



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, February 11, 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/84858446555>

Passcode:407427
Webinar ID: 848 5844 6555

1. CALL TO ORDER

- a. Roll Call

2. ELECTION OF OFFICERS

3. 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.

4. APPROVAL OF THE MINUTES

- a. Approval of the January 14, 2026 meeting minutes

5. APPROVAL OF THE AGENDA

6. COMMISSION COMMENTS

7. PUBLIC HEARINGS

8. OLD BUSINESS

9. NEW BUSINESS

- a. Review of the 2025 Planning Commission Annual Report
- b. Amendment to Zoning Ordinance Sec. 78-100

10. REPORTS AND CORRESPONDENCE

11. 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

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



Plymouth Planning Commission

Regular Meeting Minutes

Wednesday, January 14, 2026 - 7:00 p.m.

City of Plymouth
201 S. Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

Chair Hollie Saraswat called the meeting to order at 7:03 p.m.

Present: Chair Hollie Saraswat, Vice Chair Kyle Medaugh (arrived at 7:12 p.m.), Commissioners Joe Hawthorne, Marni Schroeder, Trish Horstman, Zach Funk, Sidney Filippis, Dave Scott, and Katie Rossie (arrived at 7:08 p.m.)

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

2. CITIZENS COMMENTS

Patty Jamison (255 N Harvey) commended the Community Conversation event and suggested the creation of a terminology handout to help citizens better understand planning terms used in meetings.

3. APPROVAL OF MEETING MINUTES

Funk moved to approve the minutes of the December 10, 2025 meeting as written. Filippis seconded.

There was a voice vote.

The motion carried unanimously.

4. APPROVAL OF THE AGENDA

Chair Saraswat proposed to amend the agenda by striking item #6, Election of Officers, due to incomplete appointments by the City Commission. Filippis seconded.

There was a voice vote.

The motion carried unanimously.

5. COMMISSION COMMENTS

Hawthorne presented research on Plymouth housing trends, noting that of 23 homes sold under \$500,000 in 2025, 17 were demolished and replaced with much larger, more expensive homes. This data highlighted concerns about the loss of starter homes and the impact on housing affordability and community diversity.

Mayor Pro-Tem Elliott introduced himself as the new liaison between the City Commission and Planning Commission. He noted that all Planning Commission appointments would be completed before the next PC meeting.

Horstman supported Ms. Jamison's suggestion about creating clear definitions of planning terms.

Bolhuis introduced Haley Hall, Community Development Coordinator, who gave a brief introduction about her background and experience with the city.

6. ELECTION OF OFFICERS

This agenda item was removed from the agenda.

7. PUBLIC HEARINGS

- a. Amendment to Zoning Ordinance Secs. 78-133; 78-92, 78-102, 78-112, 78-161, 78-181, 78-216, 78-261, 78-281, 78-282, 78-295, 78-333; 78-202, 78-313, 78-314; 78-21, 78-42, 78-52, 78-62, 78-71, 78-163, 78-181, 78-204, 78-242, 78-270, 78-271, 78-296; 78-208, 78-209; 78-6, 78-386.

Chair Saraswat opened the public hearing at 7:27 p.m.

There were no comments.

The public hearing closed at 7:28 p.m.

The Commission discussed each proposed amendment in detail. After thorough discussion, the Commission made the following considerations with the proposed actions.

Amendments for Task #7 (Secs. 78-133)

Consideration: Amend the title from "uses prohibited" to "fire department approval required".

Action: Supported for recommendation to the City Commission.

Amendments for Task #8 (Secs. 78-92, 78-102, 78-112, 78-161, 78-181, 78-216, 78-261, 78-281, 78-282, 78-295, 78-333)

Consideration: Alter terminology from "special use" to "special land use" for consistency.

Action: Supported for recommendation to the City Commission.

Amendments for Task #8 (Secs. 78-202, 78-313, 78-314)

Consideration: Tasks #8 "MDEQ" to "EGLE" because of the rebranding of the state department.

Action: Supported for recommendation to the City Commission.

Amendments for Task #8 (Secs. 78-21, 78-42, 78-52, 78-62, 78-71, 78-163, 78-181, 78-204, 78-242, 78-270, 78-271, 78-296)

Consideration: Alter terminology from "church, synagogue, temple, mosque, similar religious facility" to "religious institution" for inclusive representation of various worship venues.

