



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, April 8, 2026 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/86943904133>

Passcode:300279

Webinar ID: 869 4390 4133

1. CALL TO ORDER

- a. Roll Call

2. CITIZENS COMMENTS

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

3. APPROVAL OF THE MINUTES

- a. Approval of the March 11, 2026 meeting minutes

4. APPROVAL OF THE AGENDA

5. COMMISSION COMMENTS

6. PUBLIC HEARINGS

7. OLD BUSINESS

8. NEW BUSINESS

- a. Concept Only Review of PUD 26-01: 639 S. Mill, 166 E. Ann Arbor Trail
- b. Amendment to Zoning Ordinance Secs. 78-23 and 78-191

9. REPORTS AND CORRESPONDENCE

10. ADJOURNMENT

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

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

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

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

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

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

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

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

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

2026 Planning Commission Goals

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



**Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, March 11, 2026 - 7:00 p.m.
Plymouth City Hall 201 S. Main**

City of Plymouth
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

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

Present: Chair Saraswat, Vice Chair Kyle Medaugh, Commissioners Sidney Filippis, Zach Funk, Don Webb, Katie Rossie, and Marni Schroeder

Absent: Commissioners Joe Hawthorne and Dave Scott

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

2. CITIZENS COMMENTS

None.

3. APPROVAL OF MEETING MINUTES

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

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Filippis offered a motion, seconded by Medaugh, to approve the agenda for March 11, 2026.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

None.

6. PUBLIC HEARINGS

a. Amendment to Zoning Ordinance Secs. 78-42, 78-52, 78-296; 78-100

Director Bolhuis provided background on the zoning audit project that began in January 2022, explaining the process of identifying inconsistencies and outdated language in the zoning ordinance. She detailed the work of the zoning audit subcommittee formed in May 2025.

Chair Saraswat opened the public hearing for Secs. 78-42 and 78-52 at 7:10 p.m.

There were no comments online or in-person.

Chair Saraswat closed the public hearing at 7:10 p.m.

Medaugh noted the primary change was cleaning up language regarding private recreation areas. Rossie provided editing comments to ensure the sections match each other and suggested adding specific section references for parking requirements.

Filippis offered a motion, seconded by Webb, to recommend to the City Commission the approval of amendments to zoning ordinance sections 78-42 and 78-52 with edits as discussed.

There was a roll call vote.

YES: Rossie, Filippis, Funk, Webb, Schroeder, Medaugh, Chair Saraswat
MOTION PASSED UNANIMOUSLY

Chair Saraswat opened the public hearing for Sec. 78-296 at 7:17 p.m.

Mary Thomas, 1410 Linden, expressed concerns about the proposed amendments to the required setbacks of religious institutions.

Chair Saraswat closed the public hearing at 7:20 p.m.

Commissioners clarified that these proposed changes were identified in the 2022 zoning audit and were flagged as overly suburban in nature.

Medaugh offered a motion, seconded by Schroeder, to recommended to the City Commission the approval of amendments to zoning ordinance section 78-296.

There was a roll call vote.

YES: Rossie, Filippis, Funk, Webb, Schroeder, Medaugh, Chair Saraswat
MOTION PASSED UNANIMOUSLY

Chair Saraswat opened the public hearing for Sec. 78-100 at 7:33 p.m.

There were no comments online or in-person.

Chair Saraswat closed the public hearing at 7:33 p.m.

Filippis offered a motion, seconded by Funk, to recommend to the City Commission the approval of amendments to zoning ordinance section 78-100.

There was a roll call vote.

YES: Rossie, Filippis, Funk, Webb, Schroeder, Medaugh, Chair Saraswat
MOTION PASSED UNANIMOUSLY

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

a. SP26-01 857 Penniman: Site plan review for change of use from salon to restaurant

Riham, the applicant, presented the application to change the use of 857 Penniman from a hair salon to a fast-food burger restaurant called Brome. The applicant explained there would be no intensification of use and no additional parking requirements due to existing parking credits.

Schroeder made a motion, seconded by Filippis, to approve SP26-01.

There was a voice vote.

MOTION PASSED UNANIMOUSLY.

b. Planning Commission 2026 Goals

The proposed 2026 goals are to complete remaining quick zoning audit tasks and explore residential compatibility ordinance, both aligned with City Commission goals.

Medaugh offered a motion, seconded by Rossie, to approve the 2026 Planning Commission Goals.

There was a voice vote.

MOTION PASSED UNANIMOUSLY.

9. REPORTS AND CORRESPONDENCE

City Commissioner Joe Elliot thanked the commission for accepting the goals and noted the City Commission still needs to provide direction on the residential compatibility ordinance before work begins.

Planning Director Bolhuis shared that the MSHDA grant has wrapped up and a report of grant activities will be presented to the Planning Commission and City Commission.

10. ADJOURNMENT

Filippis offered a motion, seconded by Medaugh, to adjourn the meeting at 7:45 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

CITY OF PLYMOUTH
PLANNED UNIT DEVELOPMENT APPLICATION

Community Development Department
 201 S. Main Street Plymouth, MI 48170
 Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address 639 Mill Street	Current Zoning Classification B-3 and RM-1	Date of Application 11/13/25
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Name of Property Owner Mill Street Ventures - Attn Eugene Sherizen	Phone Number	
Mailing Address 26640 Harding Street	Email Address (Required)	
City Oak Park	State MI	Zip Code 48237

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect <input type="checkbox"/>	<input checked="" type="checkbox"/> Developer	Engineer <input type="checkbox"/>	Lessee <input type="checkbox"/>
Applicant/Company Name Walters Group	Phone Number			
Applicant/Company Address 230 East Grand River, #600	City Detroit	State MI	Zip Code 48226	
Email Address (Required)				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Dave Root/Giffels Webster	Phone Number		
Company Address 28 W Adams, #1200	City Detroit	State MI	Zip Code 48226
Registration Number 6201065066	Expiration Date 12/31/25	Email Address (Required)	

IV. Type of Project

V. Historic District

<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Mixed Use	<input type="checkbox"/> Preliminary Plan <input checked="" type="checkbox"/> PUD Review/Revision	Is this project located in the Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Single Family	<input type="checkbox"/> Final Plan <input type="checkbox"/> PUD Amendment/Extension	

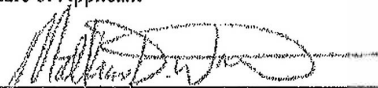
VI. Description of Project

The project involves developing a former industrial site and single family lots into multi family residential. The project would create an 81 unit apartment building and 6 townhomes. Additionally, a viewing platform will be constructed adjacent to the railroad which is in line with feedback from the community

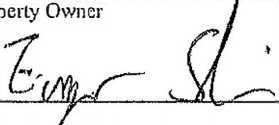
VII. Fee Schedule

Fee Item	Fee	Quantity	Total
Administrative Fee	\$35.00	1	\$35.00
PUD Preliminary Plan (initial review only)	\$2,300.00		
PUD per acre fee	\$100.00		
Rezoning	\$1,300.00		
Condominium project	\$500.00		
Revised PUD submission	\$1,000.00		
Final PUD	\$1,500.00		
Final PUD per acre fee	\$100.00		
Extension of PUD approval	\$850.00		
Amendment to approved PUD	\$2,000.00		
Special PC meeting	\$800.00		
TOTAL FEE			

VIII. Applicant Signature

Signature of Applicant 	Date November 12th, 2025
---	-----------------------------

IX. Property Owner Signature

Signature of Property Owner 	Date 11-14-2025
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Subscribed and sworn before me this _____ day of _____, 20_____.

Notary Public: _____

My Commission expires: _____

For Office Use Only

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



CITY OF PLYMOUTH

www.plymouthmi.gov

201 S. Main
Plymouth, Michigan 48170

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

MEMORANDUM

To: Planning Commission
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: April 2, 2026
Re: Concept Only Review of PUD 26-01: 639 S. Mill, 166 E. Ann Arbor Trail

BACKGROUND

Walters Group, the applicant, is requesting a planned unit development (PUD) to construct multi-family residential buildings at 639 S. Mill and 166 E. Ann Arbor Trail.

This project is currently being presented as a concept only review. The Planning Commission should discuss and ask questions of the applicant, but this is not the step in which the project can be approved or denied, and no action is required. The outcome of the April 8 meeting discussion should inform the preliminary PUD application.

This memorandum is intended to introduce the project to the Planning Commission so that the commission may discuss the project in relation to the PUD criteria. A narrative report detailing each criterion will be provided at a later date with the preliminary site plan submission. In later sections of this memo, each criterion is presented with information from the applicant's submission, the ordinance requirements, staff comments when pertinent, and is concluded with the question "Is this a TRUE statement?"

The Properties

639 S. Mill is a unique shape totaling 2.54 acres. 166 E. Ann Arbor Trail is approximately 116 feet wide and approximately 141 feet deep, totaling 0.38 acres. See the aerial image from the city's tax map in Figure 1.

The Project

The applicant is requesting a Planned Unit Development (PUD) to construct a residential project on the subject sites which totals 2.92 acres. The proposal contains an apartment building with 81 units that includes studio, one- and two-bedroom configurations and two other buildings that contain 3 townhouse units each. The total number of residential units is 87. The site will be accessed from two driveways, one from E. Ann Arbor Trail and the other from S. Mill.

The larger property is occupied by a building previously used as the Lumber Mart, the business which left the site in the early 2010s. The building has been unused since that time. The smaller property is vacant. All existing buildings and site features will be removed to accommodate the new project.



Figure 1. Source: City of Plymouth Tax Map

Current Zoning

The property is zoned “Expired PUD”. See Figure 3 on page 6 for the Zoning Map. As you are aware, a PUD is a rezoning to a specific site plan. In April 2019 the City Commission approved the PUD agreement and the rezoning to PUD. The approved site plan included two buildings: a three-story apartment building with 57 apartment units (30 1-bedroom; 27 2-bedroom), and outdoor common patio on the third floor; and a two-story building with 5,592 square feet of retail/office space. The leasing office and gym for the apartment building was also in this building, creating a “mixed-use” project. The project was never completed. Per Sec. 78-316, the Final PUD Site Plan expires if construction has not begun within one year of approval, or if an extension of the approval is not granted. Neither happened (or were requested) in this case, so the Final PUD Site Plan for the previous project has expired. However, the site is still zoned PUD since the process to rezone it back was not initiated.

Planned Unit Development Purpose

Section 78-310 states: “The planned unit development (PUD) is provided as a design and planning option, intended to permit flexibility in the regulation of land development; to encourage innovation in land use, form of ownership (such as site condominiums) and variety in design, layout, and type of structures constructed; to preserve significant natural, historical, and architectural features and open space; to promote efficient provision of public services and utilities; to minimize adverse traffic impacts; to provide adequate housing and employment; to

encourage development of convenient recreational facilities; and to encourage the use and improvement of existing sites or existing buildings when the uniform regulations contained in other zoning districts alone do not provide adequate protection and safeguards for the site or its surrounding areas or flexibility to consider adaptive re-use of existing structures.”

