



City of Plymouth Planning Commission Sub-Committee Meeting Agenda

Monday, June 1, 2026 – 4:30 p.m.
City Hall Conference Room

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

1. CALL TO ORDER
 - a. Roll Call
2. CITIZENS COMMENTS
3. APPROVAL OF THE MINUTES
 - a. Approval of the May 11, 2026 meeting minutes
4. MSHDA GRANT DISCUSSION
5. ADJOURNMENT

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

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

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

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

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

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

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

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

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

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

Program Description

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

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

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

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

Recommendations from the Zoning Audit:

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

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

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

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

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

Allowing payment in lieu of parking available in all districts.

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

MSHDA Grant Sub-Committee Priorities

1. Formulas
2. Residential compatibility
3. Platting



Plymouth Planning Commission Sub-Committee Meeting Minutes Monday, May 11, 2026 – 4:30 p.m. City Hall Conference Room

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234

1. CALL TO ORDER

Chair Saraswat called the meeting to order at 4:38 p.m.

Present: Chair Hollie Saraswat, Commissioners Joe Hawthorne (left at 5:00 p.m.), Sidney Filippis (arrived at 4:43 p.m.), and Zach Funk (arrived at 4:44 p.m.)

Also present: Planning and Community Development Director Greta Bolhuis, Community Development Coordinator Haley Hall, and City Commission Liaison Joe Elliott (left at 4:55 p.m.)

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MINUTES

Hawthorne made a motion, seconded by Saraswat, to approve the April 20, 2026 meeting minutes.

There was a voice vote

MOTION PASSED UNANIMOUSLY

4. MSHDA GRANT DISCUSSION

The sub-committee discussed each Commissioner's definition of residential compatibility and "why" which included:

- Scaling homes to neighborhoods, not just lots
- Gradual growth/change, rather than sudden
- An additional regulatory layer
- Maintaining the rhythm of the street
- Aligning with existing context/contextual appropriateness
- Keep existing massing/scale, floor levels, and ridgelines of the street

The sub-committee agreed that the street and block were important to determining context, that both sides of the street should be considered, and that 200 feet was likely an appropriate dimension (existing in front yard setback ordinance). The next steps are to define the project scope which includes amendments to the zoning ordinance, graphics like form-based codes for massing, and suggestion for details to regulate. Staff will then identify schedule and budget and bring it to the City Commission for approval and public input.

5. ADJOURNMENT

Saraswat offered a motion, seconded by Filippis, to adjourn the meeting at 5:26 p.m.

There was a voice vote

MOTION PASSED UNANIMOUSLY

Zoning District	Min. Size Lot Per Dwelling Unit		Max. Height of Structures		Min. Yard Setback (Per Lot in Feet)			Min. Floor Area Per Unit (sq. ft.)	Max. Lot Area Covered by All Buildings	Max. Floor Area Ratio	Min. Landscape Area % of Lot	
	Area in sq. ft.	Width	In Stories	In Feet	Front	Sides						Rear
						Least One	Total of Two					
R-1	7,200 (y)	60 (y)	2	25 (b)	25 (m, o)	6 (a)	12	35	950	35 (v)	.40	35 (x)

(a) The side yard abutting upon a street shall not be less than eight feet for R-1 districts or 12 feet for RT-1 districts when there is a common rear yard. In case of a rear yard abutting a side yard of an adjacent lot, the side abutting a street shall not be less than the required front yard of that district.

(b) The height of any main building may exceed the maximum permitted height by one foot for each additional one foot by which the width of each yard exceeds the minimum yard requirement with a maximum height not to exceed five feet above the maximum height permitted.

The building height of a single-family home in the R-1 zoning district shall be limited to 25 feet or as otherwise permitted in this section. Loft areas or finished attics in the R-1 district, which have a floor area of less than 1/3 of the floor area of the floor below, shall also be restricted to a total building height of 25 feet and shall be required to have a minimum side yard of 12 feet and a minimum lot width of 60 feet.

(m) Parking shall not be allowed in a front yard setback area other than in the driveway.