Action: Supported for recommendation to the City Commission.

Amendments for Task #23 (Secs. 78-21, 78-208, 78-209)

Consideration: Add fence definitions from Chapter 18 and combine the definition of "fence" to consolidate all fence regulations into one place in the Zoning Ordinance. Combine Chapter 18 fencing regulations into reconfigured Secs. 78-208 and 78-209.

Action: Recommendation back to the sub-committee for further discussion and consideration.

Amendments for Task #24 (Secs. 78-6, 78-386)

Consideration: Consolidate redundant "vested rights" requirements by moving language from Sec. 78-386 into Sec. 78-6.

Action: Supported for recommendation to the City Commission.

Hawthorne made a motion to recommend amendments to **Secs. 78-133; 78-92, 78-102, 78-112, 78-161, 78-181, 78-216, 78-261, 78-281, 78-282, 78-295, 78-333; 78-202, 78-313, 78-314; 78-21 (partial), 78-42, 78-52, 78-62, 78-71, 78-163, 78-181, 78-204, 78-242, 78-270, 78-271, 78-296, 78-6, 78-386**.

A friendly amendment was also made by Hawthorne to remove the second instance of **Secs. 78-163** and replace it with **Secs. 78-181**.

Hawthorne motioned to table discussions on amendments related to fence definitions in **Secs. 78-21, 78-208, and 78-209** for further discussion.

Filippis seconded the motion.

There was a roll call vote.

YES: Horstman, Medaugh, Funk, Filippis, Schroeder, Rossie, Scott, Hawthorne, and Saraswat

The motion carried.

8. OLD BUSINESS

- a. Amendment to Zoning Ordinance Secs. 78-91, 78-101, 78-182.

The Commission discussed amendments to Secs. **78-91, 78-101, and 78-182** regarding online sales. The amendments were designed to clarify that businesses could sell products both in-store and through e-commerce.

Hawthorne made a motion to recommend amendment of Sections **78-91, 78-101, and 78-182** with language stating that “goods produced on premises shall be sold at retail on the premises where produced and additionally through e-commerce”. Scott seconded the motion.

There was a voice vote.

The motion carried unanimously.

9. NEW BUSINESS

- a. Amendment to Zoning Ordinance Secs. 78-42, 78-52, 78-62, and 78-296.

The Commission discussed each proposed amendment in detail. The Commission also received citizen comments on the proposed amendments.

Patty Jamison (255 N Harvey) highlighted the complexities of nursing homes and assisted living, pointing out the distinction between licensed and non-licensed facilities.

Ron Picard (1373 Sheridan) commented on the 3-acre minimum lot size for churches. While the change might help small churches like the Christian Science lot, it may hinder future buyers' ability to afford the property, which currently appeals to larger churches due to existing restrictions.

After thorough discussion, the Commission made the following considerations with the proposed actions.

Amendments for Task #11 (Secs. 78-42, 78-52, 78-62, and 78-296)

Consideration: Decrease large minimum lot sizes and setbacks for specific uses, including religious institutions, and recreation areas.

Action: Supported for public hearing.

Consideration: Multi-family and nursing homes.

Action: Recommendation back to the sub-committee for further discussion and consideration.

Filippis made a motion to set **Secs. 78-42, 78-52, and 78-296** for public hearing. Filippis also proposed deferring **Sec. 78-62** for further sub-committee review, as it requires more clarity on definitions, especially regarding state compliance and legal issues concerning nursing homes and assisted living facilities. Horstman seconded the motion.

There was a voice vote.
The motion carried unanimously.

10. REPORTS AND CORRESPONDENCE

Planning & Community Development Director Bolhuis announced that Bob's Soup Talk is scheduled for January 27, 2026, at 5:30 PM at the Cultural Center to discuss board and commission rules, regulations, and responsibilities.