Planned Unit Development General Authority

Section 78-311 (a) states: “A planned unit development (PUD) may be applied for in any zoning district.” Subsection (b) further states: “Any land use authorized in this article may be included in a planned unit development”. The property and proposed project are qualified to pursue planned unit development consideration.

PLANNED UNIT DEVELOPMENT CRITERIA

Section 78-311 (c) states: “The applicant for a planned unit development must demonstrate all of the following criteria as a condition to being entitled to planned unit development treatment.”

Section 78-311 (c) Criteria #1: “Grant of the planned unit development will result in one of the following: (a) A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations.”

The applicant is proposing the following benefits: redevelopment of a former industrial property, construction of a public train viewing platform and dedicated public parking spaces, outdoor gathering space amenities and additional open space, and improved pedestrian connectivity.

A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations. Is this a TRUE statement?

Section 78-311 (c) Criteria #2: “The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities.”

The applicant is proposing three multi-family buildings. The townhome buildings are three stories in height and are arranged building rear to building rear. Six (6) townhouse units are proposed. One of the townhome buildings fronts on E. Ann Arbor Trail. A three-story apartment building with 81 units is proposed. The townhome portion of the property is proposed at 15.79 units per acre (6 / .38), and the apartment building portion is proposed at 31.89 units per acre (81 / 2.54). The total site density is 29.79 units per acre (87 / 2.92).

Per Sec. 78-191(c), the total number of rooms in a multiple dwelling structure of over two stories shall not be more than the area of the parcel in square feet divided by 900. Therefore, the maximum number of rooms permitted on this site is 127,195 s.f. / 900 = 141 rooms. The apartment building and townhomes are proposing:

- 62 one-bedroom apartments (or 62 units x 2 rooms = 124 rooms)
- 13 two-bedroom apartments (or 13 units x 3 rooms = 39 rooms)
- 6 studio apartments (or 6 units x 1 room = 6 rooms)

- 6 three-bedroom townhomes (or 6 x 4 rooms = 24 rooms)
- TOTAL proposed = 193 rooms

The properties are accessed by S. Mill to the west (which is under Wayne County's jurisdiction) and E. Ann Arbor Trail to the north. The site is served by city water and sewer.

The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities. Is this a TRUE statement?

Section 78-311 (c) Criteria #3: "The proposed planned unit development shall be consistent with the public health, safety and welfare of the City."

Public health, safety, and welfare of the City can be defined as "police/fire services, infrastructure (water/sewer), land-use regulation, and emergency management. This includes enforcing sanitation standards, preventing disease spread, and ensuring safe, functional environments." The project will be connected to the public water and sewer systems and will be served by police and fire services.

The proposed planned unit development shall be consistent with the public health, safety and welfare of the city. Is this a TRUE statement?

Section 78-311 (c) Criteria #4: "The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land."

The city's records reflect that a building was constructed in the mid-1960s for Roberts Supply Co. The existing Lumber Mart building was renovated, and an office space addition was constructed in 1985. As previously mentioned, the building has been vacant for almost a decade.

The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land. Is this a TRUE statement?

Section 78-311 (c) Criteria #5: "The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties."

Unreasonable negative economic impact can be defined as "an economic burden imposed upon a property owner which is unduly excessive and prevents a realization of a reasonable rate of return upon the value of his property."

The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties. Is this a TRUE statement?

Section 78-311 (c) Criteria #6: "The proposed planned unit development shall be under single ownership and/or control such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with this article."

The project is proposed to be under single ownership for the apartment building and a master deed/association for the for-sale townhouses.

The proposed planned unit development shall be under single ownership and/or control such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with this article. Is this a TRUE statement?

Section 78-311 (c) Criteria #7: The proposed planned unit development shall be consistent with the goals and policies of the city master plan.

The Future Land Use Map indicates 166 E. Ann Arbor Trail as “Multi-Family Residential” and 639 S. Mill as “Multi-Family Neighborhood”. Multi-Family Residential calls for a density of 12 to 18 units per acre with a maximum height of 2.5 stories. Multi-Family Neighborhood calls for a density of 18 to 27 units per acre and a maximum height of 4 stories.

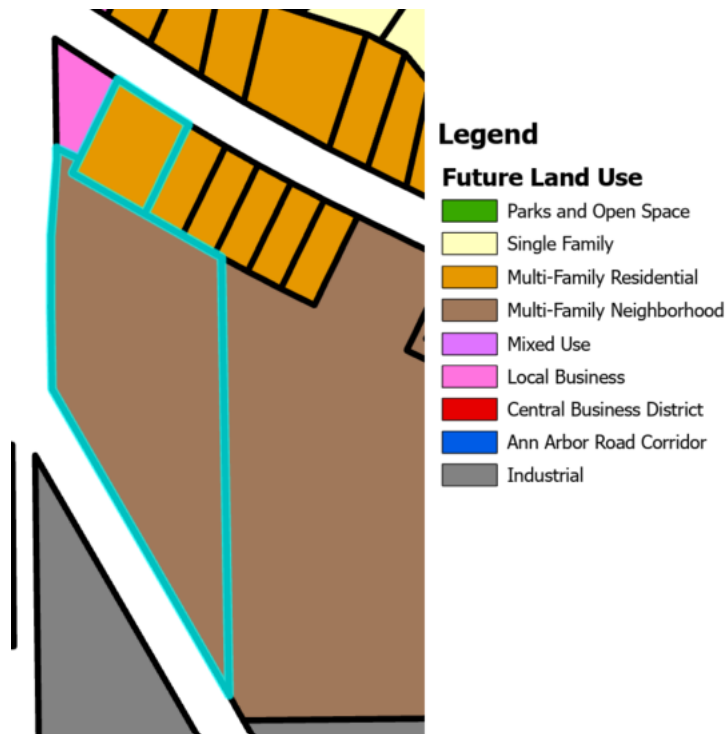


Figure 2. Source: City of Plymouth 2025 Master Plan

The proposed planned unit development shall be consistent with the goals and policies of the city master plan. Is this a TRUE statement?

