacing. The system is also intended to produce a thinner, denser sheet of ice, which can reduce the amount of refrigeration needed to maintain appropriate ice conditions. Faster freezing and recovery following resurfacing can also be beneficial during tournaments and other periods when the rink has a busy schedule.

The FastICE system enhances the City's previous investment in an electric Zamboni. Additionally, this system is in line with Goal Area One-Sustainable Infrastructure- on the City Commission's Strategic Plan, specifically "Continue sustainable infrastructure improvements for utilities, facilities, and fleet."

Recommendation

Mid-American Rink Systems of Kalamazoo has provided a proposal of \$29,055.95 for the equipment and installation. The proposal includes the FastICE retrofit kit, freight, miscellaneous parts and labor necessary to install and set up the system. Recreation staff has also indicated that Mid-American is the only authorized Zamboni maintenance service provider in the tri-state area.

The proposed cost of the FastICE system is under the \$35,000 budgeted in the FY 2026-27 Capital Improvement Budget. Administration recommends that the City Commission authorize the purchase and installation of the FastICE system from Mid-American Rink Systems in an amount not to exceed \$29,055.95.

A proposed resolution is attached.

RESOLUTION

The following Resolution was offered by Comm. _____ and seconded by Comm. _____.

WHEREAS, the City of Plymouth operates and maintains the ice arena at the Plymouth Cultural Center; and

WHEREAS, the City included funding in the FY 2026-27 Capital Improvement Budget for an upgrade to the City's electric Zamboni to improve the ice-making and resurfacing process; and

WHEREAS, the proposed FastICE system is designed to improve the consistency and efficiency of ice resurfacing while potentially reducing refrigeration demands; and

WHEREAS, Mid-American Rink Systems of Kalamazoo, Michigan has provided a proposal for the equipment and installation in the amount of \$29,055.95.

NOW THEREFORE BE IT RESOLVED THAT the Plymouth City Commission authorizes the purchase and installation of the FastICE Ice Making System from Mid-American Rink Systems of Kalamazoo, Michigan in an amount not to exceed \$29,055.95.



CITY OF PLYMOUTH

www.plymouthmi.gov

Recreation Department
Plymouth Cultural Center
525 Farmer
Plymouth, MI 48170

Phone 734-455-6620

Memo

To: Chris Porman, City Manager

From: Steve Anderson, Recreation Director 

CC:

Date: 9/15/2026

Re: Zamboni Fast Ice System

As you are aware, the arena staff has proposed installing a FastICE Ice Making System on the City's electric Zamboni. This item was discussed briefly at the City budget hearing and was included in the 2026-27 capital improvement budget.

What is a FastICE system? FastICE is an ice-making technology that is designed as a retrofit for Zamboni ice resurfacers. Rather than applying water through a conventional gravity fed towel and flood pipe system, FastICE utilizes a high-pressure mist application process that distributes water evenly across the ice surface. The system provides precise control over water application rates, pressure, and coverage, allowing operators to produce a smoother, harder, and more consistent ice surface. The system is designed to improve control of ice thickness and may result in significant savings in time and energy.

Benefits

Improved Ice Quality - FastICE applies heated water in a fine mist that freezes quickly and bonds evenly with the existing ice surface. This process reduces trapped air and produces harder, smoother ice. Improved ice quality benefits all user groups, including hockey programs, figure skaters, public skating patrons, and tournaments.

Reduced Energy Consumption - One of the most significant advantages of the system is the ability to maintain high-quality ice with less overall thickness. A thinner, denser sheet of ice requires less energy refrigeration to maintain appropriate temperatures. This aligns with the City's goals of utilizing technology to improve energy efficiency.

Faster Ice Building and Recovery - The high-pressure application method allows ice to form and recover more quickly following resurfacing sessions. Faster recovery can improve scheduling flexibility, particularly during tournaments, special events, and periods of heavy facility use.

Enhanced Performance of Electric Equipment - The City has already invested in electric resurfacing technology to reduce emissions, lower fuel costs, and enhance sustainability efforts. Installing FastICE complements this investment by further reducing energy requirements associated with ice maintenance.

Recommendation

Based on the operational, financial, and environmental benefits outlined above, we recommend that the City approve the purchase and installation of the FastICE Ice Making System thru the only authorized Zamboni maintenance service in the tri-state area, Mid-American Rink Systems of Kalamazoo, MI in the amount of \$29,055.95.

If you have any questions, please do not hesitate to contact me at anytime.

