



City of Plymouth Historic District Commission Regular Meeting Agenda

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

City of Plymouth

www.plymouthmi.gov

Join Zoom Webinar: <https://us02web.zoom.us/j/89727632504>

Webinar ID: 897 2763 2504

Passcode: 900759

- 1) **CALL TO ORDER**
- 2) **CITIZENS COMMENTS**
- 3) **APPROVAL OF THE MINUTES**
 - a) Approval of September 2, 2026, regular meeting minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **COMMISSION COMMENTS**
- 6) **OLD BUSINESS**
- 7) **NEW BUSINESS**
 - a) Michigan Historic Preservation Network Training
- 8) **REPORTS AND CORRESPONDENCE-**
- 9) **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.

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

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

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

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

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

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

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

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

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

-Plymouth Mayor Joe Bida November 1977



City of Plymouth Historic District Commission

Regular Meeting Minutes

Wednesday, September 2, 2026 – 7:00 p.m.
Plymouth City Hall & Online Zoom Webinar

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

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

1) CALL TO ORDER

Chair Colleen Polin called the meeting to order at 7:00 p.m.

Present: Chair Polin, Vice Chair Stan Cole, Members Gania Kandalaft, Jeremy Borys, Meghan Covino and John Townsend

Also present: Economic Development Director John Buzuvis

2) CITIZENS COMMENTS

There were no citizen comments.

3) APPROVAL OF THE MINUTES

Townsend moved to approve March 4, 2026, meeting minutes. Kandalaft seconded the motion.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4) APPROVAL OF THE AGENDA

Covino offered a motion to approve the agenda as stands. Borys seconded the motion to approve the agenda for September 2, 2026 as presented.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5) COMMISSION COMMENTS

Chair Polin welcomed everyone back and briefly discussed that administrative approval process appears to be working.

6) OLD BUSINESS- None

7) NEW BUSINESS-

- a) **H26-02, 789 W. Ann Arbor Trail:** Keller Williams Garage Door Mural Ziad El-Baba, the applicant, revised plans of requested approval of the third and fourth floor addition.

Ralynda Moore, Partner/Owner at Keller Williams presented the mural request to install a community focused mural (outline of a house) on their business garage door. The goal of the mural is to create an interactive piece of public art that fosters engagement and drive foot traffic. Included in the mural is a 36" Keller Williams (KW) logo incorporated into the design. Images were provided.

Rose Lang, Partner/Owner at Keller Williams explained the decision to choose the mural and the desire to include the logo in the mural. Would be open to changes to mural.

Commissioners discussed location of the mural and how the mural will be applied to the door, painted or a wrap, and if the applicant would be open to changing the mural. It was confirmed the mural would be painted directly on the garage door using weather resistant paint that requires little maintenance. Size of logo and phrase was discussed and the difference between signage and art and difference between public art and commercial signage. Commission also discussed the historically significant building located adjacent to this building. Commission further discussed the standards by which they consider and make decisions.

Ellen Elliott (404 Irvin) Secretary of Interior Standards do allow for murals as this type of application does not detract from the historic nature of the adjacent contributing building. A mural is an appropriate ask acknowledging the difference between a mural and an advertisement.

Motion

Motion by Borys, seconded by Kandalaft, that the commission issue a certificate of appropriateness for application H26-02 provided conditions are met.

Conditions

- 1) KW logo is removed from mural design
- 2) "See Yourself In a Home" is removed from mural
- 3) If colors/image other than those presented are proposed they are brought back for review
- 4) any additional material list submitted for approval

Findings of Fact

The work would give consideration and significance to the City of Plymouth ordinance criteria number 1, 2, 3, and 4.

There was a roll call vote.

Yes: Borys, Covino, Kandalaft, Vice Chair Cole, Chair Polin

No: Townsend

MOTION Passes

8) REPORTS AND CORRESPONDENCE

Michigan Historic Preservation Network Training from Lis Knibbee.

Spam filter and or Know Before Training discussion

Staff updated the commission on the status of the proposed restaurant next to Thai Ocha and staff indicated the applicant will be returning to the Planning Commission for further consideration in the near future.

9) **ADJOURNMENT**

Borys offered a motion, seconded by Townsend, to adjourn the meeting at 7:52 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY