



City of Plymouth Planning Commission Sub-Committee Meeting Agenda

Tuesday, September 9, 2025 – 12:00 p.m.
City Hall Conference Room

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

1. CALL TO ORDER
 - a. Roll Call
2. CITIZENS COMMENTS
3. APPROVAL OF THE MINUTES
 - a. Approval of the July 28, 2025 meeting minutes
4. MSHDA GRANT DISCUSSION
5. ADJOURNMENT

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

2025 Planning Commission Goals

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

Approved MSHDA Grant activities:

Program Description

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

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

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

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

Recommendations from the Zoning Audit:

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

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

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

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

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

Allowing payment in lieu of parking available in all districts.

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

MSHDA Grant Sub-Committee Priorities

1. Formulas
2. Residential compatibility
3. Platting

CURRENT ORDINANCE RM-1 AND RM-2

Section 78-191

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

Efficiency apartment unit	=	1 room
One-bedroom unit	=	2 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.”

NARRATIVE

The current ordinance considers the maximum number of rooms that can be in a multi-family home. Staff propose to regulate based on the total number of dwelling units instead of the bedrooms within a unit.

OPTION 1

Regulate the minimum lot area per dwelling unit. This option dictates how many units could be constructed based on the size of the lot. See below for the minimum lot areas per dwelling unit (=43,560/DU).

Number of Units	Minimum Lot Area Per Dwelling Unit (s.f.)
6	7,260
7	6,223
8	5,445
9	4,840
10	4,356
11	3,960
12	3,630
13	3,351
14	3,111
15	2,904
16	2,723
17	2,562
18	2,420
19	2,293
20	2,178
21	2,074
22	1,980
23	1,894
24	1,815
25	1,742
26	1,675
27	1,613

OPTION 2

Regulate with consideration of the city's existing housing units/buildings. See below and the attached sheet for more details.

Number of Units	Average Square Footage	Count
3	2,844.94	33
4	2,611.03	25
5	2,492.76	6
6	1,904.94	13
7	2,045.00	2
8	2,109.42	13
10 to 20	2,015.28	16
21-29	2,816.76	7
31-38	3,198.00	6
69+	2,336.86	9

OPTION 3

Regulate with the densities listed in the Master Plan.

The City of Northville anticipates approving the following change to their multi-family district in September 2025: "Residential uses are permitted at a base density of up to twelve (12) dwelling units per net acre. For the purpose of calculating residential density, net acre shall mean the lot area excluding public and private road rights-of-way. The Planning Commission may, at its discretion, approve a density exceeding twelve (12) units per net acre, provided it finds that the increased density shall not adversely affect the aesthetics, character, parking availability, traffic conditions, public health, safety, or general welfare of properties in the vicinity."

OPTION 4

Regulate maximum building envelope/form and scale rather than number of units/density. Could provide a maximum built width and depth, in addition to other existing regulations like height, lot coverage, etc.

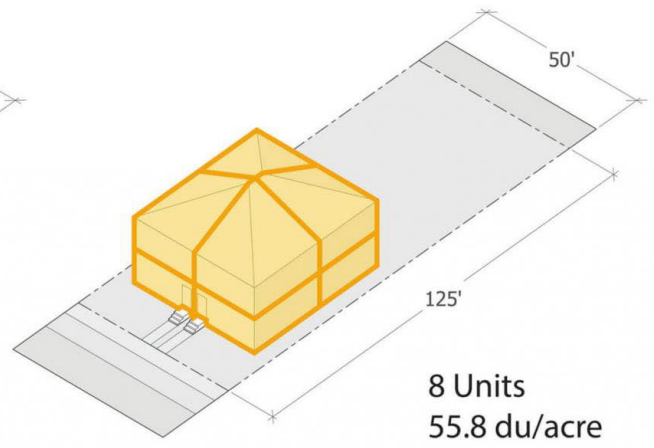
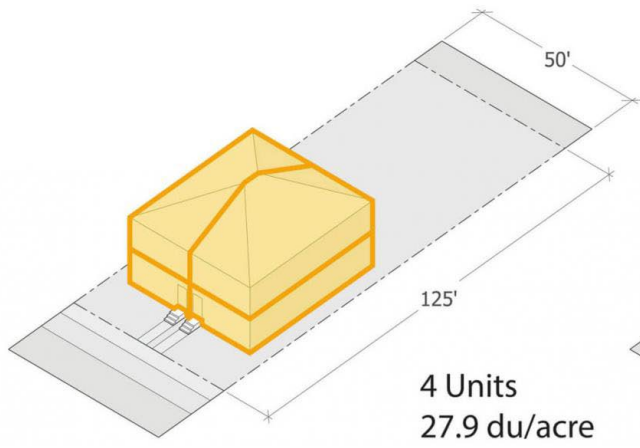
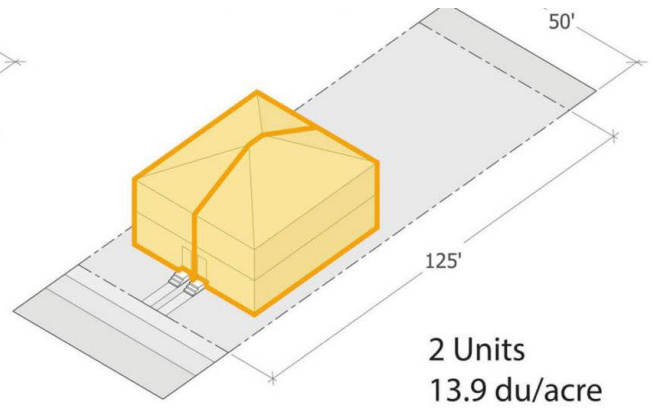
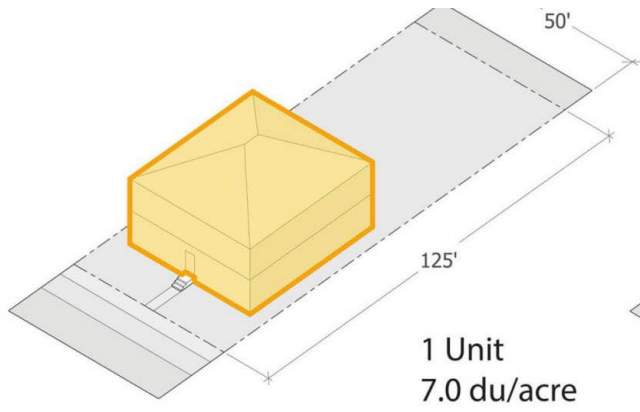


Image Credit: Opticos

SECTION 15.02 FOOTNOTES TO THE SCHEDULE OF REGULATIONS

6. In R-3 Third Density Residential District, ~~for residential uses, other than excluding~~ Assisted Senior Living Facility, Congregate Care Retirement Community, ~~or and~~ Convalescent/Nursing/Memory Care Facility, ~~the total number of rooms of eighty (80) square feet or more (not including kitchen and sanitary facilities) shall not be more than the area of the parcel, in square feet, divided by sixteen hundred (1600). All units shall have at least one (1) living room and one (1) bedroom and there shall be not more than ten (10) percent of the units of an efficiency apartment type.~~ For the purposes of computing the permitted number of rooms in excess of eighty (80) square feet or more and the number of dwelling units per acre the following room assignments shall determine the room characteristics of the dwelling unit.

One Bedroom	-	2 rooms	Plans presented showing 1, 2, or 3 bedroom
Two Bedrooms	-	3 rooms	units and including a "den", "library" or other
Three Bedrooms	-	4 rooms	extra rooms shall count such extra rooms as a
Four Bedrooms	-	5 rooms	bedroom for the purpose of computing density.

~~In R-3 District, the area used for computing density shall be the total site area exclusive of any dedicated public right-of-way, either interior or bounding roads. are permitted at a base density of up to twelve (12) dwelling units per net acre. For the purpose of calculating residential density, net acre shall mean the lot area excluding public and private road rights-of-way. The Planning Commission may, at its discretion, approve a density exceeding twelve (12) units per net acre, provided it finds that the increased density shall not adversely affect the aesthetics, character, parking availability, traffic conditions, public health, safety, or general welfare of properties in the vicinity.~~

In R-3, R-4 ~~Fourth~~ Density Residential District, and PBO Professional and Business Office District, for Assisted Senior Living Facility, Congregate Care Retirement Community, or Convalescent/Nursing/Memory Care Facility, density and unit configurations are defined in Section 15.02 (Footnote 15), Section 5.02 and 16.17 through 16.18. (Rev. ~~5/489/25~~)

