



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, May 14, 2025 – 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/89462571002>

Passcode: 759871

Webinar ID: 894 6257 1002

1. CALL TO ORDER
 - a. Roll Call
2. CITIZENS COMMENTS
3. APPROVAL OF THE MINUTES
 - a. Approval of the April 9, 2025 meeting minutes
4. APPROVAL OF THE AGENDA
5. COMMISSION COMMENTS
6. PUBLIC HEARINGS
 - a. PUD24-02: 900 Starkweather, Revised Preliminary PUD
7. OLD BUSINESS
8. NEW BUSINESS
 - a. SP25-02: 995 W. Ann Arbor Trail, Change of use for a coffee shop/satellite TV studio. The property is zoned B-2, Central Business District.
 - b. 2025 Planning Commission Goals – Sub-Committees
9. REPORTS AND CORRESPONDENCE
10. 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



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, April 9, 2025 - 7:00 p.m.
Plymouth Cultural Center – 525 Farmer Street
Plymouth, Michigan 48170

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 7:02 p.m.

Present: Chair Saraswat, Vice Chair Kyle Medaugh, Commissioners Sidney Filippis, Joe Hawthorne, Marni Schroeder, Zach Funk, Trish Horstman, Dave Scott, Katie Rossie

Also present: Planning and Community Development Director Greta Bolhuis, Planning Consultant Sally Elmiger, and Economic Development Director John Buzuvis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF MEETING MINUTES

Funk offered a motion, seconded by Horstman, to approve the minutes of the March 12, 2025 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Filippis offered a motion, seconded by Funk, to approve the minutes of the March 19, 2025 special meeting.

There was a voice vote.

Medaugh abstained

MOTION PASSED 8-0

4. APPROVAL OF THE AGENDA

Filippis offered a motion, seconded by Medaugh, to approve the agenda for April 19, 2025 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

Rossie thanked the Planning Commission and expressed excitement for the opportunity to join the Board.

Filippis addressed concerns from March 19, 2025 special meeting regarding updating the future land-use map.

Medaugh, Funk, Horstman, Scott thanked Stalter for his service and welcomed Rossie.

Saraswat provided an update on the master plan.

6. PUBLIC HEARINGS

None.

7. OLD BUSINESS

a. PUD23-01: 1100 W. Ann Arbor Trail, Revised Preliminary PUD

Elmiger presented her memo which outlined the revisions to the plans. The revisions include shifting the church building fifteen feet away from the west property line, re-grading that area, adding 100 linear feet of wood fence; and install evergreen trees along the creekbank.

Saraswat stated there are nine criteria that the Planning Commission needs to reference when reviewing details of this project. She explained that one of four outcomes can occur and any conditions must be related to the criteria.

Doug Hamborsky with Champion Development Group presented the revised plan. Susan Tish, board of directors' member from First Church of Christ, Scientist, spoke on church mission.

Bolhuis said two emails supporting the project and seven emails opposing the project were received past the agenda publication deadline.

The following members of the public spoke in opposition to the project: Scott Silvers, 883 Sutherland; Karen Sisolak and neighbor, 939 Penniman; J. Nelson – 464 W. Ann Arbor Trail; Child Resident, 1442 Sheridan; Ron Picard and John Magnusson, 1373 Sheridan and 1448 W Ann Arbor Trail; Michelle Dillion, 1328 W Ann Arbor Trail; Jeff Cuthbertson, representing David and Kathryn Szary, Lorenz Family, Karen and Hank Jallos, Livermore Family; Elizabeth Maurer Volaric, 216 N. Holbrook; Sam Berici and H. Jallos, 533 Herald; Marilyn Erps, 1397 Sheridan; Karen Jallos, 505 McKinley; Greg Jamison, 255 N. Harvey; Patty Jamison, 255 N. Harvey; Mary Gladchun, 1000 W Ann Arbor Trail; David Pierce, 1147 W. Ann Arbor Trail; Amy Georvassilis, 1217 W. Ann Arbor Trail; Matt Thurber, 641 S. Harvey; Alan Ardanowski, 1120 Maple; Tom Doran, 1191 Sheridan; Karen Patrosso, 1456 W. Ann Arbor Trail.

The following members of the public spoke in support of the project: Toni Nayback, 9225 Elmhurst; Leslie Evans on behalf of Richard Arland, First Church of Christ, Scientist member; Judy Sines, First Church of Christ, Scientist member; Susan Anderson, First Church of Christ, Scientist member; Maddy Green, First Church of Christ, Scientist member; Teresa Nadolski.

The following member of the public spoke about the PUD process: Jim Mulhern, 396 Arthur.

There was a break at 9:40 p.m.

The meeting resumed at 9:53 p.m.

The Commission went through the nine PUD criteria of Sec. 78-311 (c) and discussed in detail their opinions on whether each criterion was met or not met. The Commission discussed at length criteria (1) including what constitutes a public benefit, who should benefit, balancing the requested deviations, what constitutes long term protection/preservation of natural features, holding the HOA responsible for the proposed improvements, stormwater management and the proposed detention system, the flood ordinance, and the location of the FEMA floodplain. There was consensus that the project met criteria (2), (3), (4), (5), and (6). The Commission discussed criteria (7) including the future land use designation and it being a transitional property, weighing public input, the master plan as a guiding document, and if the project aligned with the master plan. There was consensus that the project met criteria (8). The Commission discussed the various special land use requirements for churches related to criteria (9). The Commission discussed the PUD process and eligibility, motions, and conditions.

In a straw poll, the Commission agreed to consider a motion for approval without conditions and then discuss possible conditions if the motion failed.

Filippis offered a motion, seconded by Hawthorne, to approve the preliminary PUD for PUD23-01 1100 W. Ann Arbor Trail as presented.

There was a roll call vote.

Yes: Filippis, Rossie, Funk, Scott

No: Horstman, Hawthorne, Medaugh, Schroeder, Saraswat

MOTION FAILED 4-6

The Commission discussed the desired conditions. Elmiger presented the suggested conditions she wrote in her review. The Commission further discussed possible conditions including increasing the stormwater management requirements, a comprehensive traffic study, provision of parking for Tonquish Creek Manor residents, public electric vehicle (EV) parking, long-term maintenance of the proposed creek improvements by the HOA, and if the path is required to be ADA compliant.

Filippis offered a motion, seconded by Scott, to approve preliminary PUD for PUD23-01 1100 W. Ann Arbor Trail with the following conditions:

1. The HOA to maintain the four (4) park improvements in perpetuity.
2. Provide two (2) electric vehicle charging spots.
3. Additional stormwater passive systems to manage 10% of total pervious runoff.
4. Complete a traffic study.

Schroder offered a friendly amendment to say that the electric vehicle charging spots are public and not rentable. It was determined that “public” covered this suggested amendment.

Rossie offered a friendly amendment to say that the passive stormwater system manages 10% minimum runoff.

Filippis and Scott accepted the friendly amendments.

The amended motion reads as follows:

Filippis offered a motion, seconded by Scott, to approve preliminary PUD for PUD23-01 1100 W. Ann Arbor Trail with the following conditions:

1. The HOA to maintain the four (4) park improvements in perpetuity.
2. Provide two (2) public electric vehicle charging spots.
3. Additional stormwater passive systems to manage 10% minimum pervious runoff.
4. Complete a traffic study.

There was a roll call vote.

Yes: Filippis, Rossie, Funk, Scott, Schroeder, Saraswat

No: Horstman, Hawthorne, Medaugh

MOTION PASSED 6-3

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

There were no reports and correspondence.

10. ADJOURNMENT

Funk offered a motion, seconded by Medaugh to adjourn the meeting at 11:35 p.m.

MOTION PASSED UNANIMOUSLY

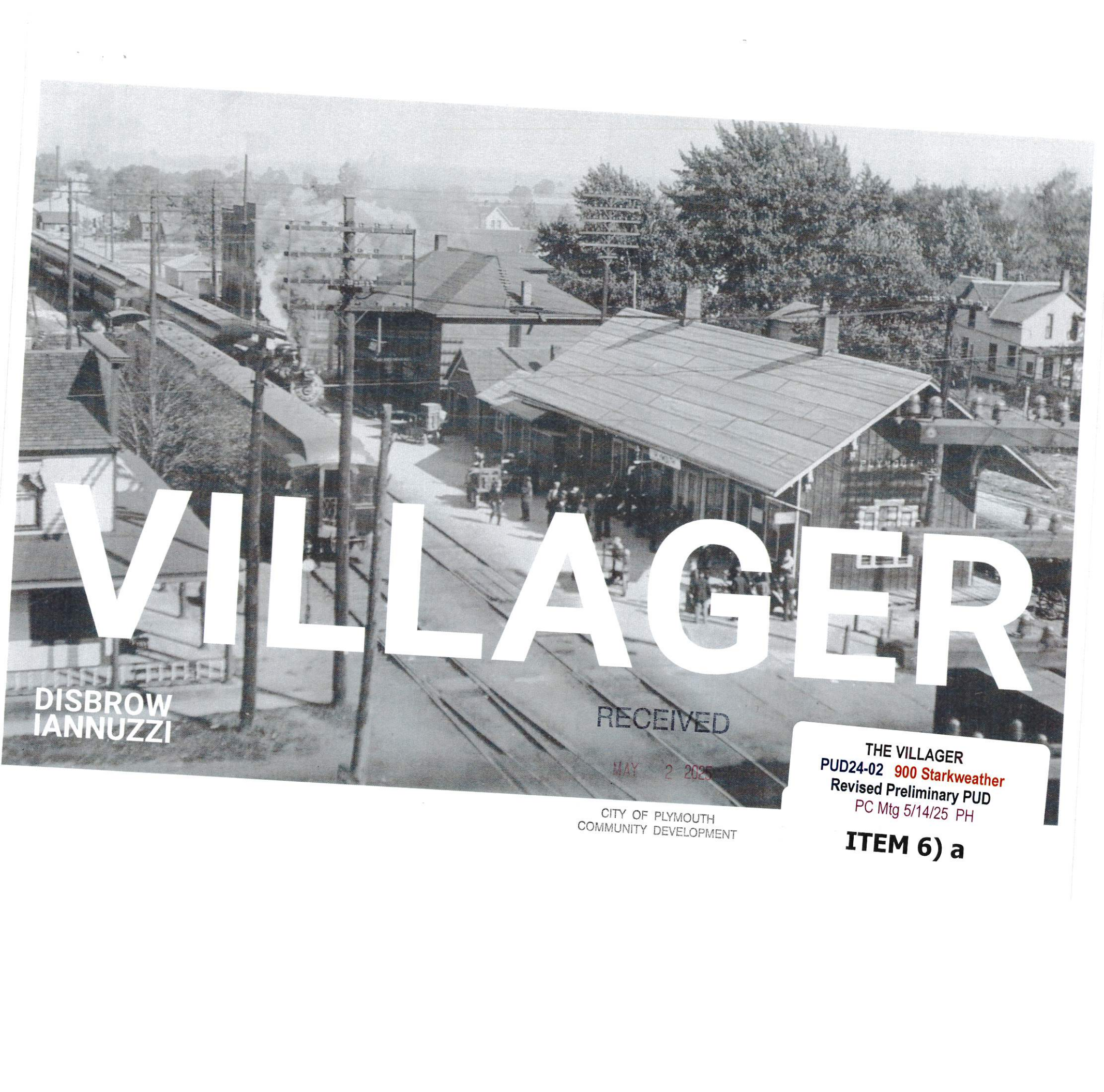
City of Plymouth
Planning Commission Public Hearing Notice
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Planning Commission will be held on Wednesday, May 14, 2025, at 7:00 P.M. located at City Hall and online via Zoom to consider the following:

900 Starkweather, Preliminary planned unit development (PUD) for restaurant and bar with outdoor seating. The property is zoned MU, Mixed Use.

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Publish: Tuesday, April 29, 2025



VILLAGER

DISBROW
IANNUZZI

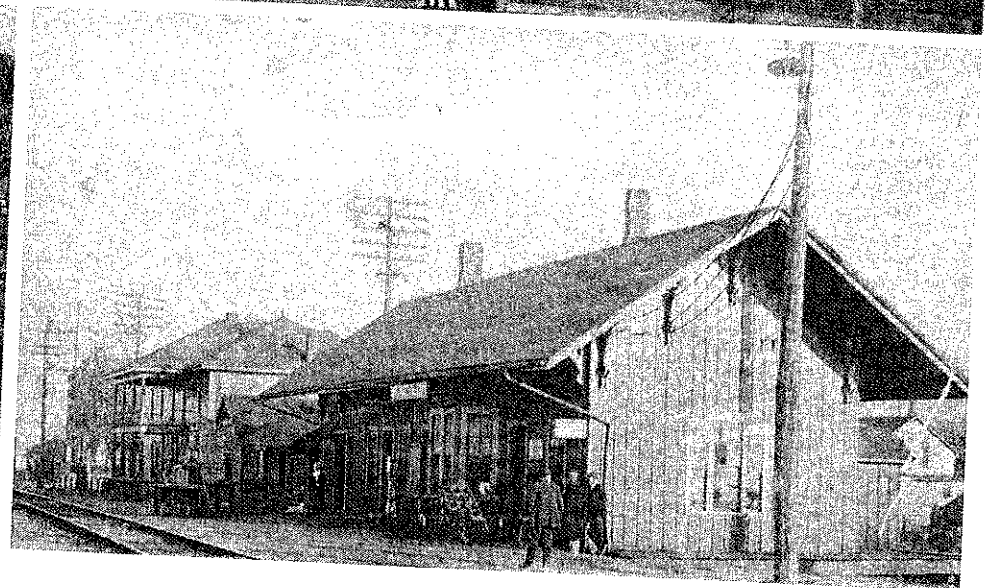
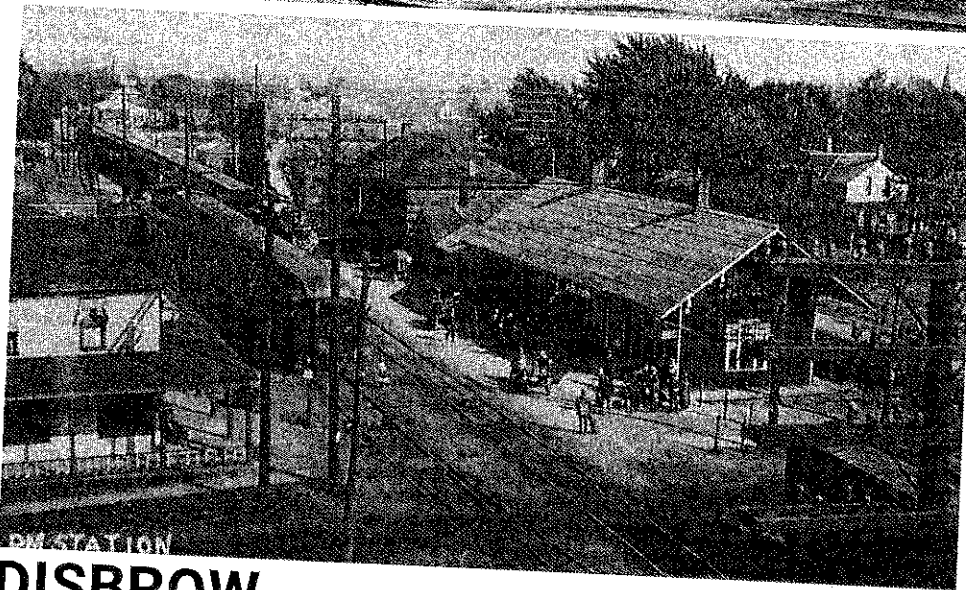
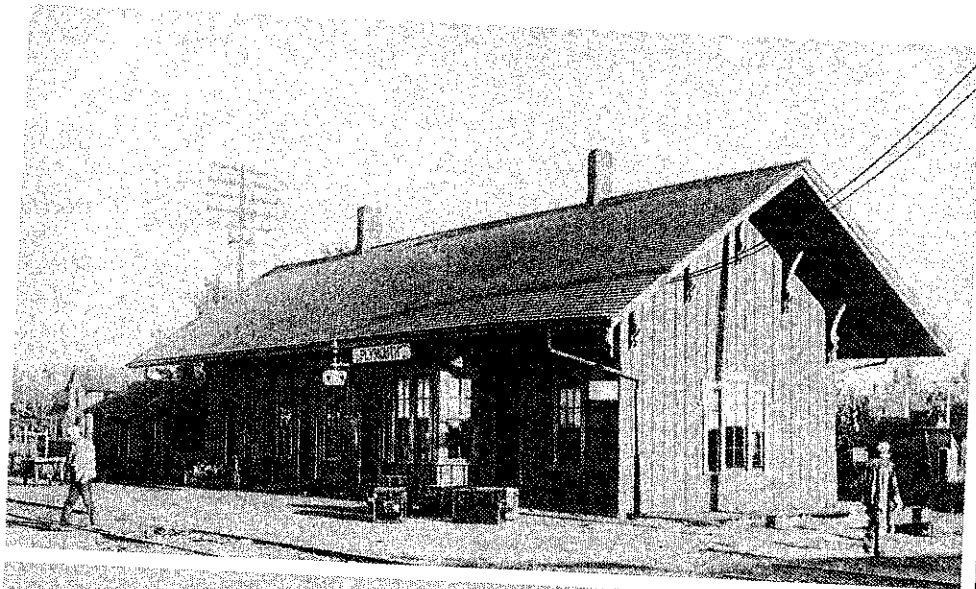
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MAY 2 2025