(o) The established front setbacks for structures within established R-1, RT-1, MU, O-1 and O-2 zoning districts shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located on the same side of the street and within 200 feet of the subject parcel. If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average. For a single family residential project that meets the "front porch exception" standards listed in [78-43\(11\)](#) or (12), or [78-53\(11\)](#) or (12), the average front setback shall be calculated using the front wall of the surrounding dwellings rather than the edge of any existing porches. In any case, the minimum average front yard setback for an incentive porch shall not be less than fifteen (15) feet. The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 feet.

(v) For projects that meet the standards listed in [section 78-43\(11\)](#) or (12), or [section 78-53\(11\)](#) or (12) and construct an eligible front porch, the area of the eligible front porch located in the front yard setback shall be excluded from the lot coverage calculation.

(x) Landscape area shall be required only for single-family residential buildings in all zoning districts that they are located. A minimum of 60 percent of the front yard shall be landscape area. Up to five percent of the total landscape area may be permeable pavement.

(y) A lot may be split according to its underlying plat, given that it meets one of the following criteria:

Quadrant A:

(Tax Map Pages 5, 8) 100-foot-wide or 150-foot-wide lots located on or to the south of Junction, on or to the west of Karmada, to the north of Blanche, and on or to the east of Sheldon, or on Blunk to the north of Junction, may be split according to their underlying plat, which is approximately 50-foot-wide lots.

(Tax Map Page 8) 135-foot-wide and 90-foot-wide lots located to the south of Blanche, on or to the west of Auburn, on or to the north of Penniman, and on or to the east of Sheldon may be split according to their underlying plat of 45-foot-wide lots.

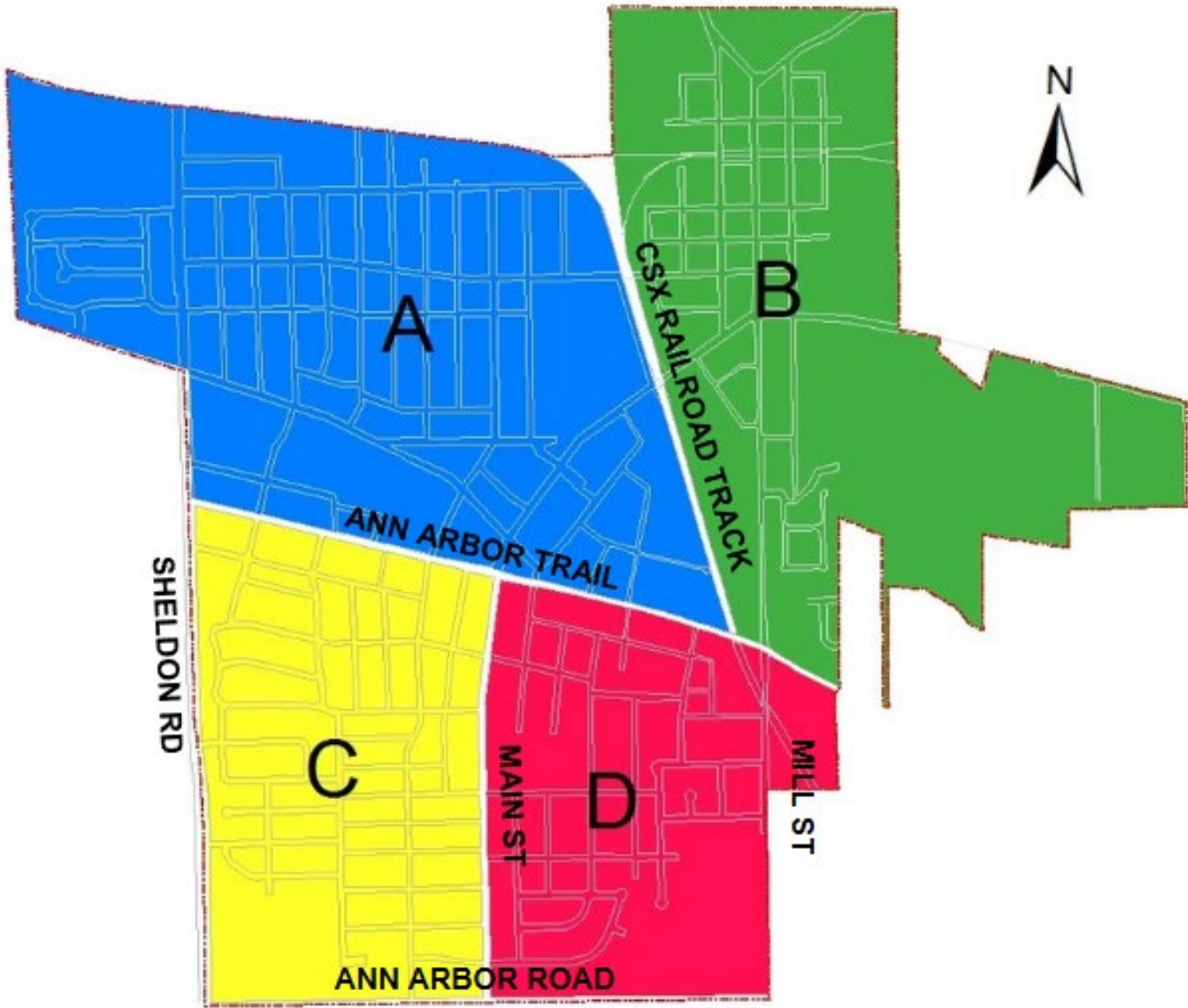
Quadrant B:

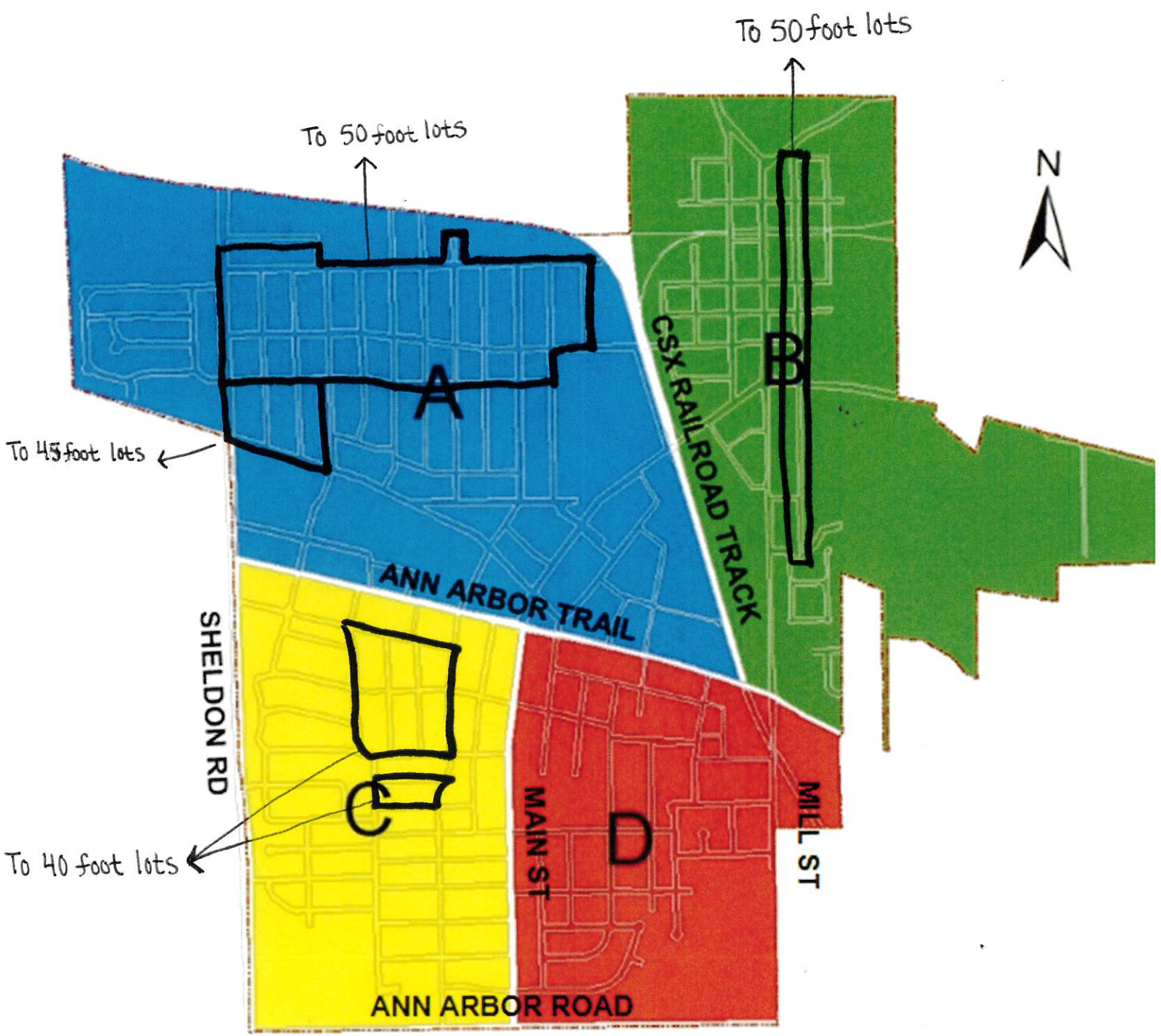
(Tax Map Pages 4, 7) 100-foot-wide lots on N Holbrook, north of Park may be split according to their underlying plat of 50-foot-wide lots.

Quadrant C:

(Tax Map Page 9) 80-foot-wide lots located to the south of Maple, on or to the west of Harvey, to the north of Linden, and to the east of Mckinley may be split according to their underlying plat of 40-foot-wide lots

(Tax Map Page 10) 80-foot-wide lots located on Beech between Mckinley and Harvey, to the west of Harvey, and on or to the east of Mckinley may be split according to their underlying plat of 40-foot-wide lots.





To 50 foot lots

To 50 foot lots



To 45 foot lots

To 40 foot lots

A

B

C

D

SHELDON RD

ANN ARBOR TRAIL

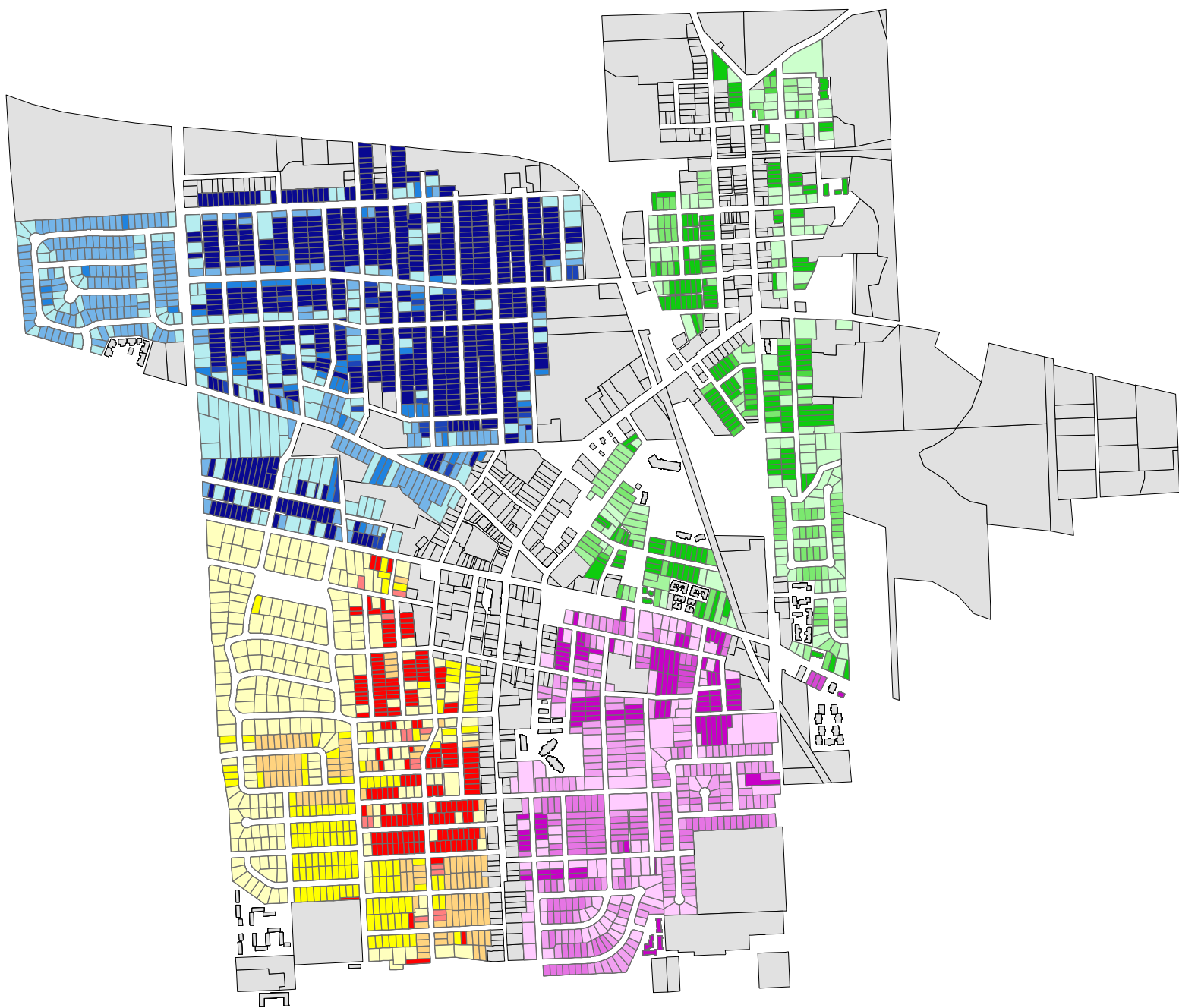
CSX RAILROAD TRACK

ANN ARBOR ROAD

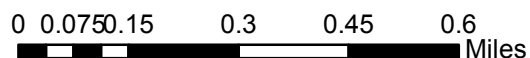
MAIN ST

MILL ST

Lot Width By Quadrant



Legend