Section 78-311 (c) Criteria #8: The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts.

The Zoning Map are provided below. The abutting properties are zoned B-3, General Business, I-1, Light Industrial, and RM-2, Multi-Family Residential.

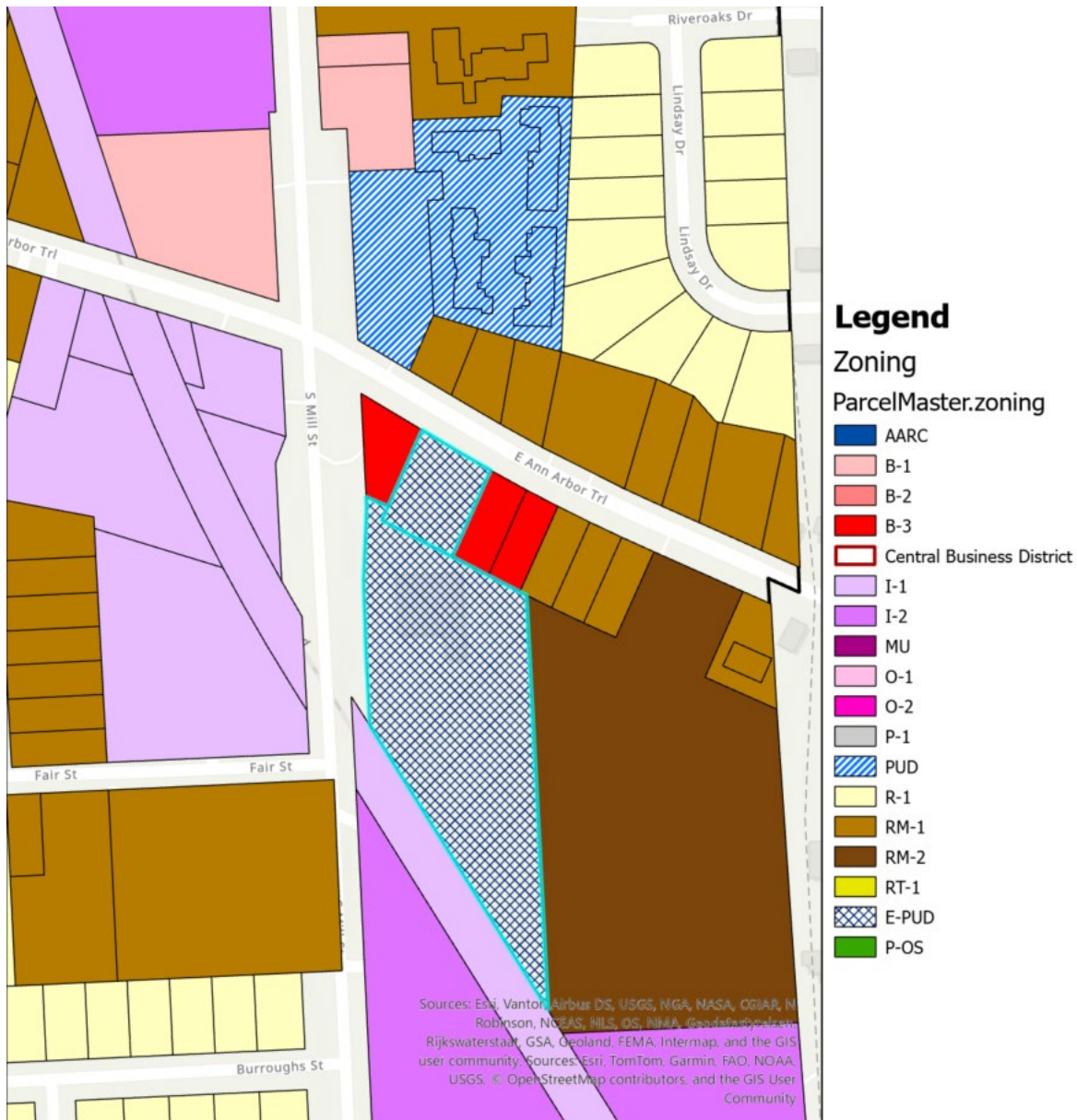


Figure 3. Source: City of Plymouth GIS Zoning Map

The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated and shall not be detrimental to the adjoining zoning districts. Is this a TRUE statement?

Section 78-311 (c) Criteria #9: A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.

The City's Zoning Audit and Master Plan documents both identify amendments are necessary for the multi-family zoning ordinances. One of the implementation strategies identified in the City's Master Plan states: "In the multi-family residential zoning district, the types of permitted housing were expanded, however, obstacles still exist that prevent redevelopment. These barriers can be reduced by removing the room number density formula in the Zoning Ordinance, reviewing

parking requirements especially for properties close to downtown or public transit stops, and allowing additional height/stories where appropriate.”