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

THE VILLAGER
PUD24-02 **900 Starkweather**
Revised Preliminary PUD
PC Mtg 5/14/25 PH

ITEM 6) a



**DISBROW
IANNUZZI**

Historic Photographs

April 23, 2025



**DISBROW
IANNUZZI**

Proposed Renovation

April 23, 2025



**DISBROW
IANNUZZI**

Proposed Renovation

April 23, 2025



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Proposed Renovation

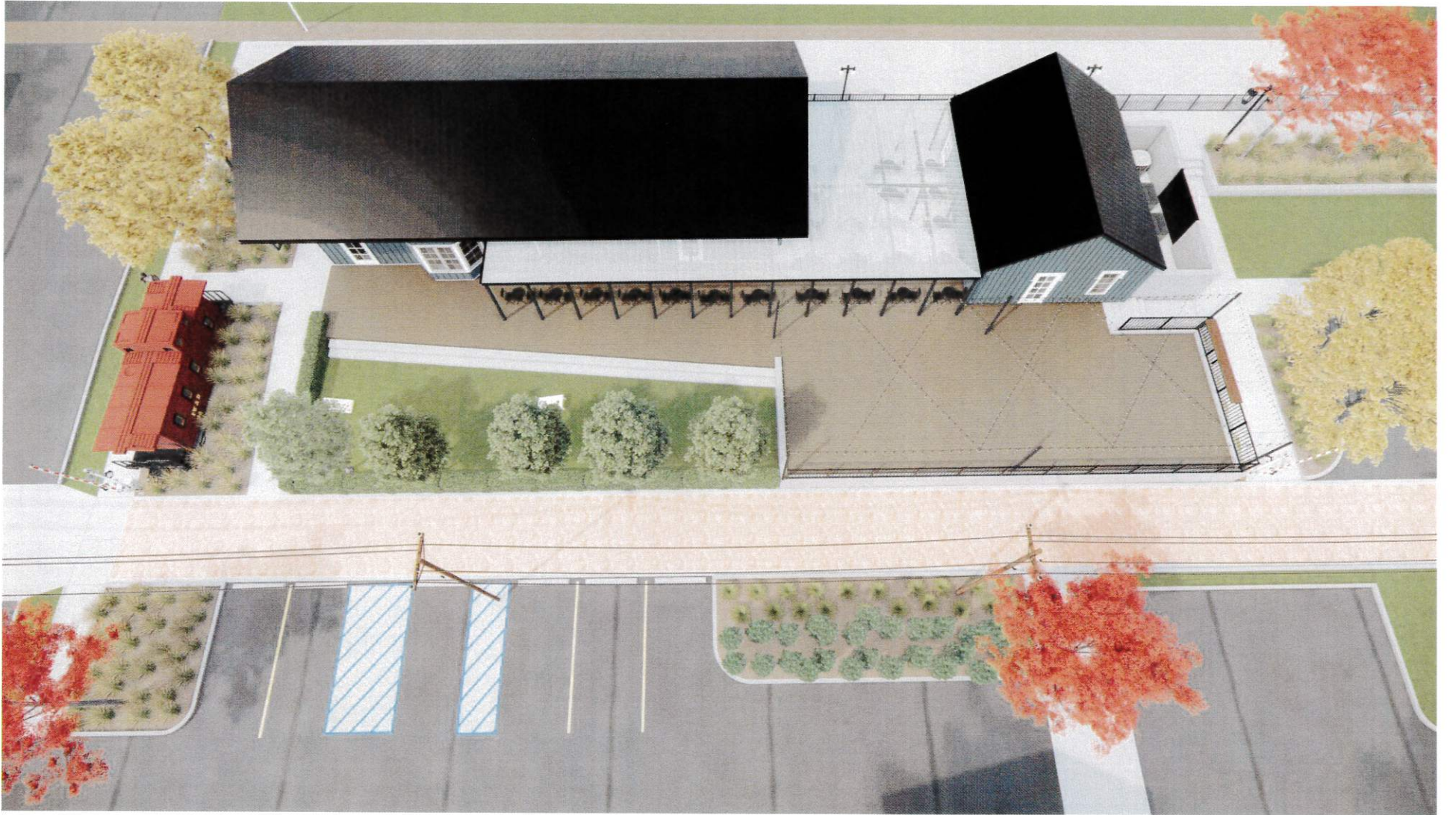
April 23, 2025



**DISBROW
IANNUZZI**

Proposed Renovation

April 23, 2025



**DISBROW
IANNUZZI**

Proposed Renovation

April 23, 2025

Brief History of the Passenger Depot Near Starkweather Street

Plymouth, Michigan

Compiled by Ellen Elliott

April 21, 2025

RECEIVED

MAY 2 2025

The Railroad in Plymouth

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

The arrival of the railroad marked a turning point in Plymouth's history—its significance cannot be overstated. In 1871, two rail lines served the town: one running north to south (Holly, Wayne & Monroe Railroad) and an east-west route (Detroit, Lansing & Lake Michigan Railroad.) The first locomotive on the east-west line reached Plymouth on May 27, 1871.ⁱ The moment was met with great optimism. As the *Detroit Advertiser and Tribune* noted on June 1, 1871: "Few places in the state will have better railroad facilities than Plymouth when both roads are completed. With a rich farming country surrounding us, we flatter ourselves with the hope of a prosperous future. Real estate is held at reasonable prices, the day of speculative extravagances having passed."

While railroad ownership throughout Michigan was in turmoil in the last quarter of the nineteenth century, Plymouth was coming into its own as a major junction for trains headed to Grand Rapids, Lansing, Detroit, Flint, Monroe, and other destinations. Because of this, the Plymouth yard grew in importance for engine maintenance, freight and passenger service, and advancing railroad technology.

Essential Railroad Infrastructure

George Starkweather was one of the major influencers that brought railroads to the village of Plymouth. On July 22, 1868, he sold 3 and 1/10 acres of land for \$285 to the railroad for a proposed depot in the north end of the village. This same spot has housed a depot since it was first built.ⁱⁱ

The original wood frame depot and freight house, constructed before 1875, met their demise following a lightning strike and subsequent fire on July 7, 1893.ⁱⁱⁱ These structures were vital to the operation of the railroad and were rebuilt by the end of 1893. By 1900, the east-west line was part of the newly formed Pere Marquette Railroad.^{iv} In 1910, a U.S. Express Company office was constructed to the east of depot and expertly handled freight logistics.^v

Historical Significance of Pere Marquette Railroad Passenger Depot

The depot was a part of the fabric of everyday life in Plymouth. Thousands of people used the depot as a passenger terminal for about 80 years. It also served as the backdrop for notable visitors and significant moments in the town's history.

On July 20, 1907, the passenger depot became the location of muster for doctors and other rescue workers responding to the Salem train wreck, widely recognized as the worst railroad disaster in the state of Michigan.^{vi}

The bustling village of Plymouth became a frequent stop for politicians traveling across Michigan.

Former President Theodore Roosevelt arrived in Plymouth on Tuesday, October 8, 1912, as part of his tour promoting the Bull Moose party. Anticipating his arrival, school was dismissed, and the townspeople made their way to the station to welcome him.^{vii}

On September 27, 1920, Roosevelt's son came through town and was introduced by Cass Benton on that rainy morning and spoke to a large crowd of citizens.^{viii}

President George H.W. Bush added to the historical significance of the depot with a visit on September 26, 1992.^{ix} President Bush and First Lady Barbara Bush were the first railroad passengers to disembark at this location in decades as regular passenger service was discontinued from Plymouth on May 1, 1971.^x

Changes to the Pere Marquette Railroad Passenger Depot

Though passenger service ended nearly a century after it began, the depot remained a familiar and functional part of the Plymouth landscape, gradually transitioning into various commercial uses.

Over the years, the passenger depot experienced numerous modifications. Its original 24-inch eaves^{xi}, once supported by ornate corbels, were removed—along with distinctive trim details, a triple window on the east side, a prominent bay window on the north, and its vertical wood siding. Several other doors and windows on the north side were removed, changed, or modified as was signage on the north and west sides.



Restoring the building to its original 1893 grandeur will help safeguard an irreplaceable piece of local history for future generations.

ⁱ "Plymouth," *Detroit Advertiser and Tribune*, June 1, 1871.

ⁱⁱ Wayne County Deed Records, 1868, Lib 128, 510.

ⁱⁱⁱ *Northville Record*, July 14, 1893, 4.

^{iv} *Plymouth Mail*, November 17, 1899, 1.

^v *Plymouth Mail*, December 2, 1910, 5; Sandborn Map Company, Plymouth, Wayne, Michigan, August 1914, 1.

^{vi} "Appalling Disaster," *Plymouth Mail*, July 26, 1907, 5.

^{vii} "Col. Roosevelt in Plymouth," *Plymouth Mail*, October 12, 1912, 1.

^{viii} "Theodore Roosevelt in Plymouth Monday," *Plymouth Mail*, October 1, 1920, 1.

^{ix} "Riding the rails into town with Bush," *The Community Crier*, September 30, 1992, 6.

^x Friedman, Saul, "50 Pct. Of Rail Passenger Service Will Die May 1," *Detroit Free Press*, March 21, 1971, 14.; Delano, Fred, "Passenger Train Service Doomed," *Plymouth Mail & Observer*, April 11, 1971, 1.

^{xi} Sanborn Map Company, Plymouth, Wayne, Michigan, September 1909, 1.

Project: Villager
Date: April 24, 2025

Building Heights

- Main Depot Building
 - Height at ridge peak = 25'-2"
 - Height at eave = 15'-7"
- "Kitchen" Building
 - Height at ridge peak = 16'-9"
 - Height at eave = 8'-10"
- Patio Roof Structure
 - Height at ridge peak = 12'-1"
 - Height at eave = 10'-6"

Occupant Load

Note: According to Michigan Building Code Section 1004.7 Outdoor Areas, "Yards, patios, occupied roofs, courts and similar outdoor areas accessible to and usable by the building occupants shall be provided with *means of egress* as required by this chapter. The occupant load of such outdoor areas shall be assigned by the building official in accordance with the anticipated use."

The architect has made the following estimates based on the anticipated use and MBC Table 1004.5 Maximum Floor Area Allowances Per Occupant. Note that the entire outdoor floor area is not intended for occupancy, although these calculations assume the maximum occupancy until the building official can assess.

- Area Under Proposed Roof Canopy
 - Seats at bar = 9 occupants
 - Assembly: Unconcentrated Tables & Chairs (15 occupants per s.f.) = 700 s.f. / 15 = 47 occupants
- Uncovered Deck Area
 - Assembly: Unconcentrated Tables & Chairs (15 occupants per s.f.) = 550 s.f. / 15 = 37 occupants
- Games/Lawn Area
 - 18 occupants

PUD ELIGIBILITY RESPONSES, Section 78-311(c)

1.)

- a.) A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would be otherwise unfeasible or unlikely to be achieved without application of the planned unit development regulations;***

Public benefits of the Villager project include: reuse and renovation of the historic train depot, creation of a green space to be utilized by the community, creation of pedestrian access between Mill & Starkweather streets, and improvements to safety of the site by way of railings near the railway and elimination of the Division street traffic cut-through.

- c.) Long-term protection of historic structures or significant architecture worthy of historic preservation;***

A core aspect of the Villager project is the revitalization and remodeling of the historic Pere Marquette Train Depot site, the design of which seeks to closely emulate the original appearance of the building. We will also retain the plaque commemorating the speech George H.W. Bush gave at the site on September 26, 1992.

- 2.) The proposed type and density of the use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads, and utilities.***

Our occupancy load for the proposed interior floorplans is approximately 51 people. This does not appear to induce an undue burden upon public services.

- 3.) The proposed planned unit development shall be consistent with the public health, safety, and welfare of the City.***

Contributions of the Villager project in this regard include accessible pedestrian pathways, converting significant portions of the (currently undeveloped) property into landscaped green space, and the addition of a fence along the railway.

- 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.***

As above, Villager addresses historicity in renovating the 1871 Pere Marquette Train Depot, and retaining the George H.W. Bush commemorative plaque. The environmental impact of the project will be a positive one; substantial landscaping elements will be developed on the site, where currently there are none.

- 5.) *The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties.***

Villager aims to prioritize an affordable hospitality structure to contribute to the diversity of dining establishments in the area; this will be an economic benefit to both the residents for the aforementioned reason, and surrounding businesses by way of increased volume of potential patrons to the area.

- 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.***

We (Plymouth Hospitality LLC) are currently under a Lease-to-Own agreement with Califur LLC, the current owners of the building. We are solely responsible for the Villager project. We are also in the process of entering into a land contract with Califur LLC.

- 7.) *The proposed planned unit development shall be consistent with the goals and policies of the City Master Plan.***

The Old Village subsection of the city's Master Plan, which provides consideration for public squares and green spaces, directly coincides with our intended application of the Villager project.

- 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.***

We believe these facets of the proposal to be in line with the harmony of the Old Village district. Its location at the northern end of the district, bordered by the railway, along with Chicane's, would serve as a northern boundary to the general "downtown" portion of the district. Furthermore, many design aspects of the project directly reflect the historic aesthetic of the Liberty Street cultural corridor; restored historic lighting posts and fixtures, a brick-lined community connector path, utilization of fencing along the railway that incorporates the design of the fence lining Liberty Street, and a building design that

pays homage to Plymouth's historic roots. In regard to the size of the project, there are interior and exterior spaces of restaurants nearby that are of comparable size or larger; we do not feel the scope of the project to be incongruous to the surrounding area.

9.) A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.