Complex Name (If Known)	Zoning	Address	Lot Area in Sq. Ft	Acreeage	# of Units	Density	Average SF per dwelling unit
Old Village Townhomes	R-1	1010 N MILL	7508.5	0.17	2	11.76	3,754.25
	O-1	605 S HARVEY	6291.4	0.14	2	13.8	3,145.71
	R-1	156 N HOLBROOK	16442.2	0.38	3	7.9	5,480.73
	RM-1	195 S MILL	15636.3	0.36	3	8.4	5,212.11
	RM-1	167 S UNION	14708.1	0.34	3	8.9	4,902.68
	R-1	1017 N HOLBROOK	11770.4	0.27	3	11.1	3,923.46
	MU	822 N MILL	11325.6	0.26	3	11.5	3,775.20
	RT-1	486 HAMILTON	10302.8	0.24	3	12.7	3,434.26
	RM-1	315 N MILL	9887.4	0.23	3	13.2	3,295.79
	RM-1	233 S UNION	9860.9	0.23	3	13.3	3,286.97
	RM-1	1224 JUNCTION	9599.7	0.22	3	13.6	3,199.91
	MU	455 N MILL	9279.3	0.21	3	14.1	3,093.12
	RM-2	681 DEER	9095.1	0.21	3	14.4	3,031.71
	RM-1	157 N MILL	8823.1	0.20	3	14.8	2,941.05
	R-1	556 FAIRGROUND	8395.6	0.19	3	15.6	2,798.52
	RM-1	259 E ANN ARBOR TRL	8136.2	0.19	3	16.1	2,712.07
	RT-1	480 MAPLE	7969.9	0.18	3	16.4	2,656.63
	R-1	217 HAMILTON	7640.3	0.18	3	17.1	2,546.76
	RM-1	346 ROE	7115.9	0.16	3	18.4	2,371.98
	RM-1	336 ROE	7115.9	0.16	3	18.4	2,371.97
	RM-1	306 ROE	7115.9	0.16	3	18.4	2,371.96
	RM-1	326 ROE	7115.9	0.16	3	18.4	2,371.96
	RM-1	316 ROE	7115.9	0.16	3	18.4	2,371.95
	RM-1	793 VIRGINIA	6999.9	0.16	3	18.7	2,333.31
	MU	876 N MILL	6969.6	0.16	3	18.8	2,323.20
	B-1	906 S MAIN	6969.6	0.16	3	18.8	2,323.20
	R-1	105 N UNION	6785.9	0.16	3	19.3	2,261.97
	R-1	189 S UNION	6746.3	0.15	3	19.4	2,248.78
	RM-1	1460 JUNCTION	6399.8	0.15	3	20.4	2,133.27
	RM-1	1370 JUNCTION	6399.8	0.15	3	20.4	2,133.26
	RM-1	1440 JUNCTION	6399.7	0.15	3	20.4	2,133.25
	R-1	196 HAMILTON	6136.2	0.14	3	21.3	2,045.41
	RM-1	841 IRVIN	5999.8	0.14	3	21.8	1,999.94
	R-1	139 E PEARL	5905.5	0.14	3	22.1	1,968.51
	RM-1	1480 JUNCTION	5484.5	0.13	3	23.8	1,828.16
	RM-1	173 S UNION	16043.7	0.37	4	10.9	4,010.91
	RM-1	283 E ANN ARBOR TRL	15948.7	0.37	4	10.9	3,987.19
	R-1	777 KARMADA	14999.5	0.34	4	11.6	3,749.89
	MU	487 N MILL	14932.2	0.34	4	11.7	3,733.05
	RM-1	400 PLYMOUTH RD	14384.5	0.33	4	12.1	3,596.12
	I-1	802 N SHELDON	13068.0	0.30	4	13.3	3,267.00
	RT-1	231 W SPRING	12400.0	0.28	4	14.1	3,100.01
	RM-1	303 W ANN ARBOR TRL	12234.8	0.28	4	14.2	3,058.69
	RT-1	650 FOREST	11667.9	0.27	4	14.9	2,916.98
	B-2	580 DEER	11555.4	0.27	4	15.1	2,888.85