Quad A frontage

Lightest Blue	Greater than 70'
Light Blue	60'-70'
Medium Blue	55-60'
Dark Blue	50-55'
Darkest Blue	Less than 50'

Quad B frontage

Lightest Green	Greater than 70'
Light Green	60'-70'
Medium Green	55'-60'
Dark Green	50'-55'
Darkest Green	Less than 50'

Quad C frontage

Lightest Yellow	Greater than 70'
Light Yellow	60'-70'
Orange	55'-60'
Red-Orange	50'-55'
Red	Less than 50'

Quad D frontage

Lightest Pink	Greater than 70'
Light Pink	60'-70'
Medium Pink	55-60'
Dark Pink	50'-55'
Darkest Pink	Less than 50'

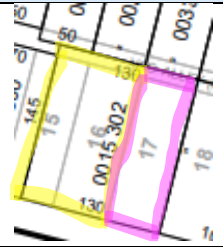
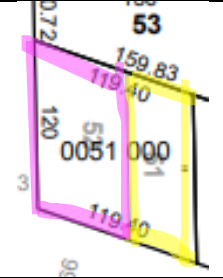
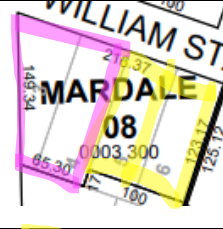
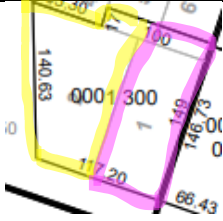
Single-Family Regularly Shaped Parcels

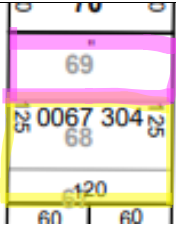
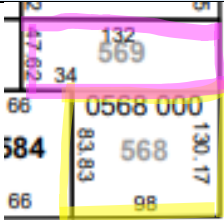
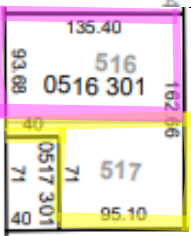
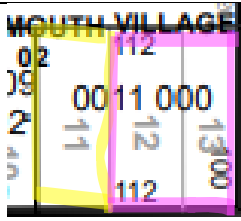
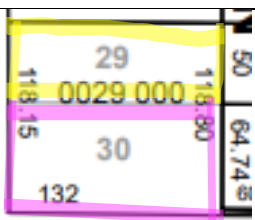
Area A						
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...
009 01 0018 300	1352 W Ann Arbor Trail	1927	2	100	14500	2 x 50 ft lots
009 01 0021 301	1328 W Ann Arbor Trail	1950	2	100	13500	2 x 50 ft lots
008 02 0066 000	1350 Junction	1949	2	100	12800	2 x 50 ft lots
008 02 0104 000	1080 Junction	1948	2	100	13200	2 x 50 ft lots
008 01 0022 000	858 Blunk	1922	2	100	12600	2 x 50 ft lots
008 01 0030 000	678 Blunk	1918	2	100	13200	2 x 50 ft lots
008 03 0006 000	660 N Sheldon	1948	2	100	14100	2 x 50 ft lots
008 03 0009 000	590 N Sheldon	1946	2	100	14100	2 x 50 ft lots
008 04 0084 000	444 Irvin	1950	2	100	12900	2 x 50 ft lots
008 12 0056 000	346 N Sheldon	1957	3	135	20250	3 x 45 ft lots
008 12 0054 000	324 N Sheldon	1954	2	90	13500	2 x 45 ft lots
008 12 0088 000	357 Auburn	1924	2	90	12600	2 x 45 ft lots
008 12 0102 000	346 Auburn	1941	2	90	12600	2 x 45 ft lots
008 12 0100 000	324 Auburn	1939	2	90	12600	2 x 45 ft lots
008 12 0098 000	300 Auburn	1939	2	90	12600	2 x 45 ft lots
008 12 0118 000	382 N Evergreen	1946	2	83	11620	Approx. 2 x 40 ft lots
006 05 0003 000	299 Elizabeth	n/a	2	80	10640	2 x 40 ft wide
005 11 0144 000	443 N Harvey	n/a	2	100	14000	2 x 50 ft wide
005 08 0002 301	618 Farmer	1953	2	100	13000	2 x 50 ft wide
Area B						
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...
004 04 0015 000	157 N Holbrook	1949	2	100	11500	2 x 50 ft lots
007 01 0022 000	115 S Mill	1890	2	100	13200	2 x 50 ft lots
007 01 0039 000	104 S Holbrook	1936	2	100	13200	2 x 50 ft lots
007 01 0024 000	127 S Mill	n/a	2	100	13200	2 x 50 ft lots
007 01 0044 000	141 S Holbrook	1954	2	100	15300	2 x 50 ft lots
007 01 0046 000	165 S Holbrook	1955	2	100	14100	2 x 50 ft lots

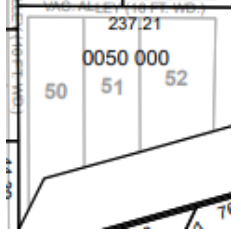
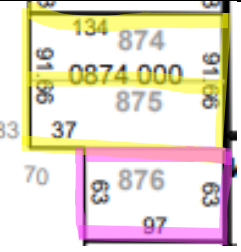
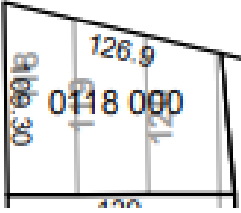
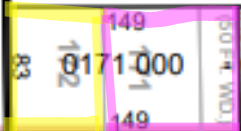
Area C						
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...
009 07 0110 000	1024 Wing	1952	2	80	10320	2 x 40 ft lots
009 07 0061 000	545 Herald	1967	2	80	9920	2 x 40 ft lots
009 07 0017 000	546 Herald	2020	2	80	9920	2 x 40 ft lots
009 07 0019 000	562 Herald	1958	2	80	9920	2 x 40 ft lots
009 07 0021 000	574 Herald	1978	2	80	9920	2 x 40 ft lots
009 07 0023 000	1228 Wing	1986	2	80	9920	2 x 40 ft lots
009 07 0037 000	686 Herald	1949	2	80	9920	2 x 40 ft lots
009 07 0161 000	1041 Linden	1926	2	100	8300	2 x 50 ft lots
009 07 0091 000	682 Jener	2025	2	80	9920	2 x 40 ft lots
009 07 0107 301	605 Jener	2005	3	120	14880	3 x 40 ft lots
009 07 0101 000	655 Jener	1953	2	80	9920	2 x 40 ft lots
009 07 0095 000	685 Jener	1927	2	80	9920	2 x 40 ft lots
009 07 0141 000	668 S Harvey	1952	2	80	9920	2 x 40 ft lots
009 07 0143 000	680 S Harvey	1950	2	80	9920	2 x 40 ft lots
009 07 0145 000	696 S Harvey	2016	2	80	9920	2 x 40 ft lots
010 02 0001 000	717 Mckinley	1958	2	82	9430	Approx. 2 x 40 ft lots
010 02 0004 000	1128 Beech	2015	2	109	12535	Approx. 2 x 40 ft lots
010 02 0006 000	1108 Beech	1936	2	80	9200	2 x 40 lots
010 02 0032 000	765 Mckinley	1963	2	81	9315	Approx. 2 x 40 lots
010 02 0030 000	1159 Beech	2016	2	80	9200	2 x 40 ft lots
010 02 0027 000	1117 Beech	1939	2	80	9200	2 x 40 ft lots
010 02 0024 000	1071 Beech	1932	2	80	9200	2 x 40 ft lots
010 02 0022 000	1055 Beech	2016	2	80	9200	2 x 40 ft lots
Area D						
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...
006 10 0766 000	593 Deer	n/a	2	132	17424	2 x 66 ft wide
006 12 0810 000	392 Joy	1927	2	82	17712	Approx. 2 x 40 ft lots
006 14 0023 300	265 Maple	1923	2	80	9600	2 x 40 ft lots
006 14 0026 000	290 Fairground	n/a	3	149	14900	Approx. 3 x 50 ft lots

011 02 0019 000	780 Harding	1950	2	132	22968	2 x 66 ft lots
011 03 0020 000	986 Dewey	1955	2	100	11900	2 x 50 ft lots

Single-Family Irregularly Shaped Parcels

Area A	Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Image
	009 01 0015 302	1376 W Ann Arbor Trail	1918	3	130	18850	80 ft lot 50 ft lot	
	008 12 0051 000	1496 Penniman	1863	2	120	14400	50 ft lot 70 ft lot	
	008 08 0003 300	1375 William	1975	4	216	26568	2 x 50 ft lots 116 ft lot	
	008 08 0001 300	1338 Penniman	n/a	2	117	17433	67 ft lot 50 ft lot	

008 04 0067 304	254 Irvin	1926	3	125	15000	75 ft lot 50 ft lot	
Area B							
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Image
002 01 0568 000	1029 N Mill	1902	2	130	Approx. 14338	98 ft lot 47 ft lot	
003 01 0516 301	York	Vacant Lot	2	163	Approx. 19300	95 ft lot 93 ft lot	
005 02 0011 000	725 N Mill	1895	3	112	11200	37 ft lot 75 ft lot	
007 01 0029 000	195 S Mill	n/a	2	118	15576	50 ft lot 68 ft lot	