The execution of the Villager project in its current conception would not be possible under the current zoning regulations of the property, and we believe the public benefits proposed by the project will balance with the requested zoning deviations involved in the PUD process.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: December 5, 2024

Rev.: February 9, 2025

Rev.: May 5, 2025

**Planned Unit Development
For
City of Plymouth, Michigan**

GENERAL INFORMATION

Applicant:	Califur, LLC 23500 Ford Road, Suite 4 Dearborn Heights, MI 48127 Contact: Justin Booth
Project Name:	The Villager PUD
Plan Date:	November 20, 2024
Latest Revision:	February 7, 2025
Location:	900 Starkweather Street, Plymouth, MI (East side of Starkweather, just south of the railroad tracks, across from 885 Starkweather)
Zoning:	MU, Mixed Use
Action Requested:	Preliminary PUD Approval

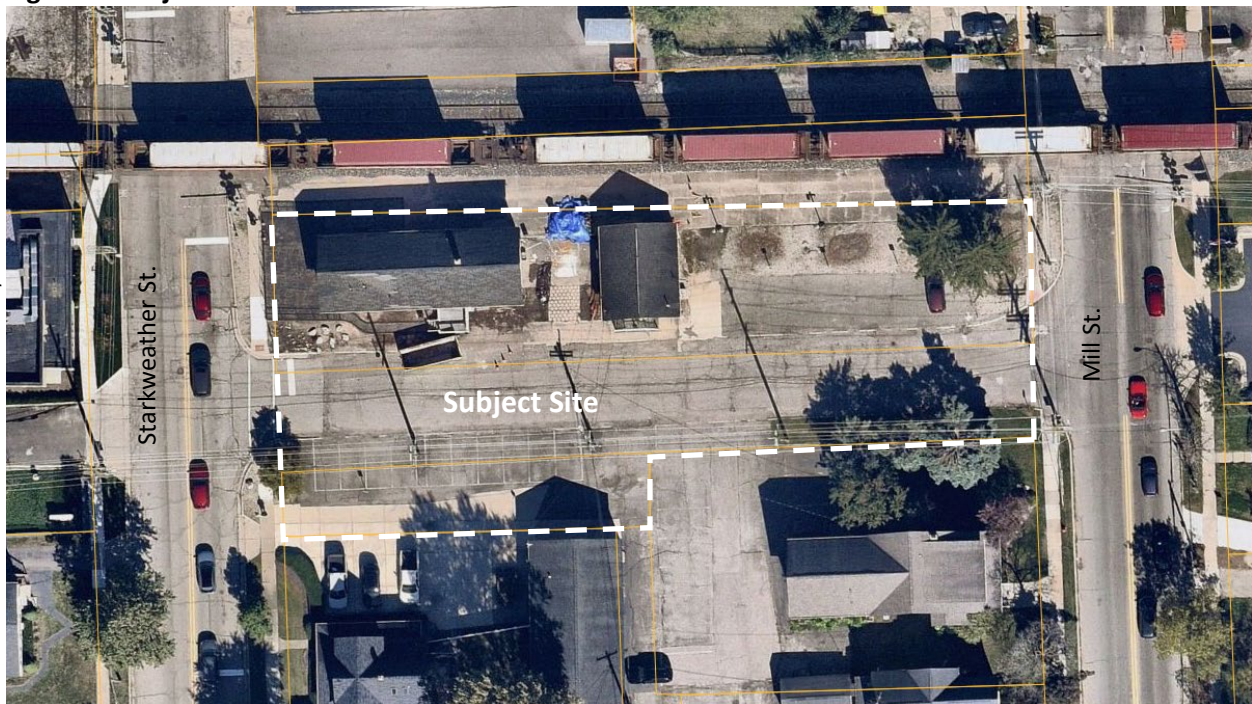
PROJECT DESCRIPTION

The applicant has submitted a Planned Unit Development (PUD) application for reuse of the historic train depot, and accessory building, located at 900 Starkweather in Plymouth's Old Village. The proposal includes restoring the depot building to replicate its original aesthetic and converting it into a restaurant with indoor and outdoor dining and entertainment spaces. The applicant's narrative outlines proposed updates to existing utilities, including placing overhead electrical service underground between the project buildings and pole, improvements to stormwater systems, and the installation of new water and sanitary lines to the buildings. The project also incorporates the development of a communal park and green space, with ADA-compliant paths connecting Starkweather to Mill Street, in addition to fencing along the train tracks. On-site and off-site shared parking with an adjacent site to the south (873 Mill Street) is proposed.

An aerial and street view of the proposed project site are shown on the next page.

Figure 1: Subject Site

885
Starkweather
Restaurant



Source: Near Map (Capture October 5, 2024)

Figure 2: Subject Site Streetview



Source: Google Maps (Capture July 2019)

This project was last reviewed by the Planning Commission at their regularly scheduled March 12, 2025, meeting. Our February review memo stated that the applicant must provide a response to how the project meets the PUD eligibility criteria in section 78-311(c), *General Authority, Criteria*. A response has been submitted and is reflected in the relevant sections of this review.

PUD PROCESS AND PLAN REQUIREMENTS

According to Section 78-314 of the Zoning Ordinance and the prescribed PUD procedures for review, the applicant attended a pre-application conference with City staff in September 2024, and a second pre-application meeting in January 2025. A formal application was submitted and reviewed during the March 12, 2025, Planning Commission meeting. Since this meeting, a revised application has been submitted and includes additional information requested by the Planning Commission at the March 2025 meeting, including the estimated occupant loads for the outdoor areas, building heights, PUD eligibility responses, and a brief history of the location.

A preliminary site plan and PUD request must include the following. The applicant has responded, and our comments on their response follows each:

1. A written explanation of how the project meets the PUD eligibility criteria (Sec. 78-311(c)).

CWA Comments: As mentioned above, this response has been provided and is reflected in the relevant sections of this review.

2. Zoning of applicant's property and all abutting properties and of properties across any public or private street from the PUD site added to the plans.

CWA Comments: Provided in previous plan set.

3. An explanation of why the submitted planned unit development plan is superior to a plan which could have been prepared under strict adherence to related sections of this chapter (i.e., Zoning Ordinance).

CWA Comments: The applicant provided a description of why the project is superior to a project that abided by all the zoning requirements. They explain that the project is a benefit to the community because it will preserve historical architecture and provide more local food and beverage options, an option that is driven by a community-oriented focus.

Items to be Addressed: None.

PUD ELIGIBILITY

Section 78-311(c) of the City of Plymouth Zoning Ordinance establishes PUD criteria which determine the overall eligibility for a Planned Unit Development. These criteria are provided below.

(1) Granting of the planned unit development will result in one (1) 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;**

CWA Comment: This proposal has several components:

- Reuse of the historic train depot as a restaurant serving food and alcohol.

- Outdoor dining/beer garden/entertainment space specifically associated with the restaurant (within the fenced-in area).
- Communal “park” or “green space.”
- ADA compliant pedestrian sidewalks through the site between Starkweather and Mill.
- Per the applicant’s response, they also offer the safety railing next to the railroad tracks, and elimination of the cut-through traffic on Division Street when a train blocks the perpendicular intersections.

Reuse of Train Depot

The submitted PUD application states that the exterior of the depot building will be returned to its original 1893 aesthetic, as illustrated in the colored renderings submitted with this latest application. The accessory building’s exterior will also be constructed of the same materials to emulate a historic aesthetic.

The depot building will be reused as a restaurant with indoor dining/serving areas and the accessory building used as the kitchen. Restaurants (except drive-throughs) are allowed in this district as a Special Land Use. This district does not specifically permit restaurants serving alcohol. Therefore, restaurants serving alcohol would constitute a deviation from the Zoning Ordinance for this proposal. (Note that even if this proposal received approval from the City Commission, it does not guarantee that the project will receive a liquor license. Obtaining a liquor license is a separate procedure. We understand that there are no liquor licenses currently available in the City.) A liquor license may be required to create a viable business.

As requested, the applicant has provided the following information regarding renovation/reuse of the existing buildings and the indoor restaurant use:

1. Historic photographs of the original depot and accessory building have been provided.
 - The original depot building had vertical wood siding (most likely painted). The new depot restaurant will also incorporate vertical siding resembling the original vertical wood siding and is proposed to be painted green. Additionally, the gable ends of the renovated building display decorative corbels, as in the original depot architecture.
 - Front (west) Façade: The proposed faux window near the park on the front façade mirrors the configuration of a window from the original structure, but has been modified to a pedestrian-friendly height—an improvement that enhances the street-level experience and supports a walkable, engaging environment. Additionally, the applicant has proposed signage that reflects the historic character of the original station, with the word “Villager” placed at a similarly elevated position as the original “Plymouth” signage.
 - Patio (south) Façade: The historic photographs do not show this façade of the building. On the new design, the renderings show windows and window hoods that align with the historical character of the building. A bay window has been shifted from the north façade to this façade. This façade also has a new window area that could also fully open (possibly like a garage door). This window and whether it is operational should be described. Elevations and floor plans are required at Final PUD review.
 - Railroad Tracks (north) Façade: The historic building had three tall windows, and a bay window feature. We assume the bay was the ticket window. The new design will not have a bay, but two additional windows, with hoods, have been added to allow light into the building.

2. Our previous review requested architectural plans showing the proposed exterior building renovations to confirm new building materials and design are consistent with original building design. The applicant has submitted renderings of the exterior, but architectural plans have not been provided. The ordinance allows the Planning Commission to request additional information if it is necessary to evaluate the PUD. If the Planning Commission grants Preliminary PUD approval, we recommend it be conditioned upon the applicant supplying elevations and floor plans of the proposed building renovations.
3. We previously asked the applicant to describe the type of restaurant they are proposing. They provided an “Operational Outline,” which details the business plan. The restaurant will offer casual fare, both in the repurposed depot, and in various locations outside (covered and uncovered seating areas). Bar service will also be provided. The place will be family-oriented with lawn games available. They specifically state that they will not be hosting live music events.
4. The business sales will be 70% food and 30% beverage.
5. The applicant has provided an approximate occupancy load/number of diners inside and outside (dated April 24, 2025) for a total of 162 occupants:
 - Inside main depot building:
 - 51 occupants
 - Area under proposed roof canopy:
 - Seats at bar = 9 occupants
 - Unconcentrated tables & chairs = 47 occupants
 - Uncovered deck area:
 - 37 occupants
 - Games & lawn area:
 - 18 occupants
6. The proposed hours of operation are as follows:
 - Monday-Thursday: 12pm – 12am (outdoor seating closes at 10pm)
 - Friday-Saturday: 10am – 1am (outdoor seating closes at 12am)
 - Sunday: 10am – 10pm (outdoor seating closes at 9pm)

Outdoor Dining/Lawn Space

The proposal also shows extensive outdoor areas, compared to the 900 s.f. depot building. The outside areas include the following (note that some of this space is used as a “hallway” so that patrons can walk from seating to lawn to bar):

1. Upper covered terrace, with bar seating. (Approx. 1,400 s.f.)
2. Upper overlook terrace (uncovered), with dining tables & umbrellas. (Approx. 2,300 s.f.)
3. Lawn space (extension of bar area), with stair seating and lawn games. (Approx. 1,400 s.f.)

The Mixed-Use District does not specifically allow outdoor dining, except for relatively small areas (compared to the facilities offered indoors) as an accessory use to the indoor restaurant. This district also doesn’t permit alcohol-based land uses (bars, taverns) as a principal use either indoors or outdoors; however, it appears that this is a restaurant with accessory alcohol sales. The large scale of the proposed outdoor dining would be considered a “deviation” from the Zoning Ordinance.

In our previous review, we asked the applicant what plans they have for managing these outdoor spaces so that neighboring residential uses are not disturbed. The Operational Outline states that the perimeters of the property will be screened in various ways to reduce noise spillage. The

Landscape Plan shows trees on the south boundary of the lawn area, a caboose to the west of the lawn area, and an evergreen screening on the south side of the community connector sidewalk (between the overlook terrace and the house to the south. The proposed screening and closing of the outdoor areas 1-2 hours earlier than the indoor area will assist with late-night noise.

Communal Park/Green Space

The project includes creation of a communal park and green space through the conversion of an underutilized area of the site (east of the buildings). The Operational Outline states that this area will be used for seasonal community-driven events, such as farmers markets, rentals, gatherings 1-2 times per month. The hours will be sunrise to sunset and will be monitored by staff. This area is relatively small (approximately 2,700 s.f.) in area. It also has a seat wall where people can rest. While not specifically described in the narrative, we believe this green space will be “private,” maintained by the property owner, and will not be open to bar patrons, as it is not fenced as required.

Community Connector Path

A 12-foot-wide sidewalk is proposed on the south side of the site, providing a pedestrian connection between Starkweather and Mill streets. We consider this a positive aspect of the plan, but it’s not one that is unfeasible without application of the PUD provisions in the ordinance. This pathway will be privately owned, but accessible to the public. In a response email to the Community Development Director (4-24-25), the applicant stated that public access to the Connector Path will be included in the PUD Agreement with the City.

In summary, this first criteria states that a project requesting deviations from the ordinance provide “public benefits” that can’t be accomplished without flexibility from the ordinance. The public benefits should have some relationship (i.e., balance) with the requested deviations. The public benefit of the project is reuse of the historic train depot and associated accessory building. The deviations are land use deviations. A restaurant serving alcohol, and outdoor dining of the scope proposed in relation to indoor dining are not currently allowed in the underlying Mixed-Use District. If the site were redeveloped, the depot would be lost; therefore, the applicant needs to establish a viable business plan with a use that will repurpose the buildings, as well as the surrounding property. We would consider the proposal to provide public benefits that are not otherwise feasible under the current zoning restrictions, and that the land use deviations are balanced by reuse of the depot building.

- b. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;***

CWA Comment. The proposed development will remove the two (2) existing, six (6) inch pine trees located at the northeast corner of the site to allow for the creation of the open lawn and recreation space. No other natural resources/features exist on site.

- c. Long-term protection of historic structures or significant architecture worthy of historic preservation; or***

CWA Comment. As mentioned above, the plans are to repurpose the depot building. The applicant has incorporated suggestions to more closely emulate the historic architecture with the new architecture.

- d. A nonconforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.***

CWA Comment: This site was previously a low-intensity food establishment that was allowed with conditions within the Mixed-Use zoning district. The proposal changes the site's use to uses that are not permitted within the Mixed-Use district. The new uses will not be more conforming to this District.

In summary, to meet this criterion, the project must result in one (1) of the items listed in a – d above. In our opinion, the proposal provides public benefits that are otherwise not feasible under the ordinance. It will repurpose the historic train depot and refurbish the building to closely resemble the original structure. Other aspects of the project we consider “benefits otherwise not feasible” include the community green space, and the ADA compliant pedestrian connector.

- (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.***

CWA Comment: Public services to this site includes police/fire, utilities, and public roadways/sidewalks that provide access to the site.

Police/Fire

For other establishments serving alcohol, the ordinance requires that the Community Development Director to request a report from the city's Director of Public Safety regarding the possible impacts of the establishment serving alcoholic beverages for the Planning Commission's consideration. We recommend that the Planning Commission condition any Final PUD approval (if granted) on this requirement.

Public Utilities

The project description notes that new water and sanitary lines are proposed to be installed, but these changes are not shown on the site plan and should be. Some conceptual stormwater management facilities are discussed in the narrative, but details are not provided in the Site Plan package. The electric lines that span between the buildings and the power pole on the south side of Division will be buried. Additional information needs to be shown on the Site Plan, in sufficient detail to enable the City's Engineer to confirm that the proposal doesn't result in an unreasonable increase in the need for public utilities. This information should be included on the Final PUD plans.

Roadways/Traffic/Parking

The Annual Average Daily Traffic count (per [SEMCOG's Traffic Volume Map](#)) indicates that Starkweather Ave. averages approximately 2,950 vehicle trips per day, and N. Mill St. averages around 8,300 vehicle trips per day. Even though Starkweather is only two lanes, MDOT classifies this road is as a “Major Collector,” indicating that this road funnels traffic from residential areas to arterial roads. N. Mill St. is classified as a “Minor Arterial” which connects smaller geographic areas within a city or region, providing access to major arterial roads while carrying moderate traffic volumes at a slightly slower speed compared to major arterials.

Regarding traffic, we researched trip generation tables for High-Turnover (Sit-Down) Restaurants and Drinking Places. Based on ITE trip generation rates, the estimated number of vehicle trips generated on a weekday between 4:00 PM and 6:00 PM for the proposed use would range from approximately

5 to 29 trips. However, it is important to note that ITE indicates these rates are based on a limited sample size, and actual trip generation may vary.

Parking requirements and the number and location of parking spaces for the proposal are described under the Site Plan section of this review.

(3) The proposed planned unit development shall be consistent with the public health, safety and welfare of the City.

CWA Comment: The project narrative and site plan include accessible pedestrian pathways. The proposed landscaping is significantly increased from the site's current state and converts areas of the site which are largely concrete or gravel into green space. The inclusion of fencing along the railroad tracks and other portions of the property promotes public safety.

(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.

CWA Comment: Given the site's current condition, we don't expect the project to have a negative environmental impact. Also, it appears that the project is working to improve the environmental features on site. Note that this building currently has a commemorative plaque signifying that President George Bush Sr. visited this building in the 1990s. The applicant has confirmed that this plaque will be retained.

(5) The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties.

CWA Comment: If the proposal is developed and managed to not have a negative impact on the quality of life for the neighbors, a viable economic use occupying this building will, in our opinion, benefit the economy of the surrounding area. This statement is qualified so long as the uses are deemed appropriate by the Planning Commission, and the level of activity on this site is consistent with the character of the area.