Complex Name (If Known)	Zoning	Address	Lot Area in Sq. Ft	Acreage	# of Units	Density	Average SF per dwelling unit
	RM-1	262 W LIBERTY	11038.8	0.25	4	15.8	2,759.70
Trails End	RM-1	308 E Ann Arbor Tr	11017.17	0.25	4	16	2,754.29
	RM-1	355 W ANN ARBOR TRL	9857.1	0.23	4	17.7	2,464.27
	RM-1	160 AMELIA	9649.2	0.22	4	18.1	2,412.31
	RM-1	1236 JUNCTION	9599.6	0.22	4	18.2	2,399.90
Penny Fleury	B-2	598 S Main	9480.6	0.22	4	18.18	2,370.15
	RM-1	347 FARMER	8712.0	0.20	4	20.0	2,178.00
	RT-1	843 STARKWEATHER	8526.6	0.20	4	20.4	2,131.65
	R-1	267 BLANCHE	8169.5	0.19	4	21.3	2,042.38
	MU	1135 STARKWEATHER	7655.6	0.18	4	22.8	1,913.89
	RM-1	220 E ANN ARBOR TRL	6969.6	0.16	4	25.0	1,742.40
	RM-1	318 BLANCHE	6600.0	0.15	4	26.4	1,650.01
	R-1	743 BLUNK	5999.6	0.14	4	29.0	1,499.90
	MU	512 N MILL	5365.1	0.12	4	32.5	1,341.28
	O-1	218 S HARVEY	5227.2	0.12	4	33.3	1,306.80
	RM-1	263 S UNION	29013.1	0.67	5	7.5	5,802.62
	RM-1	305 ROE	11955.2	0.27	5	18.2	2,391.03
	RM-1	234 W ANN ARBOR TRL	11075.9	0.25	5	19.7	2,215.18
	RT-1	711 STARKWEATHER	10675.0	0.25	5	20.4	2,135.01
	RT-1	877 STARKWEATHER	9450.0	0.22	5	23.0	1,890.00
	B-2	819 PENNIMAN	2613.6	0.06	5	83.3	522.72
Tonquish	RM-1	1412 McKinley	16974.97	0.39	6	15.38	2,829.16
	PUD	992 N HOLBROOK	16330.1	0.37	6	16.0	2,721.69
	RM-1	104 N MILL	14854.8	0.34	6	17.6	2,475.80
	RM-1	272 W LIBERTY	11459.8	0.26	6	22.8	1,909.97
	RM-1	1280 DEWEY	11146.7	0.26	6	23.4	1,857.78
	RM-1	736 CHURCH	11117.9	0.26	6	23.5	1,852.98
	RM-1	705 N HOLBROOK	10981.3	0.25	6	23.8	1,830.22
	MU	1009 STARKWEATHER	10806.9	0.25	6	24.2	1,801.15
	B-3	545 W ANN ARBOR TRL	10704.7	0.25	6	24.4	1,784.11
	B-2	896 PENNIMAN	10281.2	0.24	6	25.4	1,713.53
	B-1	875 WING	9147.6	0.21	6	28.6	1,524.60
	B-3	565 W ANN ARBOR TRL	8276.4	0.19	6	31.6	1,379.40
	MU	941 STARKWEATHER	6502.8	0.15	6	40.2	1,083.81
	RM-1	100 ROSE	22029.3	0.51	7	13.8	3,147.04
	RT-1	555 STARKWEATHER	6600.6	0.15	7	46.2	942.95
	R-1	700 KARMADA	24149.3	0.55	8	14.4	3,018.66
Mill Towne Square	RM-1	330 N Mill	23091.65	0.53	8	15.09	2,886.46
	RM-1	892 BYRON	22759.7	0.52	8	15.3	2,844.96
	RM-1	1361 S HARVEY	21827.7	0.50	8	16.0	2,728.47
Home on the Trail	RM-1	221 E Ann Arbor Tr	21520.71	0.49	8	16.33	2,690.09
	RM-1	1352 DEWEY	17924.4	0.41	8	19.4	2,240.55
	RM-1	1142 BYRON	15300.0	0.35	8	22.8	1,912.50
	MU	1027 STARKWEATHER	14519.2	0.33	8	24.0	1,814.89