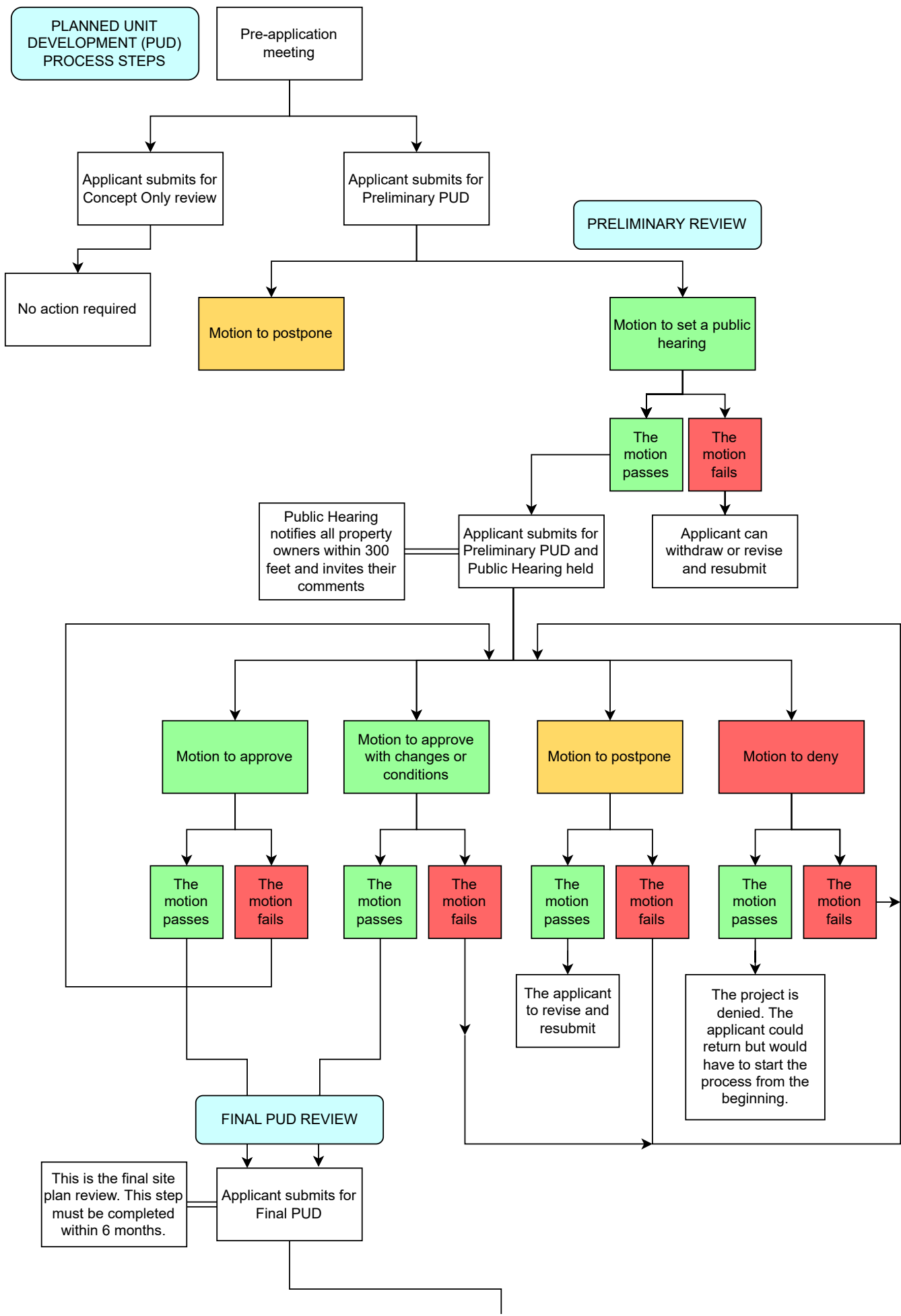
A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards. Is this a TRUE statement?

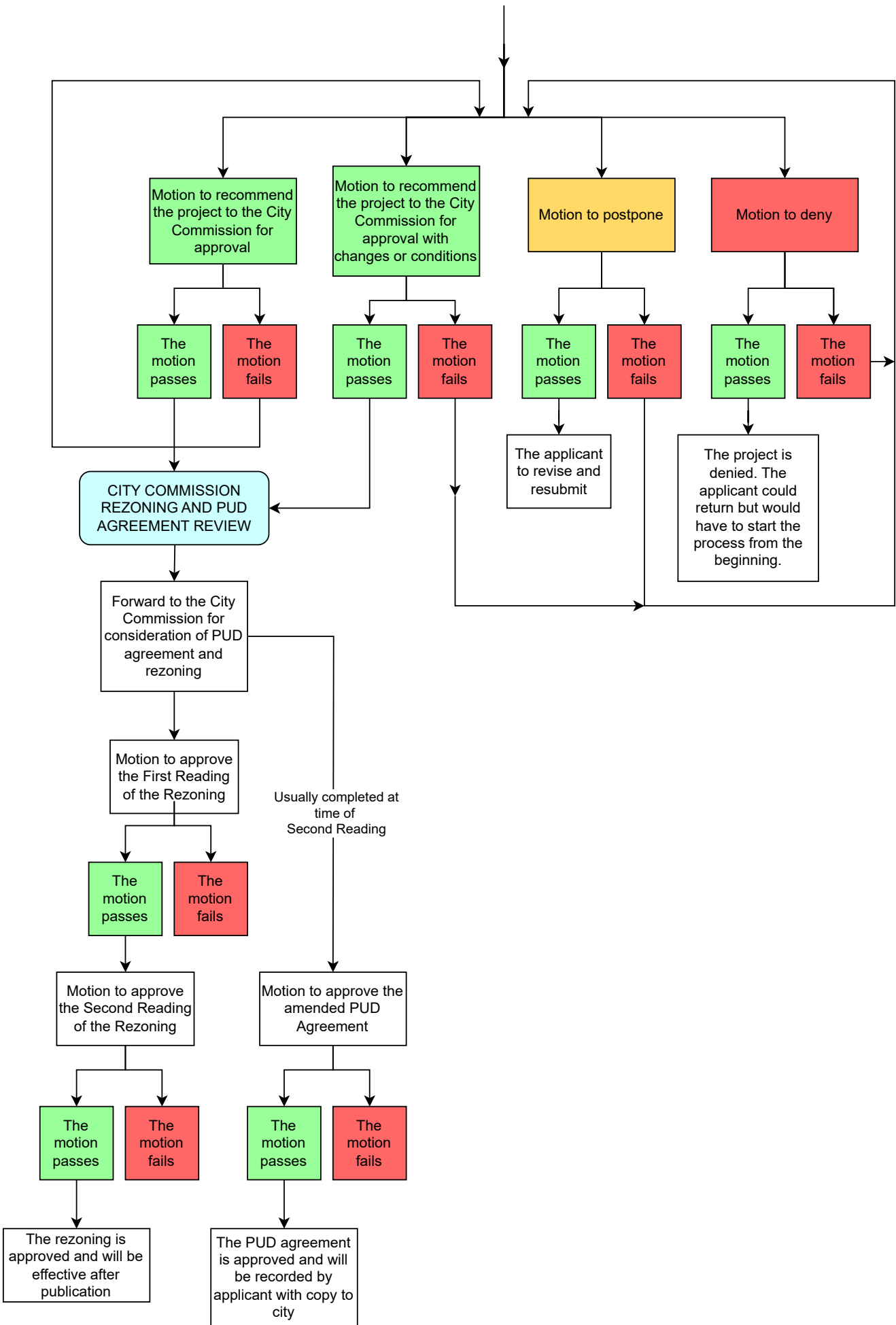
NEXT STEPS

The Planning Commission must discuss the demonstration of the nine (9) aforementioned criteria and entitlement to PUD treatment. Since this project is currently being presented as a concept only review, no action is required by the Commission.

Submission for preliminary site plan review is the next step in the process. The Planning Commission may review the preliminary site plan review a few times. One of the preliminary reviews must include a public hearing, which occurs after notification to all property owners within 300 feet. Approval of the preliminary site plan allows the applicant to move forward onto final site plan review. The final site plan review must occur no less than six (6) months after preliminary site plan approval. Final PUD approval is a recommendation to the City Commission for rezoning. The City Commission also reviews and approves the PUD agreement. A more detailed rendering of the PUD process steps is outlined in the attached flowchart.

Should you have any questions, please contact me directly.





Client:
 Foundry Lofts, LLC.
 230 East Grand River, #600
 Detroit MI 48226

Project:
 Foundry Lofts at Mill Street
 639 S Mill Street, Plymouth, MI
 48170

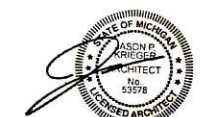
Issued	Description	By
2025-11-14	PUD	
2025-03-02	PUD REV	

Gross SF	
Area	
01 - First Floor	26668 SF
02 - Second Floor	26668 SF
03 - Third Floor	26668 SF
	80003 SF

Total Rentable SF	
Area	
01 - First Floor	20117 SF
02 - Second Floor	23365 SF
03 - Third Floor	23365 SF
	66847 SF

Unit Type S.F.	
Name	Area
Unit A1 - Studio	557 SF
Unit A2 - Studio	865 SF
Unit B1 - 1BR	760 SF
Unit C1 - 2BR	1188 SF
Unit C2 - 2BR	1417 SF

Seal:



Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.
 North Arrow:

Sheet Title:
 Apartment Floor Plans

Project Number:
 25-096

Scale:
 1/16" = 1'-0"

Sheet Number:

A.100

PRELIMINARY NOT FOR CONSTRUCTION



First Floor Plan
 1/16" = 1'-0"



Typical Floor Plan (Second & Third)
 1/16" = 1'-0"

Unit Schedule	
Name	Count
01 - First Floor	
Unit A1 - Studio	2
Unit B1 - 1BR	20
Unit C1 - 2BR	2
Unit C2 - 2BR	1
	25
02 - Second Floor	
Unit A1 - Studio	2
Unit B1 - 1BR	21
Unit C1 - 2BR	4
Unit C2 - 2BR	1
	28
03 - Third Floor	
Unit A1 - Studio	2
Unit B1 - 1BR	21
Unit C1 - 2BR	4
Unit C2 - 2BR	1
	28
Total Units	81

Unit Percentage		
Department	Count	Unit %
1 Bedroom	62	76.5%
2 Bedroom	13	16.0%
Studio	6	7.4%
Total Units	81	

Executive:	D. ROOT
Manager:	D. ROOT
Designer:	D. LAMBRINOS
Quality Control:	R. LOSEY
Section:	26 & 35
	T-01-S R-08-E

Professional Seal:



Know what's below.
Call before you dig.

DATE	ISSUE
2025-11-14	REV

Developed For:
Walters Group
230 East Grand River
Suite 600
Detroit, MI 48226
248-330-8088

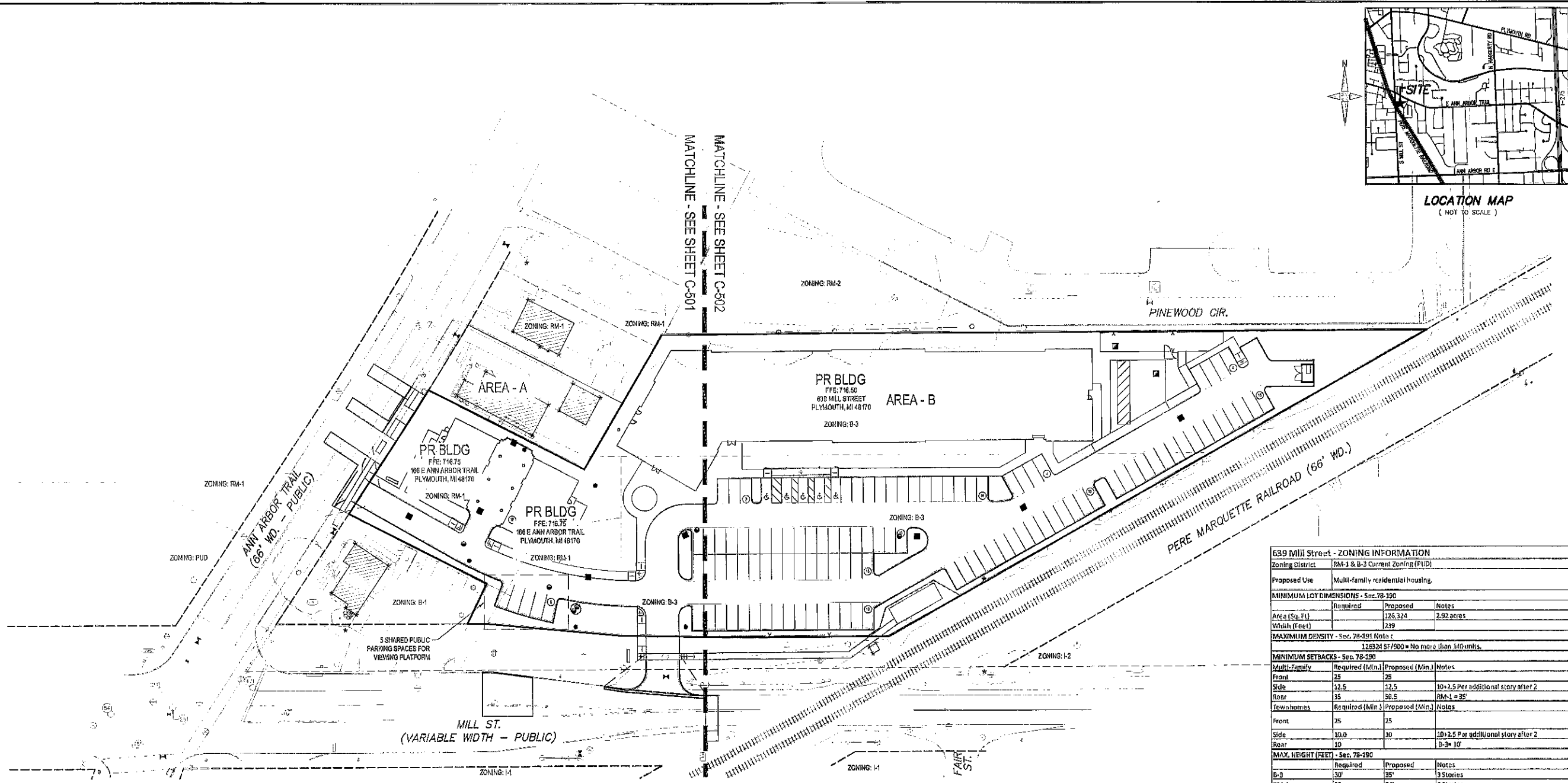
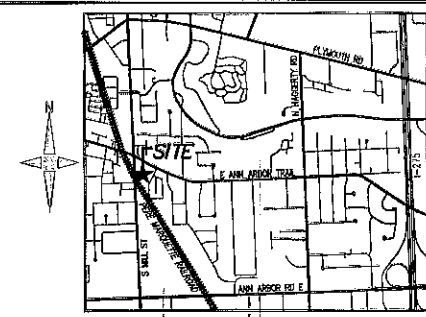
GEOMETRIC & PAVING OVERALL

Foundry Flats at Mill Street

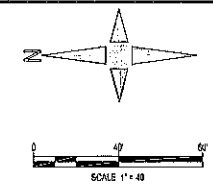
Plymouth
Wayne County
MICHIGAN

Date: 10/14/25
Scale: 1"=40'
Sheet: C-500
Project: 20713.00

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639 Mill Street - ZONING INFORMATION			
Zoning District	RM-1 & B-3 Current Zoning (PUD)		
Proposed Use	Multi-family residential housing.		
MINIMUM LOT DIMENSIONS - Sec. 78-190			
Area (Sq. Ft.)	Required	Proposed	Notes
Width (Feet)	176.324	239	2.92 acres
MAXIMUM DENSITY - Sec. 78-191 Note c			
128324 SF/900 = No more than 140 units.			
MINIMUM SETBACKS - Sec. 78-190			
Multi-Family	Required (Min.)	Proposed (Min.)	Notes
Front	25	25	
Side	12.5	12.5	10+2.5 Per additional story after 2
Rear	35	38.5	RM-1 = 35'
Townhomes	Required (Min.)	Proposed (Min.)	Notes
Front	25	25	
Side	10.0	10	10+2.5 Per additional story after 2
Rear	10	10	3-3+ 10'
MAX. HEIGHT (FEET) - Sec. 78-190			
	Required	Proposed	Notes
B-3	30'	35'	3 Stories
RM-1	25'	34'	2 Stories
OFF-STREET PARKING CHART			
Ordinance:	Sec. 78-720 RM-1		
	2 PDR UNIT		Parking Required
MULTI-FAMILY	2X "81"		140
Townhomes	2X "6"		12
		PARKING REQ'D	SPACES PROVIDED
Regular		145	111
ADA		5	5
Multi-family		140	116
Townhouse		12	12
Total		152	126
*PUD Request 15% variance parking reduction. Reduction of 24 spaces.			
UNIT PERCENTAGE			
Department	Count	Unit %	
1 Bedroom	62	78.5	
2 Bedroom	13	16	
Studio	6	7.4	
Total	81		
INTERIOR LANDSCAPE			
Ordinance:	78-203 (3)(b)(i) 15% per 15 SF of Parking Lot		
	Required	Provided	
	1425	2102	
OPEN SPACE			
Ordinance:	78-193 (d)(1) 150SF of space per unit (usable)		
	Required	Provided	
	12150	Approx. 22000	