(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.

CWA Comment: Per the site plan, the project is under ownership of Califur, LLC. The applicant (Plymouth Hospitality LLC) has stated that they are currently under a Lease-to-Own agreement with Califur LLC and will assume sole responsibility for the Villager project while pursuing a land contract with the current owner.

(7) The proposed planned unit development shall be consistent with the goals and policies of the City Master Plan.

CWA Comment: The City’s 2018 Master Plan designates the future land use of the property as “Mixed use: Low Density” This designation is described as follows:

“The Mixed Use: Low Density designation is specific to land uses where it is appropriate to have a low-impact commercial use adjacent to single family or multifamily residential areas. This land use allows for single and multi-family uses to continue and be established, while encouraging lower-intensity commercial and office uses that can serve the residential areas. The Mixed Use: Low Density land use designation is generally detached buildings with the character of single-family residences that are no more than two stories. Parking in this land use should be located at the rear of the property.”

The extent of the outdoor uses in this proposal may likely impact the nearby residential uses if the management of the site is ineffective. Both parking lots are located on the street front; however, to preserve the depot and accessory building (and not tear them down and start over), the small size and configuration of the site makes it impossible to locate parking in the rear. The Planning Commission will need to determine if the proposal is within the Master Plan vision for this part of the City.

(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.

CWA Comment: The estimated maximum number of people which can be accommodated in the outdoor area of the site is 111. However, this number must be officially assigned by the building official per the Michigan Building Code Section 1004.7. If the outdoor area is expected to regularly reach maximum occupancy, the proposed use(s) may not be considered compatible with the surrounding land uses. Conversely, if typical occupancy is expected to be substantially lower, the use(s) may be viewed as more in harmony with adjacent properties. Again, the impacts to neighbors will, in part, be dependent on how the business is managed. The proposed landscaping that screens the outdoor area from the south and the caboose will help to mitigate noise.

(9) A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.

CWA Comment: While it’s not possible for us to know the applicant’s intentions, the creative use of the space, while repurposing the depot and accessory building, could not be developed if all requirements of the current Zoning district were met. We don’t consider the proposal an attempt to circumvent the strict application of the zoning standards.

In summary, repurposing a historic depot and accessory building, while not possible without a viable business, is a public benefit in our opinion. The main issue is the scope of the outdoor use, and the impact on residential neighbors.

Items to be Addressed:

Train Depot Building:

1. *Does the large window on the patio (south) façade operate? If so, please explain.*
2. *Recommend Planning Commission condition Preliminary PUD Plan approval on the applicant supplying elevations and floor plans of the proposed building renovations at Final PUD Plan review.*

Public Utilities:

1. *Additional information needs to be shown on the Site Plan, in sufficient detail to enable the City's Engineer to confirm that the proposal doesn't result in an unreasonable increase in the need for public services. We recommend this be a condition of Preliminary PUD Plan approval, and that the information be provided upon Final PUD Plan review.*

Police/Fire & Traffic

With the number of patrons that the covered terrace, overlook terrace and lawn space can accommodate at one time provided, we recommend:

1. *Planning Commission ask the Community Development Director to request a report from the city's Director of Public Safety regarding the possible impacts of this proposal (due to serving alcoholic beverages) for the Planning Commission's consideration.*
2. *Use this information to evaluate the impact to traffic on the adjoining streets.*

Master Plan

1. *Planning Commission to determine if the proposal is within the Master Plan vision for this part of the City.*

SITE PLAN

SCHEDULE OF REGULATIONS

Section 78-313 states that the schedule of regulations for each respective land use must be met, unless the Planning Commission and City Commission approve deviations that advance the objectives of the Zoning Ordinance.

This proposal is located within the Mixed-Use district and details of the site are listed in the table below.

Table 2. Mixed Use Schedule of Regulations Requirements

			MU Required	Proposed (Existing Building)
Minimum Lot Size			3,500 sq ft	.56 acres (24,394 s.f.)
Minimum Lot Width			30 feet	Starkweather: 109.9 ft. N. Mill St.: 78.65 ft.
Max. Building Height			2 stories / 25 feet	Existing Depot: 1 story / 14 feet Existing Accessory Building: 1 story / 8.3 feet Proposed Patio Roof: 1 story / 11.4 feet
Minimum yard setbacks	Front (Starkweather)		15 feet	21.1 feet
	Front (N. Mill)		15 feet	120.4 feet
	Sides	Least one	10 least	7.7 feet (North) 43.4 feet (South)
		Total	20 total	51.1 feet
	Rear		35 feet	(None)
Maximum Lot Coverage			35%	24%

Items to be Addressed: None.

PARKING, LOADING

Table 3. Parking Requirements

	Parking Required	Parking Provided
Sale and consumption of beverages, food, and refreshments	1 space per 75 s.f. usable floor area or 1 space per 3 persons allowed within the maximum occupancy load Interior: (835 s.f. / 75 s.f. = 12 spaces) Exterior: (111 seats / 3 = 37 spaces) (See Below)	29 spaces (See Below)

Number of Parking Spaces

Parking requirements are generally based on the size of floor area inside a building. However, the extent of outdoor seating and serving areas for this proposal makes this parking requirement, in our opinion, unrealistic. Because this is a PUD, and because the uses are deviations from the current ordinance, the Planning Commission may attach reasonable conditions to any decision about the project. The estimated maximum occupancy of the outdoor area on site is 111. Given the substantial increase in occupancy this outdoor area represents, it is reasonable for the Planning Commission to consider requiring additional parking to adequately accommodate the proposed use.

The ordinance does not permit an applicant to “count” on-street parking toward their parking requirements.

Shared Access to Parking and Shared Parking:

- 1) The five (5) spaces south of the community connector path must be accessed from Starkweather by driving onto the neighbor’s property. Similarly, for the neighbor to get into their garage, they have to drive over the applicant’s property. Thirdly, this driveway connects to the parking lot serving 873 Mill St. The plans shown an easement for ingress/egress. A shared access agreement between these three parties is required to make these parking spaces usable. This should be a condition when the applicant returns with a Final PUD Plan.
- 2) The applicant also notes that six (6) existing parking spaces at 872 Starkweather and twelve (12) existing parking spaces at 873 N. Mill Street will be shared with the proposed use but has not provided a parking agreement to confirm this. A parking agreement needs to be provided.
- 3) The applicant also must demonstrate that these adjacent sites have spaces available for sharing. The plans should be revised to:
 - a. List the uses in 872 Starkweather, and in 873 N. Mill St.
 - b. Provide the square footage that each use occupies in each building, and
 - c. Calculate the number of parking spaces required for the uses in each building.

The current number of on-site parking spaces is sufficient to serve the indoor use at the project site, but not also the outdoor uses. The Planning Commission should discuss parking with the applicant, and determine a reasonable number of spaces to serve the proposal.

Screening of Parking Lots

Section 78-203 requires a 10-foot-wide landscape strip to screen all parking lots that are visible from the public right-of-way. The plans show a 15-foot-wide landscape island along Starkweather, and a 12-foot-wide landscape island along N. Mill adjacent to the new parking lots.

Parking Lot/Space Dimensions

As requested, the dimensions of the proposed parking spaces have been added to the plans and comply with the ordinance requirements.

Loading Space

The plans depict a loading space for the site on the community connector path. This location will allow a delivery truck to stop next to the site to make their delivery and then continue forward to exit the site. The space dimensions (10’ x 50’) comply with the ordinance.

Items to be Addressed: 1) Provide shared access agreement and shared parking agreement between applicant, 872 Starkweather and 873 N. Mill St. 2) Demonstrate on the plans that 872 Starkweather and 873 N. Mill St. have parking spaces available to share by: a. Listing the uses in 872 Starkweather, and in

873 N. Mill St., b. Providing the square footage that each use occupies in each building, and, c. Calculating the number of parking spaces required for each use in each building; hours of operation for the various uses may also need to be provided. 3) Planning Commission to discuss parking with the applicant and determine a reasonable number of spaces for the proposal.

CIRCULATION

This site design offers vehicular access to the east parking lot from Mill St., and the west parking lot from Starkweather.

As mentioned above, a shared access agreement will need to be established for the driveway off of Starkweather. The proposed driveway meets the minimum width for a two-way maneuvering lane and is dimensioned on the plans.

The proposal provides access for a fire truck in the community connection path. The proposal needs to be evaluated by the Fire Chief for emergency access.

Items to be Addressed: 1) Proposal evaluated by the Fire Chief for emergency access.

LANDSCAPING/LIGHTING

Because this is a Preliminary Site Plan/PUD Plan review, we haven't evaluated the proposed landscaping. The applicant has not provided a lighting plan. A lighting plan, meeting the requirements of Sec. 78-204, *Exterior Lighting*, will also need to be submitted at Final review. We will evaluate both at the Final Site Plan/PUD Plan stage.

Items to be Addressed: Landscaping/lighting evaluated as part of the Final Site Plan/PUD stage.

PUD AGREEMENT / PHASING

A PUD Agreement will need to be developed prior to Final PUD approval. The agreement shall specify performance guarantees and phasing, in addition to public access to the Community Connector Path in perpetuity in the PUD Agreement.

Items to be Addressed: Develop PUD Agreement with performance guarantees for public benefits, public access to the Community Connector Path in perpetuity, among other topics, prior to Final PUD approval.

ARCHITECTURAL ELEVATIONS AND FLOOR PLANS

The applicant has provided architectural renderings of the proposed renovated building. However, no architectural elevations that describe various aspects and materials of the building's exterior, or floor plans have been provided and should be. In the PUD section of this review, we recommended that the Planning Commission condition any Preliminary PUD approval on the applicant submitting building elevations and floor plans.

Items to be Addressed: See PUD Section above.

RECOMMENDATIONS

The deviations proposed with this project are land-use-related; the site plan complies with the ordinance standards. The project is proposing a restaurant serving alcohol, and extensive outdoor eating and drinking space, which are not permitted uses in the Mixed-Use District, but could be allowed as a deviation in a PUD project. The proposed benefit (i.e., repurposing the depot which requires a viable business plan) is not likely to be accomplished while complying with the uses permitted in this district. It's likely that a compliant use would need to demolish these buildings and fully redevelop the site.

Applicant

Our review has several remaining questions that require a response from the applicant:

- A. Main Train Depot Building: Does the large window on the patio (south) façade operate? If so, please explain.
- B. Community Connector Path: Applicant should confirm if they are planning to grant the City an easement for public use.
- C. Parking/Loading:
 - 1) Demonstrate on the plans that 872 Starkweather and 873 N. Mill St. have parking spaces available to share by:
 - a. Listing the uses in 872 Starkweather, and in 873 N. Mill St.,
 - b. Providing the square footage that each use occupies in each building, and,
 - c. Calculating the number of parking spaces required for each use in each building; hours of operation for the various uses may also need to be provided.

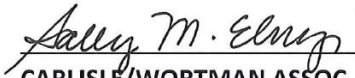
Planning Commission

Should the Planning Commission support the project following the public hearing, we recommend that the Commissioner's specifically evaluate the potential impact of traffic from this project on adjacent streets, parking requirements, and whether the plan meets the intent of the Master Plan for this part of town. If these discussions are positive, and the Planning Commission wants to approve the Preliminary PUD Plan at this time, we recommend the following conditions as part of the approval motion:

Recommended Conditions of Preliminary PUD approval:

- A. Train Depot Building. Recommend Planning Commission condition Preliminary PUD Plan approval on the applicant supplying elevations and floor plans of the proposed building renovations at Final PUD Plan review.
- B. Public Utilities. Applicant to provide existing and proposed utility information is sufficient detail to enable the City's Engineer to confirm that the proposal does not result in an unreasonable increase in the need for public services.
- C. Safety Report. Community Development Director to request a report from the city's Director of Public Safety regarding the possible impacts of this proposal (due to serving alcoholic beverages).
- D. Fire Chief Approval. Proposal is evaluated and approved by the Fire Chief for emergency access.
- E. Landscaping & Lighting. Landscaping and lighting are submitted as part of the Final PUD Plan stage in sufficient detail to confirm these facilities meet ordinance requirements.
- F. PUD Agreement. Develop PUD Agreement with performance guarantees for public benefits, public access to the Community Connector Path in perpetuity, among other topics, prior to Final PUD approval.

- G. Shared Access Agreement. Provide shared access agreement and if needed, shared parking agreement, between applicant, 872 Starkweather and if needed, 873 N. Mill St.


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

#152-2408

cc: John Buzuvis
Marleta Barr

PLYMOUTH POLICE DEPARTMENT MEMORANDUM

TO: GRETA BOLHUIS, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR
FROM: A.L. COX, DIRECTOR OF PUBLIC SAFETY *A.L. Cox*
SUBJECT: PROPOSED CHANGE OF USE AT 900 STARKWEATHER BY CALIFUR, LLC
DATE: 5/8/2025

Per City Ordinance 78-92(4)(b), you requested that I review the planned development of transforming the former Plymouth Depot property located at 900 Starkweather Street to The Villager, a restaurant and alcohol serving establishment to include outdoor dining, a beer garden, and entertainment space. The review was narrowly focused on the impact to public safety only.

As of this report, Califur, LLC does not have a liquor license nor have they applied for one per the Michigan Liquor Control Commission (MLCC). For this reason, the extent of their alcohol service is unknown (beer, wine, mixed spirits). Beyond the type of alcohol service, based on the plans provided, it is clear that they will require at least one and more likely two Outdoor Service Permits and potentially an Entertainment Permit from the MLCC. Without knowing the exact type of license(s) and permits being sought, it should be noted that this review is very early in the normal process for such reviews.

Califur, LLC is asking to change the use of 900 Starkweather from a coffee, tea, and ice cream shop to a sit-down restaurant establishment that would provide for the service of alcohol by the glass over a service area of 5,100 square feet. Their stated total occupancy is 162 patrons. The exact number of parking spaces for the establishment was unclear in the plans I reviewed; however, it was clear that the number of parking spaces provided was inadequate for patron capacity. This may significantly impact available parking in the surrounding area, especially when one also considers their need for employee parking.

Without a current liquor license, it is impossible to evaluate a history of responsible liquor management by Califur, LLC ownership. The applicants, however, have stated that they are experienced in the hospitality industry and are familiar with the proper management of an alcohol serving establishment and the MLCC's Administrative Rules and Regulations as well as the Liquor Code.

Based on the provided plans and input from Califur, LLC ownership to date, and the above stated reasons, I have concerns regarding the following: potential negative effect on parking in the surrounding area, noise complaints due to the significant number of patrons within the outdoor service and games & lawn area in such close proximity to residences, and finally proper alcohol and behavior management of patrons over a significantly large area. While I believe the proper alcohol and behavior management of patrons can be overcome with the appropriate number of management personnel on site during all service times, the parking and noise issues may be more difficult to overcome. For this reason, I would recommend that Planning move forward cautiously with an eye to each of these three issues with a goal of mitigating each.

This review is based on plans and information to date, should alterations or amendments to those plans be made, the changes should be further reviewed specifically with an eye toward the stated concerns.