The MSHDA subcommittee is set to reconvene before the end of the month. Community Development Coordinator Hall outlined her ongoing work and analysis concerning double lots and compatibility ordinances. Hall detailed that she has been systematically reviewing all parcels within the city to identify those with double or triple lots, as well as those that could potentially be split according to neighborhood context. She has gathered data on the year built of the homes on these parcels to identify trends in housing age on larger versus smaller parcels. Hall will present her findings at the next MSHDA subcommittee meeting. She reported she examined Detroit's compatibility ordinance, particularly their six 'common elements' or features, and will use that framework to analyze and identify common elements within Plymouth's neighborhoods.

11. ADJOURNMENT

Hawthorne made a motion to adjourn. Filippis seconded.

There was a voice vote.
The motion carried unanimously.
The meeting was adjourned at 8:30 p.m.



CITY OF PLYMOUTH

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City of Plymouth Planning Commission 2025 Annual Report

The City of Plymouth Planning Commission is made up of nine members. They regularly meet on the second Wednesday of the month at 7:00 pm in the Commission Chambers at City Hall located at 201 S. Main. A typical meeting consists of public comments, a review of the previous meetings' minutes, commissioner comments, public hearings, new and/or old business, and reports and correspondence from staff.

Planning Commission Member	Term Expiration
Hollie Saraswat (Chair)	Dec. 2028
Kyle Medaugh (Vice-Chair)	Dec. 2026
Joe Hawthorne	Dec. 2028
Eric Stalter	Retired Mar. 2025
Zach Funk	Dec. 2027
Trish Horstman	Appointed to CC Jan. 2026
Sidney Filippis	Dec. 2026
Dave Scott	Dec. 2027
Marni Schroeder	Dec. 2027
Katie Rossie (Appointed April 2025)	Dec. 2028

The Planning Commission met thirteen times during 2025. Of the thirteen, twelve meetings were regularly scheduled meetings, and one was a special meeting. This meets the requirements of the Michigan Planning Enabling Act (MPEA) for the minimum number of meetings (4).

The main purpose of this report is to meet the requirements of the MPEA; however, this report increases information sharing between staff, boards, commissions, and the City Commission. This report is an opportunity to reflect on the hard work of the past year and thank our dedicated appointed and elected officials for their support in the City's planning and zoning efforts.

The Planning Commission reviewed five site plan projects, which included two special land use reviews and five planned unit development, which included two amendments.

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Planning Commission 2025 Goals

The goals adopted on March 19, 2025 are below:

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

Master Plan

The City Commission asserted their statutory right to be the final vote on the Master Plan. The City Commission adopted the Master Plan update on October 20, 2025.

Below are the Guiding Values and Goals, based on the City Commission’s strategic plan goal areas, as published in the Master Plan:

Plymouth is a leader in sustainable infrastructure.

- Encourage environmentally sensitive, sustainable development.
- Address changing vehicular habits.
- Improve street mobility, connectivity, and safety.
- Plan for vehicular needs, including parking.
- Maintain and enhance the tree canopy.
- Encourage historic preservation.

Our staff, boards, and commissions are well trained.

- Identify yearly training opportunities and conduct joint sessions on land use and development topics.
- Include all relevant planning, zoning and development information in board and commission orientation packets.

The city thrives when we all work together.

- Promote a welcoming environment for residents, visitors, commercial business, and industry.
- Apply form-based codes where appropriate to foster a high-quality public realm.
- Complete requirements to obtain and maintain Redevelopment Ready Communities certification.

Plymouth is an attractive, livable community.

- Encourage appropriate home sizing and massing.
- Create lifelong neighborhoods of diverse housing for various income levels.
- Plan for a variety of land uses that create a dynamic environment supportive of residences, community institutions, and businesses.
- Modernize and update zoning ordinance to reflect community vision.

Master Plan Implementation Matrix

The items highlighted in yellow on the following pages include the Planning Commission as one of the responsible parties for the task.