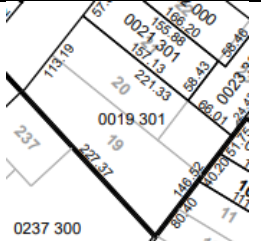
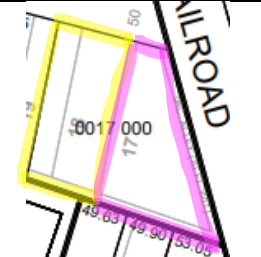
007 01 0050 000	303 Park	1962	3	237	Approx. 23700	3 lots	
007 02 0874 000	485 S Mill	1914	3	154	20636	2 x 45 ft lots 63 ft lot	
Area C							
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Image
009 07 0118 000	515 Jener	1966	3	127	Approx. 12700	3 x 40 ft lots	
009 07 0171 000	705 Mckinley	1959	2	149	12367	50 ft lot 100 ft lot	

Multi-Family Regularly Shaped Parcels

Area A							
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Description
008 02 0003 000	842 N Sheldon	n/a	2	100	12900	2 x 50 ft lots	Multifamily structure
008 02 0001 000	802 N Sheldon	n/a	2	103	13287	2 x 50 ft lots	Multifamily structure
008 01 0014 000	799 Blunk	1917	2	100	12000	2 x 50 ft lots	Multifamily structure
005 08 0015 000	777 Karmada	1957	2	100	15000	2 x 50 ft lots	Multi-unit house
005 08 0020 000	700 Karmada	1966	3	150	23100	3 x 50 ft lots	Apartments
Area B							
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Description
002 01 0607 000	1027 Starkweather	1900	2	110	14520	2 x 55 ft lots	Multifamily structure
005 01 0414 000	300 N Mill	1953	3	150	2250	3 x 50 ft lots	3 one-story apartment buildings
005 03 0070 000	231 W Spring	1970	2	100	13000	2 x 50 ft lots	2 duplex structures
005 07 0027 000	301 Blanche	1984	2	100	26100	2 x 50 ft lots	Multifamily structure
Area C							
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Description
010 05 0098 000	1361 S Harvey	1963	3	120	21840	3 x 60 ft lots	Multifamily structure
010 05 0101 000	892 Byron	1967	3	181	24435	3 x 60 ft lots	Multifamily structure

Area D							
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Description
006 10 0732 301	620 Maple	n/a	3	230	30360	3 x 76 ft lots	Townhomes

Multi-Family Irregularly Shaped Parcels

Area A								
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Description	Image
006 04 0019 301	263 S Union	n/a	2	113	Approx. 25651	2 x 56 ft lots	2-story townhouse apartments	
006 08 0017 000	303 Roe	1990	2.5	n/a	n/a	2 lots	Apartment complex	

Stats

Total parcels that can be split: 81

Total possible lots from splits: 174

Total single-family parcels that can be split: 67

Total multi-family parcels that can be split: 14

Median year built for SF: 1950

Median year built for MF: 1964.5



City of Plymouth Planning Commission Residential Compatibility Project Description

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

BACKGROUND

The City of Plymouth was awarded a \$50,000 Housing Readiness Incentives Grant from the Michigan State Housing Development Authority (MSHDA) in March 2024. Since that time, city staff and the Planning Commission worked on updating and adopting the Master Plan and amending ordinances to achieve the approved grant activities. One of the approved grant activities is permitting smaller lot widths where consistent with existing neighborhood patterns while preserving larger lots in low-density areas. A residential compatibility ordinance has been considered to achieve this goal.

PROJECT DESCRIPTION

The city of Plymouth would like to pursue a special project to draft amendments to the city's zoning ordinances to meet the aforementioned grant activities.

The deliverables include the following outcomes:

1. Outcome 1 is a residential compatibility regulatory text that maintains the existing context of the city's neighborhood streets. Existing context is twofold: property and structure. Property is the size, shape, and setbacks of the lot. Structure is the built environment: total building height, style and pitch of roof, floor heights, garage placement, driveway configuration, front porches, total square footage, and landscape area.
2. Outcome 2 is graphics to support the residential compatibility regulatory text.

REQUEST FOR WORK PLAN

The city of Plymouth is requesting a work plan to include deliverable tasks, timeline for completion, cost, and profiles of the individual(s) qualified to perform this project. Due to this project being supported by grant dollars, the project is expected to be completed by February 2027.