APR 23 2025

ITEM 8) a

CITY OF PLYMOUTH
SITE PLAN REVIEW APPLICATIONCommunity Development Department
201 S. Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
www.plymouthmi.govCITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

I. Site/Project Information

Site Address 995 W. ANN ARBOR TRL	Current Zoning Classification B-2	Date of Application 04/23/25
Name of Property Owner HOLISE LTD.	Phone Number (734) 453-4555	
Mailing Address 7476 ROHDA DRIVE	Email Address (Required) JHULL@HANSHULLSPASTA.COM	
City CANTON,	State MI	Zip Code 48187

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect <input checked="" type="checkbox"/> Developer <input checked="" type="checkbox"/> Engineer <input type="checkbox"/> Lessee <input type="checkbox"/>
Applicant/Company Name JOSEPH PHILIPS	Phone Number (734) 455-8354
Applicant/Company Address JOSEPH PHILIPS-ARCHITECT LLC	City PLYMOUTH
Email Address (Required) JOSEPH PHILIPS ARCHITECT@GMAIL.COM	State MI
	Zip Code 48170

III. Site Plan Designer and Contact Information

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

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

<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Multi-Family <input type="checkbox"/> New <input checked="" type="checkbox"/> Remodel	<input checked="" 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?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

VI. Description of Work

CHANGE OF USE
95% COFFEE SHOP
5% SATELLITE TV STUDIO

4. Description of Proposed Development.

New

Addition

~~ALTERATION~~ ^X

CHANGE OF USE

95% COFFEE SHOP

5% SATELLITE TV STUDIO

5. Address and General Location of Property.

915 W. AHH ARBOR TRAIL
S.E. CORNER OF AHH ARBOR TRAIL & HARVEY

6. Legal Description of Property.

SEE SITE PLAN ON DRAWINGS

7. Provide the following data:

a-
N/A

~~For churches, temples, stadium and sports arenas or indoor or similar outdoor place of assembly.~~

~~Seating capacity or length of proposed pews or benches.~~

_____ Seats

_____ Feet

b-
N/A

~~For hospitals, sanitariums, homes for the aged, convalescent homes.~~

~~Number of beds.~~

_____ Beds

c-
N/A

~~For fraternities or sororities.~~

~~Number of permitted active members _____~~

~~Members _____~~

d. For private clubs, lodges, theaters, auditoriums, multi-purpose rooms, pool halls, establishments for sale and consumption on premises of beverages, food or

refreshment, dance halls, and assembly halls without fixed seats.

Number of persons allowed within the maximum occupancy load as established by the fire marshal.

_____ People

e. For auto-washes.

H/A

Number of employees and the number and length of wash lines.

_____ Employees

_____ Feet of lines

f. For beauty parlors, barbershops, bowling alleys, laundromats and coin-operated dry cleaners, motels or hotels, motor vehicle sales and service establishments and banks.

H/A

_____ Number of chairs

_____ Number of lanes

_____ Number of washing (or dry cleaning) and drying machines

_____ Number of auto service stalls in the service room

_____ Number of teller cages/windows

g. For gasoline/service stations.

H/A

Number of lubrication stalls, racks or pits and number of gasoline pump stands.

_____ Lubrication stalls

_____ Pump stands

h. For professional offices of doctors, dentists or similar professions.

H/A

Number of examining rooms, dental chairs or similar use areas.

_____ Chairs

†
H/A For industrial, furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician or similar trade, shoe repair and other similar uses.

Maximum number of shift employees per shift.

_____ Employees

Prior to submittal of a site plan, the applicant shall review the following elements for inclusion, where applicable, on the proposed plan. All such required information shall be clearly noted on the site plan, and not on any attachment to the site plan, and shall be in sufficient detail to meet the intent and purpose of the review process.

The applicant shall make a check mark in the left hand column marked "Applicant" only and shall mark all applicable elements. If a particular item is not applicable to the site plan, the letters "n/a" should be written in the space. A check mark by the applicant for each of the applicable elements shall indicate that the applicant has checked that element against the site plan and that the information called for in that particular element is properly noted on the site plan.

If the applicant is satisfied that all such information required herein is properly noted on the site plan, the applicant shall sign and date the check list in the place provided and submit the signed application with the site plan to the Building and Engineering Department.

Element to be included on
Site Plan

Checked by
Applicant

- | | | |
|----|--|---|
| 1. | Name of Development _____ | ✓ |
| 2. | Name, address & phone number of: | |
| | a. Developer _____ | ✓ |
| | b. Legal owner _____ | ✓ |
| | c. Designer/firm _____ | ✓ |
| | d. Designer's
registration number
and seal (*) _____ | ✓ |

(*) If the designer is a registered professional, the site plan shall include the designer's seal. For projects of less than \$15,000 and single family residential buildings of less than 3,500 square

feet, the designer need not be a registered professional, but should have sufficient experience and knowledge of site plan design to satisfactorily prepare a plan in accordance with the guidelines set forth herein. A seal of a registered professional is required on all Multiple Residential and all Non-Residential projects greater than \$15,000.

3. Scale of Drawing/Paper Size

a. Scale - Engineers scale on plan view appropriate to size of site to adequately detail the layout but in no case less than 1"=100'. ✓

Building elevations (exterior wall facade) drawings and floor plans may use architects scale of 1/8"=1' or a suitable scale of similar size.

b. Paper size -- not to exceed 24" x 36 ✓

4. Date

Element to be included on
Site Plan

Checked by
Applicant

5. North Point _____ ✓
6. Complete legal description of the entire site (i.e. Metes and Bounds) description if acreage parcel, lot number(s), and subdivision name. All legal descriptions shall include:
 - a. Gross number of acres _____ ✓
 - b. Net usable acres _____ ✓
 - c. Section Number _____ ✓
7. Vicinity sketch or site location map which does not have to be drawn to scale.
8. The location of all existing and proposed in ground and above ground on site utility easements including their connection capability to off-site utility easements. The applicant shall provide a statement verifying that he has researched the availability of all public utilities involved in the site development and is satisfied that same is available and of adequate capacity to meet development needs (*).

(*) The applicant may want to retain the services of a professional engineer to conduct a utility feasibility survey for the site. When such studies are made, a copy shall be submitted as a part of this check list. The site plan should also include a dimensional survey

9. The provision of a water supply adequate to serve the development for both potable water and for fire emergency use shall be satisfactorily shown to exist or to be provided for.

The location of all existing fire hydrants within 300 feet of the development shall be shown on the site plan. ✓

Element to be included on
Site Plan

Checked by
Applicant

10. Grading plan and floor elevations.
Drainage of the site shall be shown to
adequately assure storm water run-off
will not adversely effect off-site
properties

EXISTING

11. Water retention or detention ponds are
designed to provide a natural appearing
pond with side slopes of no greater than
6 on 1 appropriately landscaped and
without fencing

H/A
EXISTING

12. Location of woodlands, wetlands and
waterways shall be shown on the site
plan and on property immediately
abutting the site under consideration at
the adjacent property line

H/A

13. Existing zoning classification

B-2

14. Existing zoning classification of adjacent
parcels

15. Existing land use on adjacent parcels

16. The location of all existing buildings and
structures within 100' of the parcel

17. The location of all buildings and
structures on site including photos of
such structures if they are to remain (*).

(*) Photographs are optional - they will be useful in the review process if provided.

Element to be included on
Site Plan

Checked by
Applicant

18. All building structure heights.
(Existing & Proposed)
19. Location of all off-street parking
spaces, including required
handicapped spaces, vehicle
maneuvering lanes, and service
drives.
20. Location of all loading/unloading
facilities.
21. Location of all driveways, drives and
turning lanes.
22. Location of all drives, driveways and
intersections across abutting streets
from parcel.
23. Names, locations, existing and
projected right-of-way widths as
shown on City, County thoroughfare
ROW plans, centerline, and
pavement widths of all bordering
roads, streets, and easements.
24. Location of all sidewalks, footpaths
and bikeways.

SEE
DNSS

SEE
SITE PLAN

H/A

EXISTING

EXISTING

EXISTING

EXISTING

Element to be included on
Site Plan

Checked by
Applicant

25. Critical site dimensions:

- a. Along property lines.
- b. Between buildings.
- c. Between parking and buildings.
- d. Between parking and parcel lines.
- e. Between principal and accessory buildings.
- f. Parking space width and length (typical).
- g. Vehicle maneuvering lane/service drive widths.
- h. Curb radius (entrances).
- i. Between buildings and parcel lines.
- j. Between buildings and retention/detention ponds.

26. Building layouts (typical floor plan) including:

- a. Principal entrances and service entrances.
- b. The relationship between units within a building.
- c. Exterior building wall facade drawings of all exposed walls.

27. The type and color of exterior building wall facade materials to be used.

28. The location and extent of any outdoor storage areas noted on site plan. If no outdoor storage is proposed it shall be so noted on the site plan.

Element to be included on
Site Plan

Checked by
Applicant

29. The type, height and extent of screening for outdoor storage areas.
30. The type and height of screening for trash receptacles including the types of materials to be used in the screen and the color of the material, and the location of the receptacle and screen on the site.
31. The location, type and extent of any required screening devices. When architectural masonry walls are used a section drawing of the wall shall be provided detailing footings, the type of wall materials to be used, color and height. When landscaped earth berms are used, they shall be shown on the site plan.
32. A complete landscape planting plan identifying all landscape plantings by location, type and height. Where earth berms are used, their height and width shall be noted and a cross section of the berm included. Plant material sizes shall be noted on the site plan.
33. The location and type of all outdoor lighting by symbol denoting location or by a typical detail drawing of the lighting standard proposed, its lumination power, its height and color of standard, including a photometric layout of the site

W/A

W/A

W/A

✓

EXISTING

Element to be included on
Site Plan

Checked by
Applicant

34. If a site is to be developed in phases each phase shall be clearly identified on the site plan.

W/A

35. This section is for Multiple Dwelling and Cluster Housing Developments.

- a. The maximum lot coverage of all buildings shown
- b. Formula for distances between buildings shown
- c. Site density computations including total number of dwelling units and number of bedrooms per unit. When development is in phases, the requirements for b. and c. above shall be shown for each phase. Each phase shall meet density requirements or an appropriate guarantee acceptable to the City shall be provided assuring that suitable open space shall be reserved and improved to meet density requirements for the phase under development.

36. The size, and location of any and all signs to be used on the site are clearly noted on the site plan.

FUTURE
SIGNAGE
SUBMITTAL

Element to be included on
Site Plan

Checked by
Applicant


37. FOR NON-RESIDENTIAL USES

- a. Proposed use
- b. Gross and net usable square footage of floor area
- c. Seating capacity or maximum

- d. occupancy permitted
Number of medical examining rooms, dental chairs, and square footage of waiting rooms or beds
- e. Number of employees in

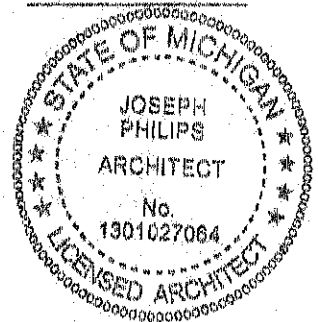
largest working shift

I certify hereon that I have read and understand the above check list items and that those items that apply are included on the site plan submitted.


Signature of Applicant

04/24/25
Date

JOSEPH PHILIPS

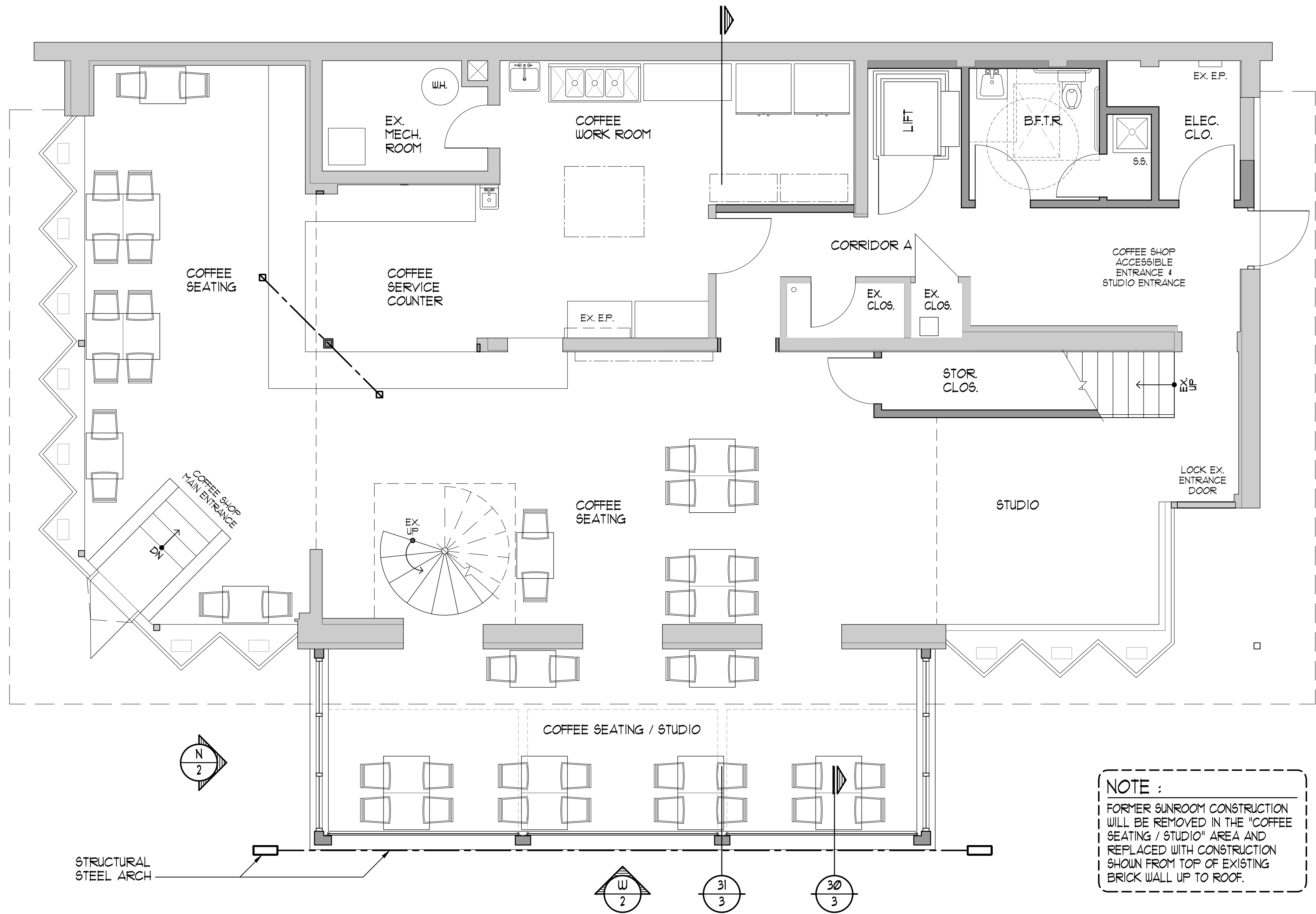




20 NORTH SIDE
- NO SCALE



21 NORTHWEST CORNER
- NO SCALE



NORTH
FIRST FLOOR PLAN
22" x 34" SCALE: 1/4" = 1'-0"
11" x 11" SCALE: 1/8" = 1'-0"



N
2 NORTH ELEVATION
22" x 34" SCALE: 1/4" = 1'-0"
11" x 11" SCALE: 1/8" = 1'-0"

W
2 WEST ELEVATION
22" x 34" SCALE: 1/4" = 1'-0"
11" x 11" SCALE: 1/8" = 1'-0"

JOSEPH PHILIPS
ARCHITECT, LLC

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DOCUMENT TO BE USED FOR
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PROJECT:
COFFEE SHOP & SATELLITE TELEVISION STUDIO
995 ANN ARBOR TRAIL
PLYMOUTH, MICHIGAN
PLANS & ELEVATIONS