Implementation			
Tasks	Timeline	Responsible Party	
Ordinance and Policy Updates			
Execute the 2023 Zoning Audit Work Plan.	Short	CDD, PC, CC	
Readopt the Zoning Map.	Long	CDD, CC	
Review and update the zoning ordinance to ensure regulations are consistent with the desired development outcomes in each zoning district.	Ongoing	CDD, PC, CC	
Create a form based code for Old Village that includes design elements and uses that are consistent with the area plans for that district.	Mid	CDD, PC, CC	
Ensure clear definitions and requirements are included in necessary sections of the ordinance.	Short	CDD, PC, CC	
Adopt ordinance requirements that prioritize pedestrian activity within and around development.	Mid	CDD, PC, CC	
Economic Development			
Focus on retention and growth of existing businesses.	Ongoing	ED, CDD	
Take an active role in marketing the city.	Short	ED, CDD	
Support and coordinate efforts with regional economic development strategy.	Long	ED, CDD, WC	
Promote a welcoming environment for commercial business and industry.	Mid	ED, CDD, PC	
Develop an economic development strategy that connects the Master Plan and capital improvements.	Short	ED, CDD	
Infrastructure			
Continue to invest in public infrastructure, including streetscape design and public spaces as well as water and sewer systems.	Ongoing	DMS, DDA	
Maintain the tree inventory which quantifies the number and monitors the health of trees in public spaces.	Ongoing	DMS	
Ensure new trees planted contribute to a diverse tree canopy and will thrive in our climate.	Short	DMS	
Create a comprehensive non-motorized plan incorporating public input and technical expertise	Long	CDD, DMS	
Housing			
Allow accessory dwelling units in strategic locations.	Short	CDD, PC, CC	
Eliminate or reduce minimum dwelling unit size requirement.	Mid	CDD, PC, CC	
Keep houses and lots appropriately sized for each neighborhood and increase residential densities in areas where the underlying plat supports it.	Short	CDD, PC, CC	
Monitor appropriate home sizing and massing and amend ordinances if necessary.	Ongoing	CDD, PC, CC	
Determine the existing and desirable multi-family building types and amend ordinances to allow them.	Short	CDD, PC, CC	
Conduct a housing market study and amend the Zoning Ordinance based on findings.	Long	CDD, PC, CC	
Redevelopment Ready Communities			
Become a certified Redevelopment Ready Community.	Short	CDD, PC, CC	
Encourage the redevelopment of transitional districts or underdeveloped sites.	Mid	ED, CDD	
Maintain an opportunities site map that provides development potential information for available sites.	Long	ED, CDD	

Implementation			
Tasks	Timeline	Responsible Party	
Transportation and Parking			
Continue to invest in pedestrian facilities through the development of a strategic nonmotorized plan. This should include an inventory of pedestrian facilities and a plan for maintenance, enhancement, and extension.	Long	DMS, CDD, CC	
Study and improve pedestrian crossings at downtown intersections.	Short	DMS, DDA	
Make public sidewalks more inviting by adding sidewalks where gaps exist, eliminating existing sidewalk obstructions, and increasing the width of landscape buffers and street trees in the right-of-way.	Long	DMS, CC	
Provide a clear bicycle connection between Ann Arbor Road and Hines Drive through downtown.	Long	DMS, CC	
Create a bicycle network that connects neighborhoods with schools, parks, and downtown.	Long	DMS, CC	
Strategically place bike racks in downtown and Old Village and monitor their usage.	Mid	DMS, DDA	
Build additional midblock crossings. Add RRFB to existing mid-block crossings along busy roads	Long	DMS	
Allocate funding to incorporate complete street best practices into street repaving and replacement projects.	Long	DMS, Finance	
Review and reduce the required number of parking spaces per dwelling unit or link the parking requirements to the number of bedrooms.	Short	CDD, PC, CC	
Adopt commercial parking standards that are based on building square footage, not land uses. Consider payment in lieu of parking in areas outside of Downtown.	Short	CDD, PC, CC	
Adopt standards that encourage shared parking access and locates parking behind buildings.	Short	CDD, PC, CC	
Connected Community			
Continue to provide information to citizens and the business community using the City's website and listserv.	Ongoing	ED, CDD, CM	
Ensure consistency in branding and messaging in the City's online presence, in printed material, city decorations or signs, and any City correspondence	Short	CDD, CM	
Create a unifying streetscape that connects South Main to downtown and extends along North Main.	Long	ED, CDD, DMS, CC	
Support and coordinate efforts with other city plans.	Ongoing	CDD, Recreation	
Training			
Provide city staff and elected and appointed officials opportunities to participate in various trainings.	Short	CDD, DDA	

Zoning Ordinance Amendments

The Planning Commission recommended two zoning ordinance text amendments to the City Commission in 2025. The amendment to special land use commercial kennel requirements (Section 78-123) was adopted on September 15, 2025. The amendment to modify the requirement to provide 500 s.f. of outdoor space per child for childcare centers in the ARC (Section 78-161) had a first reading on September 15, 2025. The second reading may only occur if Plymouth Township adopts a similar amendment.

Zoning Map Amendments

There were no zoning map amendments in 2025.

Development Reviews

The following list summarizes the site-specific reviews that came before the Planning Commission in 2025.

Project Type	Location	Description	Meeting Outcome	Fwd. to CC?	Date(s) of Action
Planned unit development	500 Downing	Starkweather Subdivision PUD amendment to garage widths	Forwarded with conditions	Yes	2-12-25
Planned unit development	230 Wilcox	New coffee shop and retail space in the former mill building	Final PUD approved with conditions	Yes	3-12-25
Site plan review	300 Dunn	Warehouse addition	Approved with conditions	N/A	3-19-25
Planned unit development	1100 W. Ann Arbor Trail	Church building, single-family homes, and townhouses	Preliminary PUD approved with conditions <i>Subsequently withdrawn</i>	N/A	2-12-25 4-9-25
Site plan review	995 W Ann Arbor Trail	Change of use from photography studio to coffee shop/satellite TV studio	Approved with conditions	N/A	5-14-25
Planned unit development	900 Starkweather	New restaurant with outdoor dining in historic depot building	Preliminary PUD approved with conditions <i>Subsequently withdrawn</i>	N/A	3-12-25 5-14-25
Site plan review	503 Amelia	Change of use from vacant to warehouse and office	Approved with conditions	N/A	6-11-25
Site plan review and special land use	800 W Ann Arbor Road	Change of use from pharmacy to childcare center	Postponed	N/A	7-17-25
Planned unit development	500 Downing	Starkweather Subdivision PUD amendment to fencing	Postponed	N/A	7-17-25
Site plan review and special land use	1405 Goldsmith	Change of use from imprinting facility to dog daycare and lodging	Approved with conditions	N/A	10-8-25

Variance Requests

The following list summarizes the Zoning Board of Appeals' docket for 2025.

Variance Type	Location	Description	Meeting Outcome	Date(s) of Action
Non-use	615 S Harvey	Rear-yard setback and floor area ratio	Denied	1-2-25
Non-use	728 Burroughs	Extension of garage roof in side yard setback	Approved with conditions	1-2-25
Non-use	324 Auburn	Second story addition in side yard setback	Approved with conditions	6-5-25
Non-use	443 N Harvey	Land division to create two parcels less than 60 feet wide and less than 7,200 s.f.	Denied	6-5-25
Non-use	529 Kellogg	Second story addition in side yard setback that exceeds floor area ratio	FAR approved Setback approved with conditions	6-5-25
Non-use	261 S Main	Ground sign on property in front yard setback	Approved with conditions	8-7-25
Non-use	1405 Goldsmith	Fence in front yard	Approved with conditions	8-7-25
Non-use	550 Forest	Roof sign	Approved	9-4-25
Non-use	933 Church	Covered porch in front yard setback	Approved with conditions	9-4-25
Non-use	1311 W Ann Arbor Trail	Driveway width greater than 24 feet at property line	Denied initial driveway width of 42.58 feet Approved driveway width of 30 feet	9-4-25
Non-use	630 S Main	Wall sign on property with existing ground sign Wall sign on non-entry façade	Approved with conditions	10-2-25
Non-use	412 W Ann Arbor Trail	Pool in front yard	Approved with conditions	10-2-25
Non-use	1157 Penniman	Addition onto existing carport and rebuild detached garage in setback	Approved detached garage setback with conditions Approved carport variances for s.f. and side yard setback with conditions Denied variances for door and railing on carport	12-4-25
Non-use	120 Wilcox	Lot coverage and floor area ratio	Approved	12-4-25

The Zoning Board of Appeals requested that the Planning Commission consider reviewing the lot split ordinance. They also had discussions about asking the Planning Commission to review the driveway width ordinance and the sign ordinance.