Complex Name (If Known)	Zoning	Address	Lot Area in Sq. Ft	Acreage	# of Units	Density	Average SF per dwelling unit
	RM-1	1098 BYRON	14400.0	0.33	8	24.2	1,800.00
	RM-1	241 E LIBERTY	13380.9	0.31	8	26.0	1,672.61
	RM-1	1056 BYRON	13200.0	0.30	8	26.4	1,650.00
	RM-1	1365 MCKINLEY	12120.0	0.28	8	28.8	1,515.00
Penniman Place	B-2	855 Penniman	2419.61	0.06	8	133.33	302.45
Jewell Maple	PUD	686 Maple	33644.34	0.77	10	12.99	3,364.43
Carriage Court	RM-1	379 Hamilton	20168.09	0.46	10	21.74	2,016.81
Royal York of Plymouth	RM-2	1060 York	27814.05	0.64	11	17.19	2,528.55
Mayflower Condo	B-2	801 W Ann Arbor Tr		0	11	#DIV/0!	-
	RM-1	1300 DEWEY	24453.4	0.56	14	24.9	1,746.67
	RM-1	246 & 264 W ANN ARBOR TRL	34966.5	0.80	15	18.7	2,331.10
	RM-1	300 E LIBERTY	47317.7	1.09	16	14.7	2,957.36
	RM-1	230 PLYMOUTH RD	38900.7	0.89	16	17.9	2,431.29
	B-2	471 S MAIN	25264.8	0.58	16	27.6	1,579.05
	RM-1	301 BLANCHE	22178.4	0.51	17	33.4	1,304.61
	RM-1	303 ROE	27298.9	0.63	18	28.7	1,516.61
	RM-1	300 N MILL	22474.7	0.52	18	34.9	1,248.60
Parkside	B-2	730 Penniman	10174.55	0.23	18	78.26	565.25
Arbor Trails	PUD	483 Maria	67413.88	1.55	20	12.9	3,370.69
	RM-2	700 YORK	61633.0	1.41	20	14.1	3,081.65
Yorktowne Condos	PUD	764 York	44036.45	1.01	20	19.8	2,201.82
	RM-1	369 W ANN ARBOR TRL	12632.4	0.29	21	72.4	601.54
Midtown of Plymouth	RM-2	770 Deer	40014.33	0.92	23	25	1,739.75
River Oaks Village	RM-1	141 River Oaks	71924.76	1.65	24	14.55	2,996.87
	RM-1	725 COOLIDGE	63138.7	1.45	24	16.6	2,630.78
Plymouth Park West	RM-2	699 Deer	69451.75	1.59	25	15.72	2,778.07
Hamilton Gardens	PUD	300 Hamilton	49113.28	1.13	27	23.89	1,819.01
Pulte Homes	PUD	100 S Mill	207388.38	4.76	29	6.09	7,151.32
Cassady Place	PUD	1699 Cassady Pl	101063.17	2.32	31	13.36	3,260.10
Plymouth Trail	RM-1	330 W Ann Arbor Tr	90827.91	2.09	31	14.83	2,929.93
Willowbrook	RM-1	500 Ford	95306.21	2.19	32	14.61	2,978.32
Plymouth Square	RM-1	1450 W Ann Arbor Rd	73828.61	1.69	34	20.12	2,171.43
The Meadows	PUD	803 Deer Ct	191428.94	4.39	37	8.43	5,173.76
	RM-1	1600 N TERRITORIAL RD	101629.5	2.33	38	16.3	2,674.46
Daisy Square Lofts	PUD	101 S Union	88212.2	2.03	69	33.99	1,278.44
	RM-1	1401 SHELDON RD	179627.0	4.12	72	17.5	2,494.82

Complex Name (If Known)	Zoning	Address	Lot Area in Sq. Ft	Acreage	# of Units	Density	Average SF per dwelling unit
	RM-1	724 S MILL	119580.6	2.75	72	26.2	1,660.84
Townes at Mill	PUD	200 S Mill	434111.02	9.97	76	7.62	5,711.99
	PUD	301-311 Plymouth Rd	217266.5	4.99	94	18.8	2,311.35
Crestwood	RM-1	1199 S Sheldon	307347.94	7.06	100	14.16	3,073.48
	RM-2	1160 SHERIDAN	97574.4	2.24	104	46.4	938.22
Pinewood Village	RM-2	100 Pinewood	218531.77	5.02	120	23.9	1,821.10
Daisy Square	PUD	399 Red Ryder	228136.64	5.24	131	25	1,741.50

Blue = Mixed use/second floor and above

Unsure how many units are residential