PRELIMINARY



DATE:
04/23/25

JOB NO:
25003
SHEET NO:
2
25003_SITE_14

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30 WEST SIDE
- NO SCALE



31 SOUTHWEST CORNER
- NO SCALE



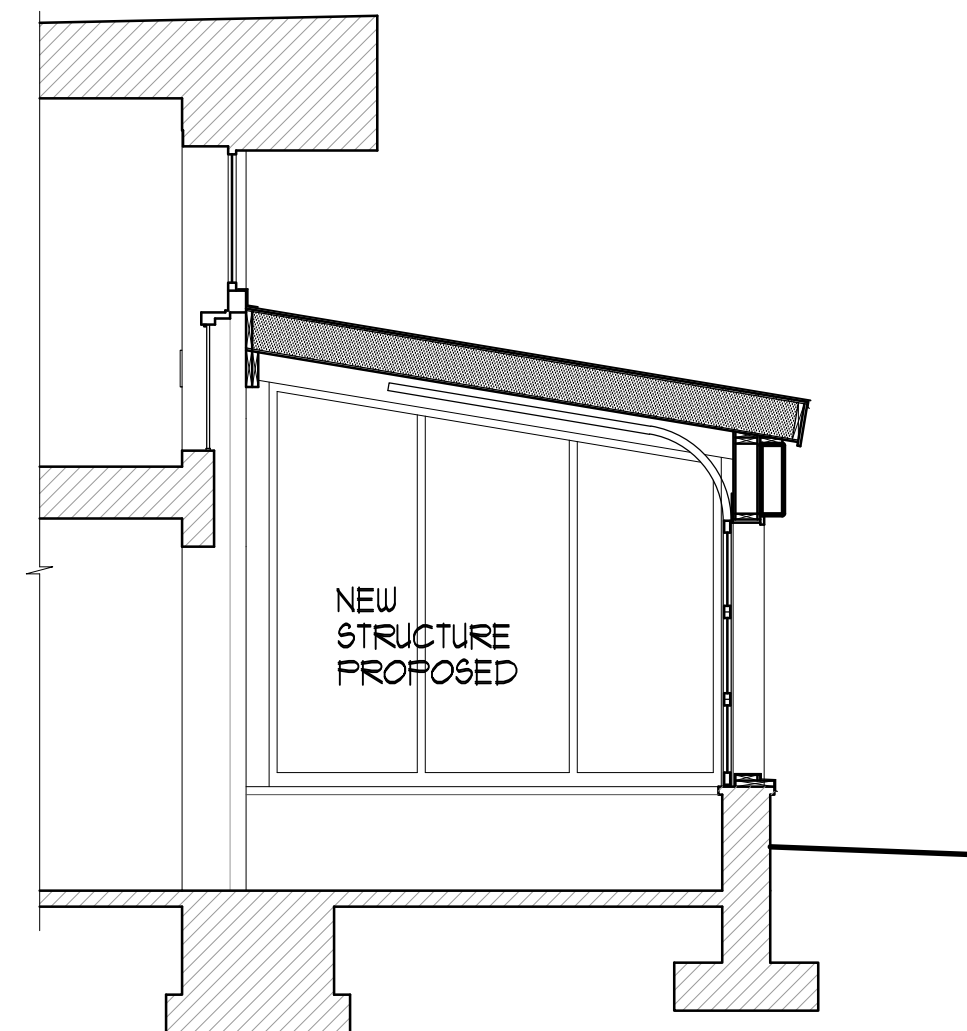
32 SOUTH SIDE
- NO SCALE



NORTH
31 SECOND FLOOR PLAN
22" x 34" SCALE: 1/4" = 1'-0"
11" x 11" SCALE: 1/8" = 1'-0"



31 BUILDING SECTION
2 22" x 34" SCALE: 1/4" = 1'-0"
11" x 11" SCALE: 1/8" = 1'-0"



30 PARTIAL BUILDING SECTION
2 22" x 34" SCALE: 3/4" = 1'-0"
11" x 11" SCALE: 3/8" = 1'-0"

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ARCHITECT, LLC

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PLYMOUTH, MICHIGAN
01/02/25

PROJECT:
COFFEE SHOP & SATELLITE TELEVISION STUDIO
995 ANN ARBOR TRAIL
PLANS & SECTIONS

PRELIMINARY



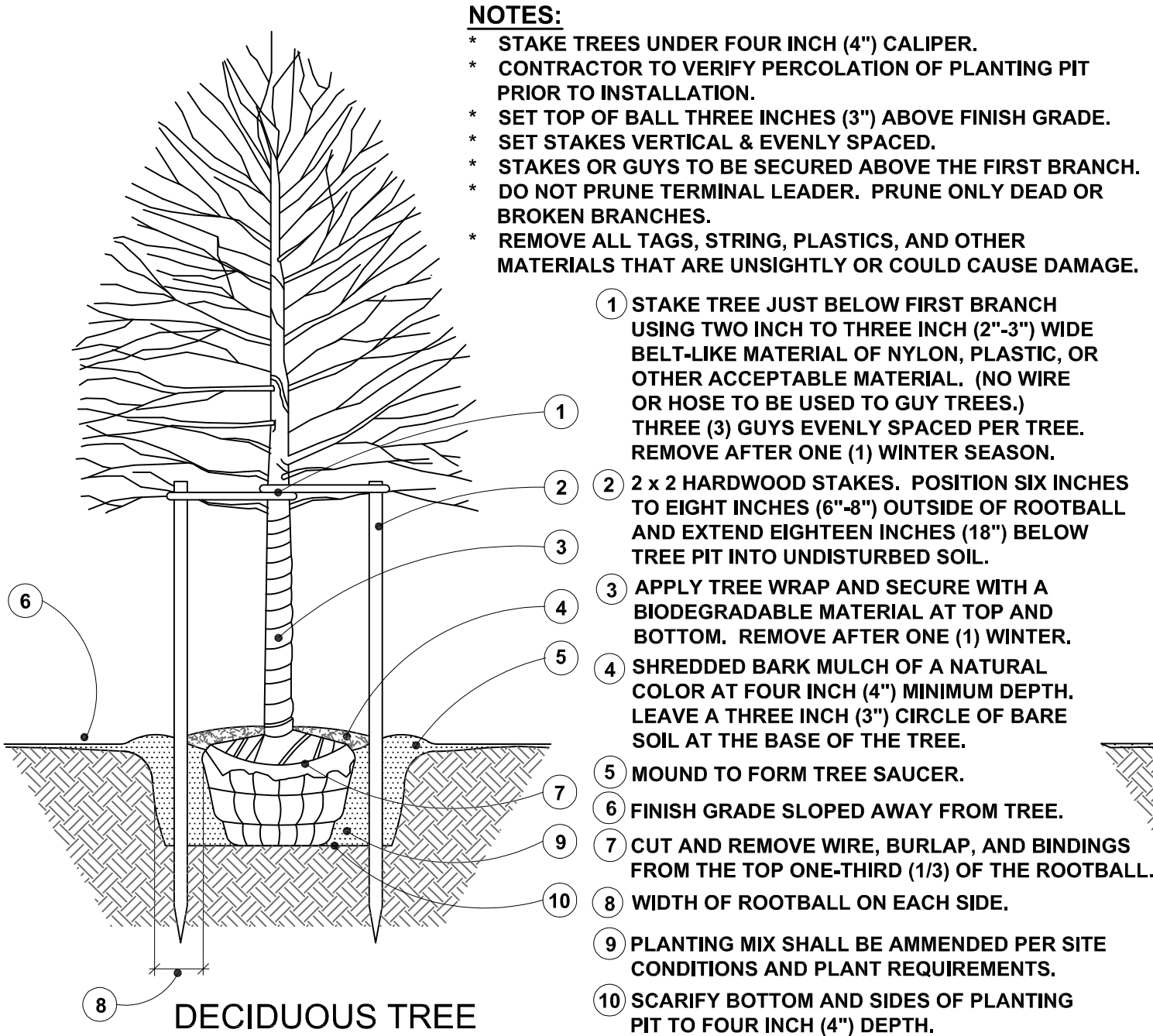
DATE:
04/23/25

JOB NO:
25003
SHEET NO:
3
25003_SITE_14

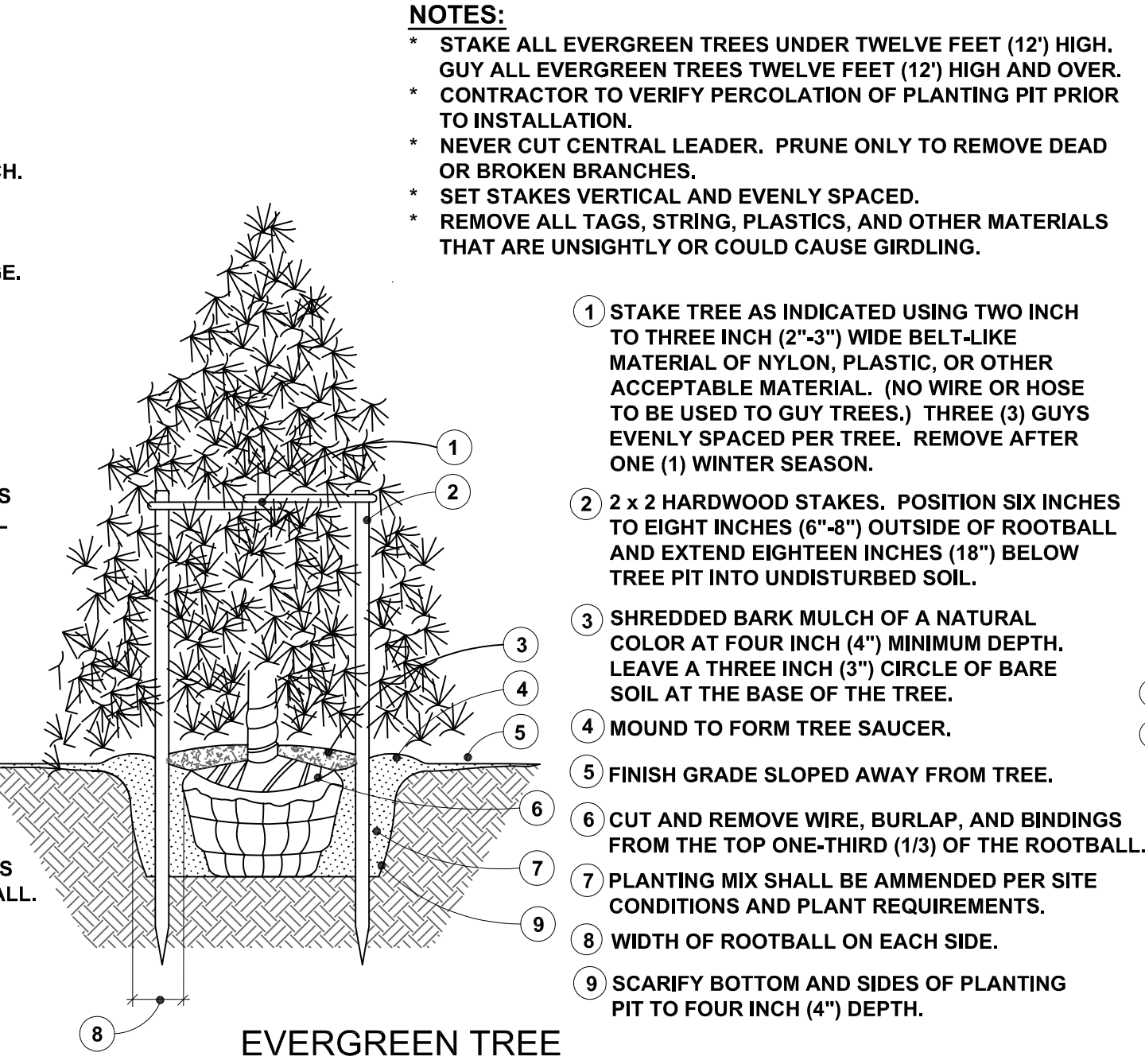
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LANDSCAPE PLANTING NOTES:

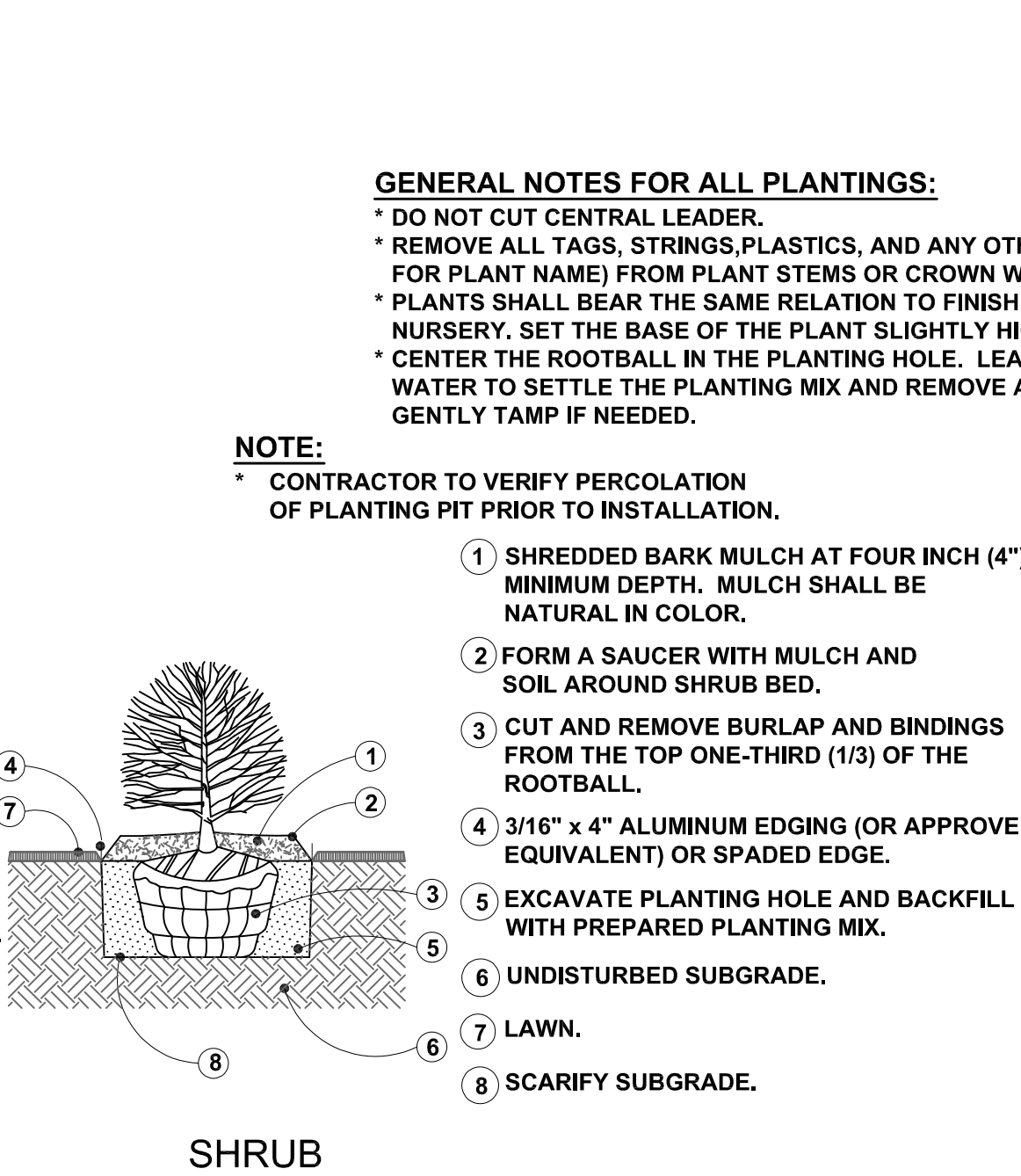
- PLANTING**
1. Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the City of Plymouth, Michigan.
 2. The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
 3. The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
 4. Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
 5. Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
 6. The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
 7. When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
 8. Trees in lawn areas to have a four foot (4') circle of mulch, two inches to three inches (2"-3") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Only natural color double shredded hardwood bark mulch will be accepted. The use of landscape fabric in conjunction with the bark mulch is **not allowed**.
 9. Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
 10. All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. DO NOT apply tree paint to freshly cut wounds.
 11. Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
 12. All new lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil. Peat sod is not acceptable. Existing lawn in generally good condition but with bare, sparse, or weedy areas must be renovated by filling in low areas, raking, overseeding, and top dressing all sparse and bare spots and continuing with a weed and feed program.
 13. All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
 14. Backfill directly behind all curbs and along sidewalks and compact to the to of curbs or walk to support vehicle and pedestrian weight without settling.
 15. All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay loam). Add four inches to six inches (4"-6") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
 16. Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site; b. Call the City for an inspection prior to backfilling; c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.
 - If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.
 17. Elevate the rootballs of Yew shrubs to allow for better drainage.
 18. Plant trees and shrubs no closer than the following minimum distances from sidewalks, curbs, and parking stalls:
 - a. Shade/Canopy Trees Five feet (5')
 - b. Ornamental/Flowering Trees Two feet (2')
 - c. Evergreen Trees Two feet (2')
 - d. Evergreen/Flowering Shrubs Two feet (2').