V:\2025\13.00 Mill Street Apartments\GIS\GIS\Work_Sheets\C-500 Zoning Site Plan.dwg

RECEIVED

MAR 11 2026

**CITY OF PLYMOUTH
SITE PLAN REVIEW APPLICATION**

Community Development Department
201 S. Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

**CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT**

I. Site/Project Information

Site Address 195 S. Mill St.	Current Zoning Classification	Date of Application 3/12/24
---------------------------------	-------------------------------	--------------------------------

Name of Property Owner BDSB Properties, LLC	Phone Number	
Mailing Address 201 Arthur St.	Email Address (Required)	
City Plymouth	State MI	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect <input type="checkbox"/>	Developer <input checked="" type="checkbox"/>	Engineer <input type="checkbox"/>	Lessee <input type="checkbox"/>
Applicant/Company Name Infinity Homes + Co., LLC	Phone Number			
Applicant/Company Address 42400 Grand River Ave #10	City Nai	State MI	Zip Code 48375	
Email Address (Required)				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Arpee-Donnan Inc.	Phone Number			
Company Address 32233 Schaefercraft #102	City Livonia	State MI	Zip Code 48150	
Registration Number 621053712	Expiration Date 9/8/20	Email Address (Required)		

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

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Multi-Family	<input type="checkbox"/> New	<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Industrial	<input type="checkbox"/> Addition	<input type="checkbox"/> Interior Finish	<input type="checkbox"/> Special Land Use


V. Historic District

Is this project located in the Historic District?
 Yes No


VI. Description of Work

Petition for ordinance Amendment to amend Room count limit for multifamily homes.

VII. Applicant Signature

Signature of Applicant	Date
	3/2/24

VIII. Property Owner Signature

Signature of Property Owner	Date
	03/03/26

Subscribed and sworn before me this 2nd day of March, 2024.

ELIZABETH MARIE THOMAS
 Notary Public, State of Michigan
 County of Oakland
 My Commission Expires Apr. 17, 2026
 Acting in the County of Oakland

Notary Public: Alpesh M. Morjani

My Commission expires: 4/17/24

For Office Use Only

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



CITY OF PLYMOUTH

www.plymouthmi.gov

201 S. Main
Plymouth, Michigan 48170

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

MEMORANDUM

To: Planning Commission
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: March 27, 2026
Re: Applicant Initiated Zoning Ordinance Amendments

BACKGROUND

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

Currently, the density of RM districts is regulated by footnote (c) in the Scheule of Regulations. Density is determined by a formula based on the number and type of rooms in a multiple-family building, based on lot size. This approach does not consistently enforce or allow the maximum densities noted in the Master Plan: eighteen (18) units/acre for RM-1, and twenty-seven (27) dwelling units/acre for RM-2. The proposed amendment aims to clearly articulate the minimum lot size and maximum density for multiple-family uses, without the current formulas to determine a baseline.

PROPOSED AMENDMENTS

Section 78-21. – Definitions.

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

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

Section 78-191. – Notes to schedule.

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

Efficiency apartment unit	=	1 room
One bedroom unit	=	2 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 between two- and four-stories tall are permitted at a density of up to twenty-seven (27) dwelling units per net acre. Not more than ten percent (10%) of the units may be of an efficiency apartment type.

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

NEXT STEPS

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

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

Multi-Family Housing Schedule of Regulations

RM-1

Height Sec. 78-190 + 78-191 (b)

Maximum Height in stories: 2

Maximum Height in feet: 25 (30 feet max if exceeds minimum setbacks by 5 feet)

Setbacks Sec. 78-190 + 78-191 (d)

Front: 25 feet

Side: 10 feet

Rear: 35 feet

Between buildings

- front to rear: 70 feet

- front to front: 70 feet

- rear to rear: 70 feet

- end to end: 25 feet

- end to front: 50 feet

- end to rear: 50 feet

Other Requirements Sec. 78-190 + 78-191 (c) + 78-191 (d) + 78-191 (l)

Minimum unit size: None

Maximum lot coverage: None

Maximum number of rooms: Lot area ÷ 1,300

Usable open space/recreation area: 150 square feet per bedroom

Minimum Lot Size: 10,000 square feet or greater

RM-2

Height Sec. 78-190

Maximum Height in stories: 4

Maximum Height in feet: None

Setbacks Sec. 78-190 + 78-191 (d) + 78-191 (e)

Front: 25 feet or the height of the building, whichever is greater

Side: 10 feet + 2.5 feet for each additional story

Rear: 35 feet

Between buildings

- front to rear: 70 feet

- front to front: 70 feet

- rear to rear: 70 feet

- end to end: 25 feet

- end to front: 50 feet

- end to rear: 50 feet

Other Requirements Sec. 78-190 + 78-191 (c) + 78-191 (d) + 78-191 (l)

Minimum unit size: None

Maximum lot coverage: None

Maximum number of rooms: Lot area ÷ 900

Usable open space/recreation area: 150 square feet per bedroom

Minimum Lot Size: 10,000 square feet or greater