Actions by City Commission

The following list includes all the planning and development related actions taken by the City Commission during 2025.

Description	Date(s) of Action
Ann Arbor Trail pedestrian improvements at Hamilton Street	1-6-25
Traffic control order on Joel and Sheridan Streets	2-18-25
Presentation of the 2024 Planning Commission Annual Report	3-3-25
Starkweather School and Starkweather Subdivision PUD amendments	3-17-25
Authorization of draft Master Plan distribution	4-7-25
Intent to establish Corridor Improvement Authority and setting of public hearing	4-21-25
Asserts the right to approve or reject the master plan	5-5-25
Annual liquor license review and “cap” ordinance change. Increase of liquor licenses from 18 to 20 in B-2 and 12 to 14 in B-1, B-3, and ARC	3-13-25 4-21-25 5-19-25
MDOT grant application for Ann Arbor Trail and Penniman Avenue infrastructure improvements	6-2-25
Contract authorization for 2025 infrastructure programs	6-2-25
2025 Downtown Plymouth Streetscape Design bid awarded to SmithGroup	6-16-25
Community Development Department fee schedule updates	6-16-25
Encroachment into right-of-way at 413 N. Main (Aqua)	7-21-25
Creation of Corridor Improvement District	8-18-25
Adopted Light Industrial Text Amendment Ordinance to update regulations for commercial kennels	9-2-25 9-15-25
1 st reading of Ann Arbor Road Corridor Zoning Ordinance to eliminate requirement to provide 500 s.f. of outdoor space per child for childcare centers	9-15-25
Master Plan approved and adopted as presented	10-20-25

Trainings and Joint Meetings

Doug Lewan from Carlisle-Wortman Associates presented a training on “Making Sound Zoning Decisions.” Topics covered included Planning and Zoning Basics in Michigan, Master Plans, Decision Making Process, PUDs, and Legal Issues and Decision Making Best Practices.

All members of the administration, boards and commissions completed Quarterly Online Computer Security Training.



Administrative Memorandum

City of Plymouth
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To: Planning Commission
From: [Greta Bolhuis](#), AICP, Planning and Community Development Director
Date: February 5, 2026
Re: Zoning Ordinance Amendments

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. The next set of changes include:

Secs. 78-100. Intent. 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. The current intent section does not mention second floor residential or parking.

Reasoning: The intent section should mention the broader land uses permitted within the district.

The proposed zoning ordinance amendments are attached for your review.

Task #26 of 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 7*.

- Discussed by the Sub-Committee 1/28/2026
- Presented to the Planning Commission 2/11/2026

From the Zoning Audit Page 7:

"Improve organization and navigability:

- 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."

Current Ordinance:

Sec. 78-100. Intent.

The B-2, central business district is designed to serve the entire municipal area by providing prime retail frontage for a variety of retail stores and personal service establishments. The district regulations are designed to promote convenient pedestrian shopping and the stability of retail development by encouraging a continuous retail frontage and by prohibiting automotive related services and non-retail uses which tend to break up such continuity.

(Ord. of 10-6-03; Ord. No. 22-04, 12-19-22)

Proposed Ordinance (Redlined):

Sec. 78-100. Intent.

~~The B-2, central business district is designed to serve the entire municipal area by providing prime retail frontage for a variety of retail stores and personal service establishments. The district regulations are designed to promote convenient pedestrian shopping and the stability of retail development by encouraging a continuous retail frontage and by prohibiting automotive related services and non-retail uses which tend to break up such continuity.~~

The B-2, central business district provides the central gathering place and commercial area of the city, accommodating pedestrian access to local businesses, restaurants, and entertainment, as well as office and upper-level residential uses. It serves the retail, office, convenience, and service needs of the entire City. The central business district promotes uses which provide convenient pedestrian shopping and services along a continuous retail frontage. Much of the district is served by centralized parking.

Proposed Ordinance (Clean Copy):

The B-2, central business district provides the central gathering place and commercial area of the city, accommodating pedestrian access to local businesses, restaurants, and entertainment, as well as office and upper-level residential uses. It serves the retail, office, convenience, and service needs of the entire City. The central business district promotes uses which provide convenient pedestrian shopping and services along a continuous retail frontage. Much of the district is served by centralized parking.