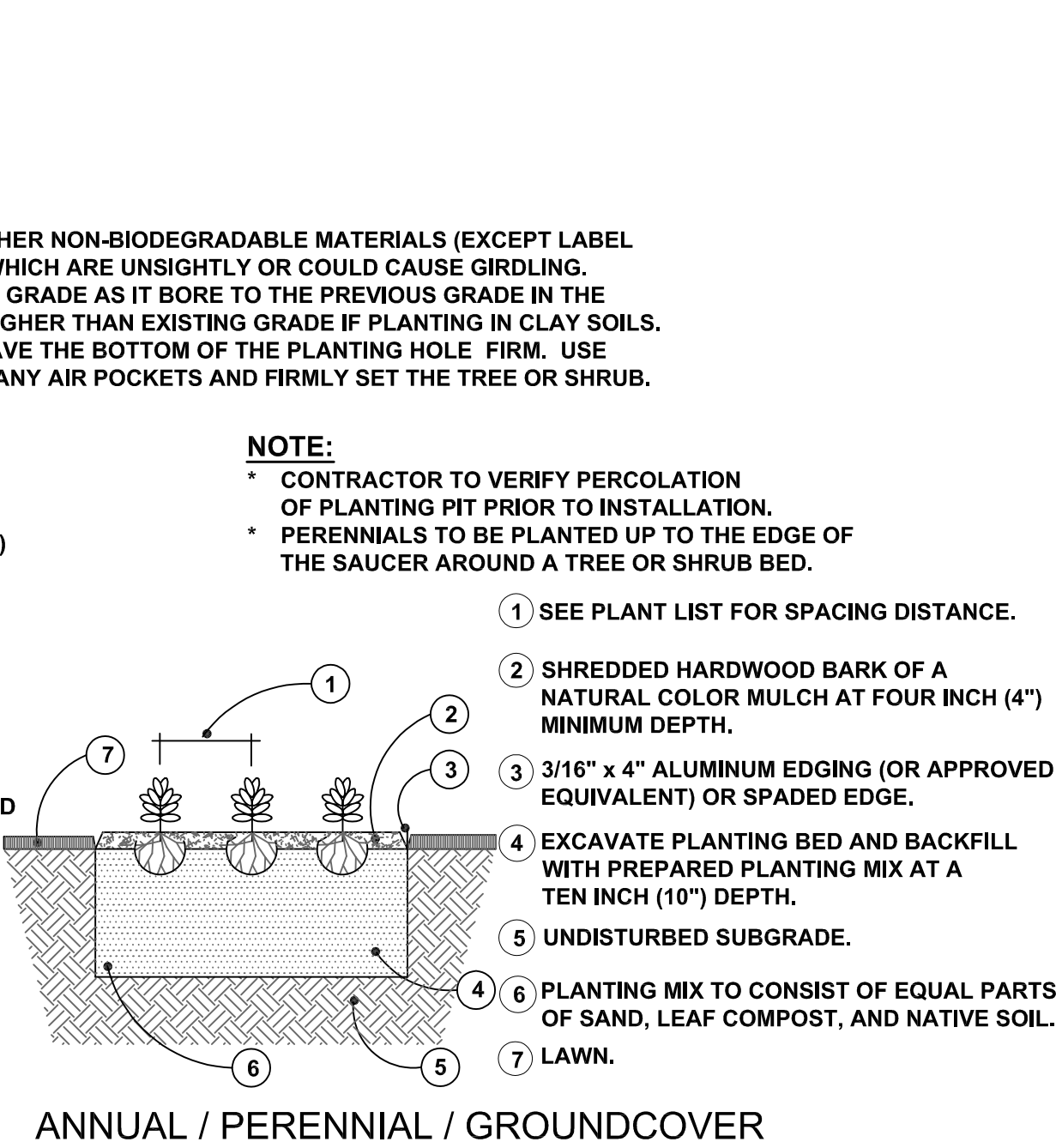
DECIDUOUS TREE



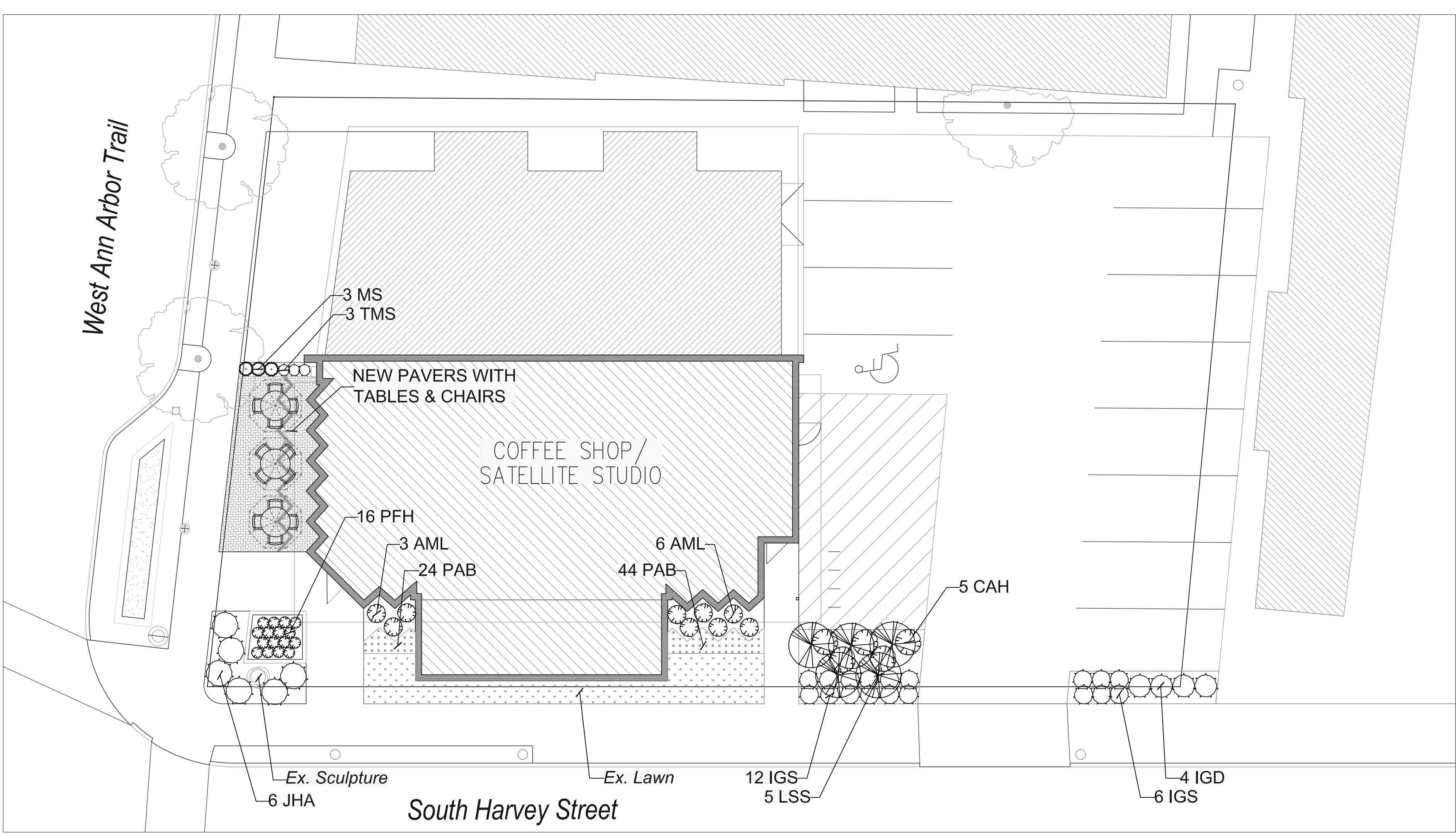
EVERGREEN TREE



SHRUB



ANNUAL / PERENNIAL / GROUNDCOVER



LANDSCAPE PLANTING PLAN

LANDSCAPE CALCULATIONS:

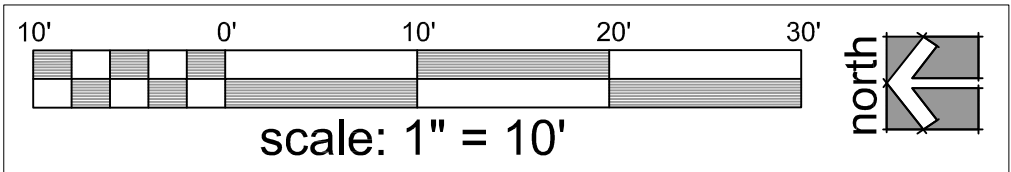
- PARKING LOT LANDSCAPING & SCREENING**
(58 lineal feet)
- * Landscape strip at least ten feet (10') in width
 - * One (1) tree for every thirty (30) l.f. or fraction thereof of street frontage = 1.93 trees = 2 trees
 - * Five (5) shrubs for every thirty (30) l.f. or fraction thereof of street frontage = 9.67 shrubs = 10 shrubs

NOTES FOR EXISTING LANDSCAPE FEATURES:

- * Existing plantings and clay pots in existing planting beds to be removed.
- * All existing grass areas must be healthy and free of weeds. Reseed all disturbed lawn areas with the seed mix specified in the notes.
- * Review the existing sculpture to insure individual components are not a hazard to pedestrians.

PLANT LIST

KEYQTY.	BOTANICAL NAME	COMMON NAME	SIZE
PARKING LOT LANDSCAPING & SCREENING			
CAH	5 <i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	24" ht., 3 gal. pot
IGD*	4 <i>Ilex glabra</i> 'Densa'	Densa Inkberry Holly	24" ht., 3 gal. pot
IGS*	18 <i>Ilex glabra</i> 'Strongbox'	Strongbox Inkberry Holly	18" ht., 3 gal. pot
LSS	5 <i>Liquidamba styraciflua</i> 'Slender Silhouette'	Slender Silhouette American Sweetgum	2-1/2" cal. B&B
FOUNDATION PLANTING			
AML	9 <i>Aronia melanocarpa</i> 'Low Scape Mound'	Low Scape Mound Black Chokeberry	18" ht., 3 gal. pot
JHA	6 <i>Juniperus horizontalis</i> 'Pendula 'Andorra Compact'	Andorra Compact Creeping Juniper	24" spr., 3 gal. pot
PFH	16 <i>Potentilla fruticosa</i> 'Happy Face Hearts'	Happy Face Hearts Shrub Cinquefoil	24" ht., 3 gal. pot
TMS	3 <i>Taxus x media</i> 'Stonehenge Skinny'	Stonehenge Skinny Upright Yew	3' ht., 5 gal. pot
MS	3 <i>Matteuccia struthiopteris</i> var. <i>pensylvanica</i>	Ostrich Fern	2 gal. pot, 30" o.c.
PAB	68 <i>Pennisetum alopecuroides</i> 'Burgandy Bunny'	Burgandy Bunny Dwarf Fountain Grass	1 gal. pot, 16" o.c.
* Apply acidic plant soil mix to planting hole. Optimal soil pH for Inkberry is between 4.5 and 6.0.			



date: April 23, 2025
revised:



LANDSCAPE PLAN FOR:
Joseph Philips Architect, L.L.C.
921 Wing Street
Plymouth, Michigan 48170
(734) 455-8354

PROJECT LOCATION:
Building Renovation
Coffee Shop &
Satellite TV Studio
995 West Ann Arbor Trail
Plymouth, Michigan
48170

LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634-9208



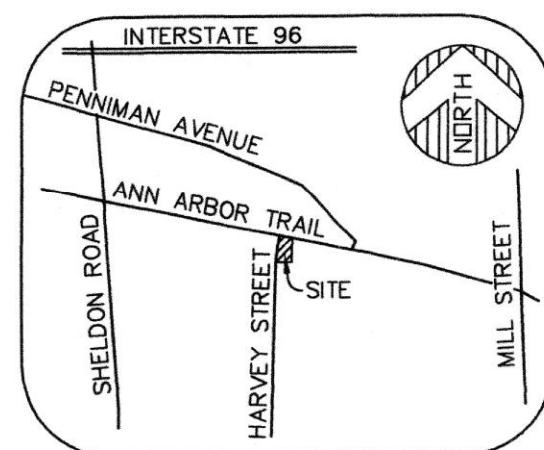
LP - 1: LANDSCAPE PLANTING PLAN

* Base data provided by Joseph Philips Architect.

not to scale

ALTA/ACSM LAND TITLE SURVEY

CERTIFIED TO: TRANSNATION TITLE COMPANY, TITLE ONE AND PACIOCCO COMPANIES LIMITED PARTNERSHIP
BEING LOT 290 OF ASSESSOR'S PLYMOUTH PLAT NO. 12 AS RECORDED IN
LIBER 66, PAGE 33 OF PLATS, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN



VICINITY MAP
(NOT TO SCALE)

PARKING

NO STRIPED ON-SITE PARKING

PARCEL AREA

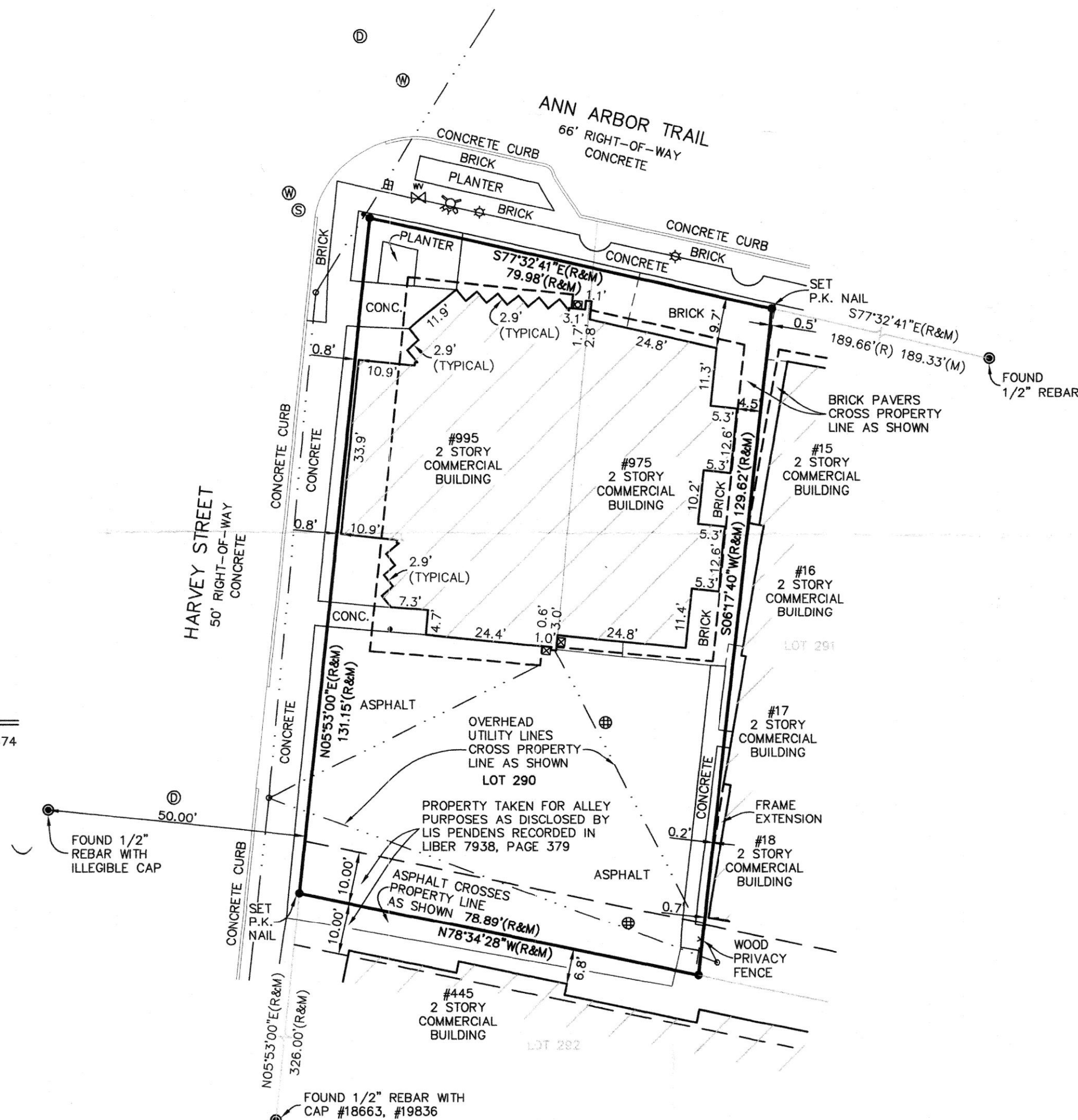
10,302± SQUARE FEET = 0.236± ACRES

BASIS OF BEARING

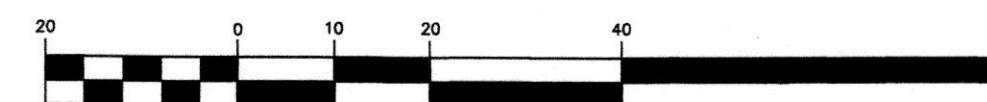
NORTH 05°53'00" EAST, BEING THE EASTERLY RIGHT OF WAY LINE OF HARVEY STREET AS SHOWN IN LIBER 66, PAGE 33 OF PLATS, WAYNE COUNTY RECORDS.