Item Description	Req By	Account #		R N	Est Life	Dept Priority	Method of Funding			Dept Req Est Cost	Manager Revisions	Budgeted Cost	
							Approp	Act 99	Grant	Bonds			
RECREATION CAPITAL IMPROVEMENT FUND													
Compressor control module update	REC	408-900	-977.751	R	15	1	X				35,000	-	35,000
Arena dehumid control system	REC	408-900	-976.751	R	15	1	X				18,000	-	18,000
Backup scroll compressor	REC	408-900	-977.751	N	15	1	X				11,000	-	11,000
Fast Ice System - Replaces Zamboni H2O feed		408-900	-977.751	N	15		X				35,000	-	35,000
PCC replacement windows - CPF Grant	REC	408-900	-976.752	R	25	2			X		400,000	-	400,000
PCC roof replacement - CPF Grant	REC	408-900	-976.752	R	15	2			X		450,000	-	450,000
Canopy entrance /heated vestibule - CPF Grant	REC	408-900	-976.751	R	15	2			X		20,000	-	20,000
TDM soccer shed- Irrigation-Wayne County Grant	REC	408-900	-977.751	R	15	2			X		15,000	-	15,000
Soccer goals	REC	408-900	-977.751	R	25	3			X		20,000	-	20,000
RECREATION CAPITAL IMPROVEMENT FUND TOTAL											1,004,000	-	1,004,000
2024 ROAD BOND FUND													
Major- portion of 2026 Street Plan													
Preventative maintenance/Engineering Costs	DMS	488-485	818.406	R	25	1	X				52,200	-	52,200
Riverside Comfort Station road reconstruct	DMS	488-485	818.450	R	25	1	X				30,000	-	30,000
Joel St/Ann Arbor Trail road reconstruction	DMS	488-485	818.450	R	25	1	X				160,000	-	160,000
Ann Arbor Trail-Mill to railroad tracks	DMS	488-485	818.450	R	25	1	X				46,900	-	46,900
Ann Arbor Trail-Harvey to Joel	DMS	488-485	818.450	R	25	1	X				59,500	-	59,500
Goldsmith- Sheldon to Lena	DMS	488-485	818.450	R	25	1	X				98,000	-	98,000
Local- portion of 2026 Street Plan													
Preventative maintenance/Engineering Costs	DMS	488-485	818.406	R	25	1	X				49,500	-	49,500
Joel St/Ann Arbor Trail road reconstruction	DMS	488-485	818.450	R	25	1	X				160,000	-	160,000
Maple, Hamilton Intersection to Fairground	DMS	488-485	818.450	R	25	1	X				100,000	-	100,000
Wing/Joy/Deer to west end of Joy	DMS	488-485	818.450	R	25	1	X				98,000	-	98,000
Evergreen- Penniman to Sheridan	DMS	488-485	818.450	R	25	1	X				84,000	-	84,000
2024 ROAD BOND FUND TOTAL											938,100	-	938,100

1085 Bunkerhill DR
Kalamazoo, MI 49009

admin@midamericarinkservices.com

Office Phone 269-375-6277



Estimate

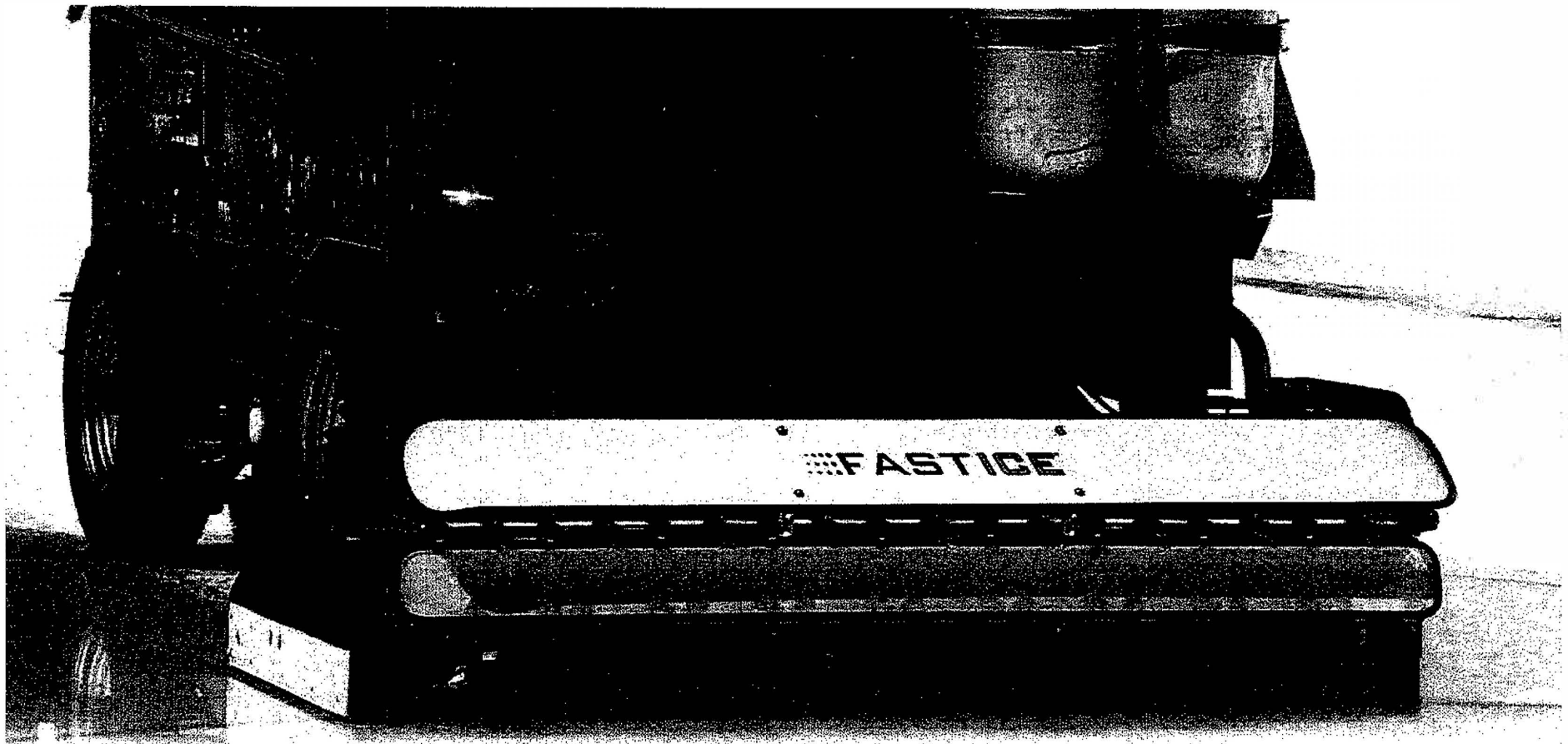
Date	Estimate #
9/15/26	14323

Name / Address
Plymouth Cultural Center Ron Basse 525 Farmer St. Plymouth, MI 48170

Ship To	
P.O. No.	Due Date
	10/15/26

Item	Description	Qty	Amount	Total
KZ-11152	KZ-11152 (KIT, FAST ICE V2, 552AC, FIELD RETRO)	1	21,575.65	21,575.65
Tariff	7% Tariff Charged By Zamboni		7.00%	1,510.30
Freight	FREIGHT CHARGES EXTRA		500.00	500.00
Zamboni Parts	Misc Parts and Supplies needed to Retrofit		200.00	200.00
Zamboni Service	Zamboni Service -Estimated Labor to Install & Set Up Fast Ice	34	155.00	5,270.00
			Total	\$29,055.95

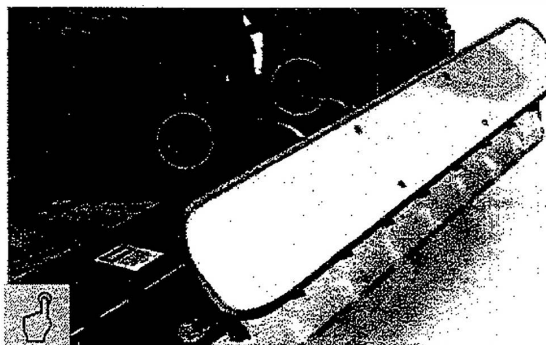
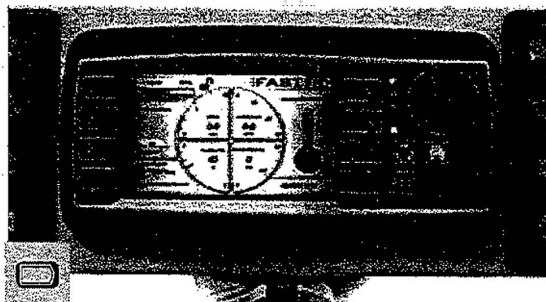
Signature _____



GAME CHANGING INNOVATION FOR EXCEPTIONAL ICE

The FastICE® system creates superior ice with a computer controlled high pressure pump for an even and accurate fine mist water application, resulting in significant savings of time and energy.

FASTICE
ICE MAKING
SYSTEM



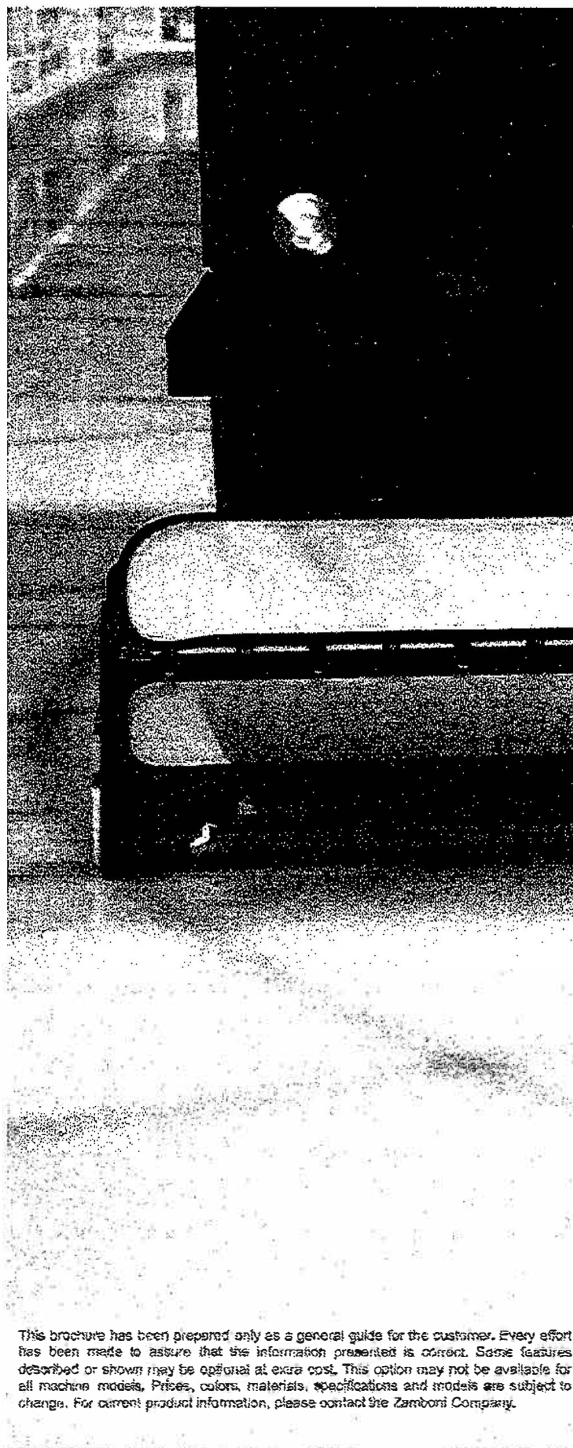
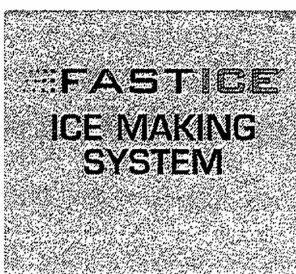
The onboard console allows real-time control of system functions



Quick-release system mounts the system to the conditioner of the ice resurfacer and removes easily for blade changes.



Less gasses trapped in the ice, minimizes the need for temperature adjustments
Build ice faster at higher temperatures



FastICE® ADVANCED ICE MAKING SYSTEM

A hydraulically-driven centrifugal water pump and a proportional hydraulic flow valve work together for exceptionally accurate control of water distribution at any speed. The stronger, faster and smoother ice surface has a reduced "insulation factor" and can be maintained at a lesser thickness for significant energy savings.



A SUPERIOR ICE SURFACE

Precisely aligned spray nozzles deliver a pressurized mist of fine droplets with independent upper and lower spray control capabilities. The smooth and consistent application freezes and bonds quickly and evenly with the existing surface, dramatically improving the quality of the ice.



NEW DIGITAL CONSOLE

On-dash display provides live data for spray volume; ground speed; water flow and application rate scaling; water pressure; water temperature and total water used. View/download/save detailed reports of data collected during resurfacings for analysis.



EASE OF OPERATION

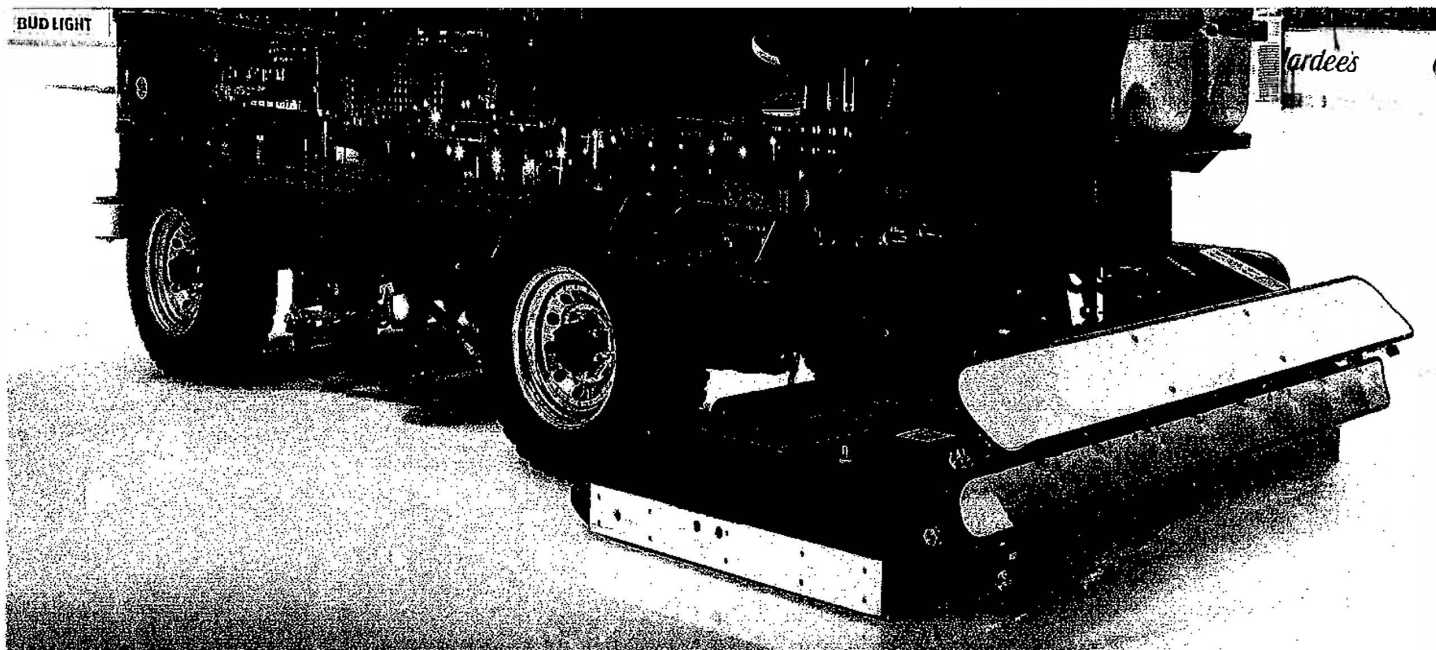
Operators can set system parameters and select from standard/metric and a number of languages. Diagnostic screen provides component and communication status. Toggle between several preset screens.

ZAMBONI.

zamboni.com

This brochure has been prepared only as a general guide for the customer. Every effort has been made to assure that the information presented is correct. Some features described or shown may be optional at extra cost. This option may not be available for all machine models. Prices, colors, materials, specifications and models are subject to change. For current product information, please contact the Zamboni Company.

ZAMBONI and the configuration of the Zamboni ice resurfacing machine are registered trademarks of Frank J. Zamboni & Co., Inc.
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Top 10

Benefits of the FastICE® Advanced Ice Making System!

1. Water disbursement consistent with speed of machine
2. Control water flow to within 1/1000th of an inch, avoiding inconsistency between operators
3. Build ice faster at higher temperatures, reducing load on refrigeration equipment
4. Blast Button allows operator to apply maximum water flow to build ice over low areas
5. Digital Control Monitor provides real time view of ice making water temperature and ground speed
6. Utility savings from reduction in water consumption, decreased run hours on pumps, compressors and refrigeration plant
7. Each flood can build ice thickness from 9/1000" to 11/1000" with a 1/8" max
8. Ice making water distributed by pressurized nozzles sets up much more quickly than with the traditional flood pipe/towel application
9. Exceptional ice quality with enhanced clarity
10. Less gasses trapped in the ice reduces the need for temperature adjustments