LEGEND

- SET 1/2" REBAR WITH CAP P.S. 46674
- FOUND MONUMENT (AS NOTED)
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- (R&M) RECORD & MEASURED DIMENSION
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊞ CROSS WALK SIGNAL
- ⊙ WATER MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊖ STORM DRAIN MANHOLE
- ☆ LIGHT POLE
- ⊛ ELECTRIC METER
- UTILITY POLE
- ⊞ GAS METER
- POST
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- EASEMENT (AS NOTED)
- BUILDING
- BUILDING OVERHANG
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- EDGE OF BRICK
- CONCRETE CURB (AS SHOWN)
- x — FENCE (AS NOTED)
- · — · — OVERHEAD UTILITY LINE



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

LOT 290, ASSESSOR'S PLYMOUTH PLAT NO. 12 AS RECORDED IN LIBER 66, PAGE 33 OF PLATS, WAYNE COUNTY RECORDS.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE TRANSNATION TITLE INSURANCE COMPANY COMMITMENT NO. 5-532917, DATED OCTOBER 17, 2003, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

SCHEDULE B - SECTION II

4. RIGHTS IF ANY OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN THAT PART OF THE PROPERTY TAKEN FOR ALLEY PURPOSES AS DISCLOSED BY LIS PENDENS RECORDED IN LIBER 7938, PAGE 379. (AS SHOWN)

SURVEYOR'S CERTIFICATION

TO TRANSNATION TITLE INSURANCE COMPANY, TITLE ONE AND THE PACIOCCO COMPANIES LIMITED PARTNERSHIP. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDED ITEMS 1, 2, 4, 7A, 8, 9, 10, 11A OF TABLE A, THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

Anthony T. Sycko Jr.
ANTHONY T. SYCKO JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976



KEM-TEC & ASSOCIATES

PROFESSIONAL SURVEYORS
22556 GRATIOT AVE * EASTPOINTE, MICHIGAN 48021.
(586)772-2222 * (800)295-7222 * FAX (586)772-4048

CERTIFIED TO: TRANSNATION TITLE INSURANCE COMPANY,
TITLE ONE, AND THE PACIOCCO COMPANIES LIMITED PARTNERSHIP

DATE: FEBRUARY 26, 2004 JOB #: 04-02887

SCALE: 1" = 20' SHEET: 1 OF 1

DRW. BY: JTA REV.:



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: May 7, 2025

**Site Plan Review – Change of Use
For
Plymouth, Michigan**

Applicant: Joesph Philips Architect LLC
915 Wing Street
Plymouth, MI 48170

Project Name: 995 Ann Arbor Trail Change of Use

Plan Date: April 23, 2025

Location: 995 Ann Arbor Trail
(Southeast corner of Harvey Street & Ann Arbor Trail)

Zoning: B-2 – Central Business District

Action Requested: Change of Use/Site Plan Approval

Required Information: Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The future tenant of 995 Ann Arbor Trail would like to establish a coffee shop on the first and second floors. The southwest corner of the first floor would be used as a remote broadcast studio for WDIV TV. A small office space on the second floor is labeled “podcast area.” The proposed uses are permitted in the B-2 zoning district. The coffee shop is considered a “standard restaurant,” and the remote broadcast studio and the podcast area will operate similar to an “office.”

This 10,305 s.f. lot has three commercial units in existing buildings that abut each other. The subject site (995 Ann Arbor Trail) is a two-story building.

This review considers the change of use, per Sec. 78-242(10) in Article XX. - Site Plan Review.

An aerial of the subject site is shown in **Figure 1** on the next page.

Figure 1. Subject Site



Source: Near Map (October 7, 2024)

Regarding the podcast area and the remote TV broadcast studio, the applicant should provide a description of how these spaces will function. We assume they will be rented out, but this should be confirmed.

AREA, WIDTH, HEIGHT, SETBACKS

The site must meet the minimum standards for the B-2 District, as stated in Section 78-190 and summarized in **Table 1** below:

Table 1. B-2 Schedule of Regulations Summary

	Required	Provided
Lot Area	N/A	10,305 s.f.
Lot Width	N/A	Ann Arbor Trail: 79.98 ft.
Lot Coverage	N/A	58%
Floor Area Ratio	N/A	0.71

Table 1. B-2 Schedule of Regulations Summary (Continued)

	Required	Provided
Setbacks		
Front		
Adj. Ann Arbor Trail	N/A	9.7 feet
Adj. S Harvey Street	N/A	0.8 feet
Side:		
Minimum	N/A	N/A
Total of Two	N/A	N/A
Rear		
Opposite Ann Arbor Trail	10 ft.	>10 feet
Opposite S Harvey Street	10 ft.	Approx. 4.5 feet (see below)
Building Height	30 ft. / 2 stories	+/- 20 ft. / 2 stories

Rear Setback: The rear setback opposite S Harvey Street is an existing non-conformity and may remain so long as it is not expanded per Section 78-351.

Items to be Addressed: None.

PARKING, LOADING

Section 78-270 lists parking requirements for the existing uses in the shared building (beauty shop & office) and for the proposed coffee shop and satellite television studio in the B-2 District. **Table 2** below summarizes the required and provided number of parking spaces for this site:

Table 2. Parking Requirements

	REQUIRED	PROVIDED
Existing Uses:		
975 Ann Arbor Trail	One (1) space for each 500 square feet of gross floor area. 1,607 square feet / 500 square feet = 3 spaces	3 spaces
985 Ann Arbor Trail	One (1) space for each 500 square feet of gross floor area. 1,890 square feet / 500 square feet = 4 spaces	4 spaces

Table 2. Parking Requirements (Continued)

	REQUIRED	PROVIDED
Proposed Uses:		
995 Ann Arbor Trail – Restaurant (1 st & 2 nd Floors)	One (1) space for each 250 square feet of gross floor area. 2,235 square feet / 250 square feet = 9 spaces	1 space
995 Ann Arbor Trail – Office (1 st & 2 nd Floor)	One (1) space for each 500 square feet of gross floor area. 1,621 square feet / 500 square feet = 4 spaces	4 spaces
Parking Credits		8 spaces
Total Spaces:	20 spaces (including one barrier free space)	20 spaces

Dimensions. The regular parking spaces on this site meet the minimum dimensional requirements, as does the barrier-free space.

Loading/Unloading. The plans don't show any information pertaining to shipments and deliveries. A restaurant business will be accepting deliveries. How loading/unloading will be handled, what types of trucks will be used, and where this will occur, should be described on the site plan.

Items to be Addressed: 1) Applicant to provide description of how loading/unloading will be handled, what types of trucks will be used, and where these activities will occur on the site plan.

SITE ACCESS AND CIRCULATION

The site and rear parking lot are accessed via passenger vehicles from S Harvey St. Pedestrian traffic can reach this property via public sidewalks

Items to be Addressed: None.

LANDSCAPING, LIGHTING, SIGNAGE, WASTE RECEPTACLE

The applicant is proposing a modification of this existing structure along the western façade which will retain the existing footprint.

This property is an existing building and site, with one non-conformity (rear setback opposite S. Harvey St.). For non-conforming sites, Sec. 78-351, *Non-Conforming Lots and Sites*, states that this section of the ordinance permits for re-use and improvements to these sites, and that compliance with the ordinance

requirements be proportional to the improvements being made to the site. This section goes on to say that the Planning Commission may allow needed flexibility to encourage gradual site improvements.

Table 3. Landscaping Requirements

	REQUIRED	PROVIDED
Parking Lot	Landscaped strip of at least ten (10) feet	Existing strips of 10 feet & 4 feet 6 inches
	One (1) tree for every thirty (30) feet or fraction thereof of street frontage of the parking lot. 58 lineal feet / 30 lineal feet = 2 trees	5 trees
	Five (5) shrubs for every thirty (30) feet or fraction thereof of street frontage of the parking lot. (58 lineal feet / 30) * 5 = 10 shrubs	32 shrubs
Additional Landscaping Provided	N/A	At road intersection and foundation plantings = Shrubs & Perennials

Lighting

Regarding lighting, if any new exterior light fixtures are proposed, they will need to conform to Sec. 78-204, *Exterior Lighting*. We defer evaluation of the exterior building lighting to the Building Official.

Signage

Information regarding new signage for the coffee shop and television satellite studio have not been provided. Any new exterior signage will require a sign permit, and conformance with Article XIX of the zoning ordinance. We defer evaluation of signage to the Building Official.

Waste Receptacle

Sheet 1 provides the existing dumpster area proposed for use on a separate parcel. We note that a condition of the E.G. Nick's site plan approval on October 27, 2021, was for the dumpster be screened with an enclosure; and this has yet to happen. The condition of the E.G. Nicks approval is recorded in the meeting minutes as follows:

- 1. The dumpster enclosure design must meet the city requirements and also includes the elevation and list of materials as well as the plan.*

Sec. 78-351, *Nonconforming lots and sites—Governing regulations*, require screening of trash receptacles. If this new business is availing themselves of this dumpster, then the dumpster needs to be screened. We recommend that the dumpster screen, as required in 2021, be a condition of any approval for this proposal.

Items to be Addressed: 1) *Defer evaluation of site lighting (If any new exterior light fixtures are proposed) and signage to Building Official.* 2) *Recommend that the Planning Commission condition any approval on the dumpster being used by this new restaurant be screened per ordinance requirements before the business receives a Certificate of Occupancy.*

FLOOR PLAN AND ELEVATIONS

The submission includes floor plans of the proposed coffee shop, remote television studio, and podcast area. The floor plans also show the new modified seating area on the west side of the building, additional coffee seating throughout the first and second floors, a coffee work room and service counter, customer bathroom on each floor, office, and stairs/lift.

Dimensional elevations are not provided. As modifications to the exterior are proposed, dimensioned elevations of the exterior of the building are required, and should be provided. The modifications include the former sunroom being removed and replaced within the same footprint.

As the site is Non-Conforming, Sec. 78-353 permits modifications to nonconforming structures provided they do not enlarge or alter the structure in a way which increases the nonconformity. This proposal does not increase the non-conformity.

Items to be Addressed: 1) *Applicant to provide dimensioned elevations.*

RECOMMENDATIONS

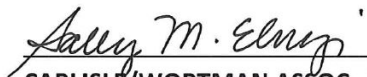
The proposed uses are permitted uses in this district and their functioning are expected mix well with other commercial uses along this street.

The applicant should provide the following information before the Planning Commission makes any decisions about the proposal:

- 1) The applicant should provide a description of how podcast area and the remote TV broadcast studio will function. We assume they will be rented out, but this should be confirmed.
- 2) Applicant to provide description of how loading/unloading will be handled, what types of trucks will be used, and where these activities will occur on the site plan.
- 3) Applicant to provide dimensioned elevations

If this information is satisfactory to the Planning Commission, we recommend Site Plan/Change of Use approval, conditioned upon the following:

- 1) Building Official to confirm that any new building/site lighting and signage are compliant with the relevant ordinances.
- 2) The dumpster being used by this new restaurant is to be screened per ordinance requirements before the business receives a Certificate of Occupancy.


CARLISLE/WORTMAN ASSOC., INC.
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Principal


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Grayson Moore
Community Planner

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Administrative Memorandum

City of Plymouth
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To: Planning Commission
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: May 8, 2025
Re: Creation of Sub-Committees for 2025 Goal Efforts

As are aware, the Planning Commission adopted their goals for the 2025 calendar year on March 19, 2025. The goals are as follows:

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

The Planning Commission is actively working on the aforementioned goals. The Master Plan was distributed to the required organizations and a public hearing will be held sometime after the June 18, 2025 comment deadline. Staff suggests creating two sub-committees to begin efforts on goals #2 and #3. Primary tasks for both sub-committees will include review of the reports/documents, discussion and planning for how to approach the necessary amendments, and then drafting the ordinance amendments. No more than four members of the Planning Commission can serve on each sub-committee.

More details on the Zoning Audit and the MSHDA Grant are attached. Should you have any questions, please don't hesitate to contact me directly.

Zoning Audit Work Plan

The following work plan lays out actions by year to implement items in the Zoning Audit Report prioritized by the Planning Commission.

Year 1 (July 2023-June 2024)	
Master Plan Update	<p>The City (staff, Planning Commission and City Commission) should complete the Master Plan update underway, including the actions noted in the “Master Plan Update Items” listing in the appendix. These actions are necessary to lay the groundwork for zoning changes to be taken on in subsequent years. Some actions, like building type inventories, would lay the basis for a form-based zoning in Old Village area, Downtown, and areas planned for Mixed Use High Density.</p> <p>Other actions call for the City to make decisions on land uses, particularly multiple-family housing and parking, which would be implemented.</p>
Year 2 (July 2024-June 2025)	
Quick Zoning Ordinance Update	<p>The Planning Commission has identified 26 items from the Zoning Audit that could be undertaken in a quick update to the Zoning Ordinance (see appendix). These items are important to complete (i.e., not in compliance with state, federal and case law), easily drafted, not expected to be controversial, and would not require community input (other than the required public hearing). These zoning ordinance amendments could be completed in less than 12 months using modest resources (staff and consultant time).</p>
Years 3-4 (July 2025-June 2027)	
Zoning Ordinance Recodification	<p>The City’s Zoning Ordinance was last comprehensively updated in 1992. The Planning Commission has identified several changes from the Zoning Audit, including the reorganization or consolidation of articles and the addition of form-based districts. The work done in Year 1 for the Master Plan Update will inform this process. Consultant assistance for the project may be needed, which would take over a year.</p>
Year 5 (July 2027-June 2028)	
Evaluate Zoning Changes during Master Plan Update	<p>The Michigan Planning Enabling Act requires municipalities to evaluate whether an update to its Master Plan is needed once every five years. The City could take this opportunity to examine how zoning changes have worked and what changes are needed.</p>
Amend Zoning Ordinance	<p>One year after the adoption of the rewritten Zoning Ordinance, the City will likely need to adopt a series of small zoning ordinance amendments to correct any mistakes or inconsistencies with the new Zoning Ordinance.</p>

MSHDA Grant

The Housing Readiness Incentive Grant Program is offered by Michigan State Housing Development Authority (MSHDA) and the grant activities are as follows:

- Master Plan updates:
 - o Determine the existing and desired multi-family building types that work best in the existing context of the city and then design future land use regulations based on the examples and analysis.
 - o Decide the appropriate densities and building forms and then adjust the future land use map accordingly.
- Zoning Ordinance updates:
 - o Expand the RT-1 zoning district to allow triplexes as a principal permitted use or create a RT-2 zoning district that allows a breadth of “missing middle” housing.
 - o Clarify minimum lot sizes and maximum densities and eliminate formulas based on the number of rooms as a ratio of site area in multi-family districts.
 - o Update multi-family zoning districts to match density and housing types with the Master Plan.
 - o Allow smaller than 60-foot-wide lots to continue when underlying plat and existing pattern of residential development supports it.
 - o Allow detached accessory dwelling units in strategic locations.
 - o Create 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.

Zoning Audit Sub-Committee

Members

1. Greta Bolhuis
- 2.
- 3.
- 4.
- 5.

Tasks

1. Pick a date/time to meet regularly.
2. Review of the “quick” zoning ordinance amendments from the Zoning Audit.
3. Discuss the approach to adopt the “quick” amendments.
4. Draft necessary changes.

MSHDA Grant Sub-Committee

Members

1. Greta Bolhuis
- 2.
- 3.
- 4.
- 5.

Tasks

1. Pick a date/time to meet regularly.
2. Review of the approved MSHDA Grant submission.
3. Discuss the approach to address the necessary amendments.
4. Draft necessary changes.