



# City of Plymouth Planning Commission Sub-Committee Meeting Agenda Monday, November 17, 2025 – 12:00 p.m. City Hall Conference Room

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://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 September 9, 2025 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](mailto: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, 35<sup>th</sup> 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

Approved MSHDA Grant activities:

## 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  
Tuesday, September 9, 2025 – 12:00 p.m.  
Plymouth City Hall 201 S. Main**

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City of Plymouth  
Plymouth, Michigan 48170-1637

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
734-453-1234

**1. CALL TO ORDER**

Chair Saraswat called the meeting to order at 12:00 p.m.

Present: Chair Hollie Saraswat, Commissioners Sidney Filippis, Zachary Funk, Joe Hawthorne (left at 12:29 p.m.)

Also present: Planning and Community Development Director Greta Bolhuis

**2. CITIZENS COMMENTS**

There were no citizen comments

**3. APPROVAL OF THE MINUTES**

a. Saraswat made a motion, seconded by Funk, to approve the July 28, 2025 meeting minutes.

There was a voice vote

MOTION PASSED UNANIMOUSLY

**4. MSHDA GRANT DISCUSSION**

The sub-committee discussed the current ordinance and the presented options. They discussed pros and cons of each option. The sub-committee was interested in an approach that combined option 2 (Regulate with consideration of the city's existing housing units/buildings) and option 3 (Regulate with the densities listed in the Master Plan). Ultimately, option 4 (Regulate maximum building envelope/form and scale rather than number of units/density) was the desired option, but time and resources to pursue are restrictive. Staff will work to draft additional information to consider a hybrid approach.

**5. ADJOURNMENT**

Funk offered a motion, seconded by Horstman, to adjourn the meeting at 12:50 p.m.

There was a voice vote

MOTION PASSED UNANIMOUSLY

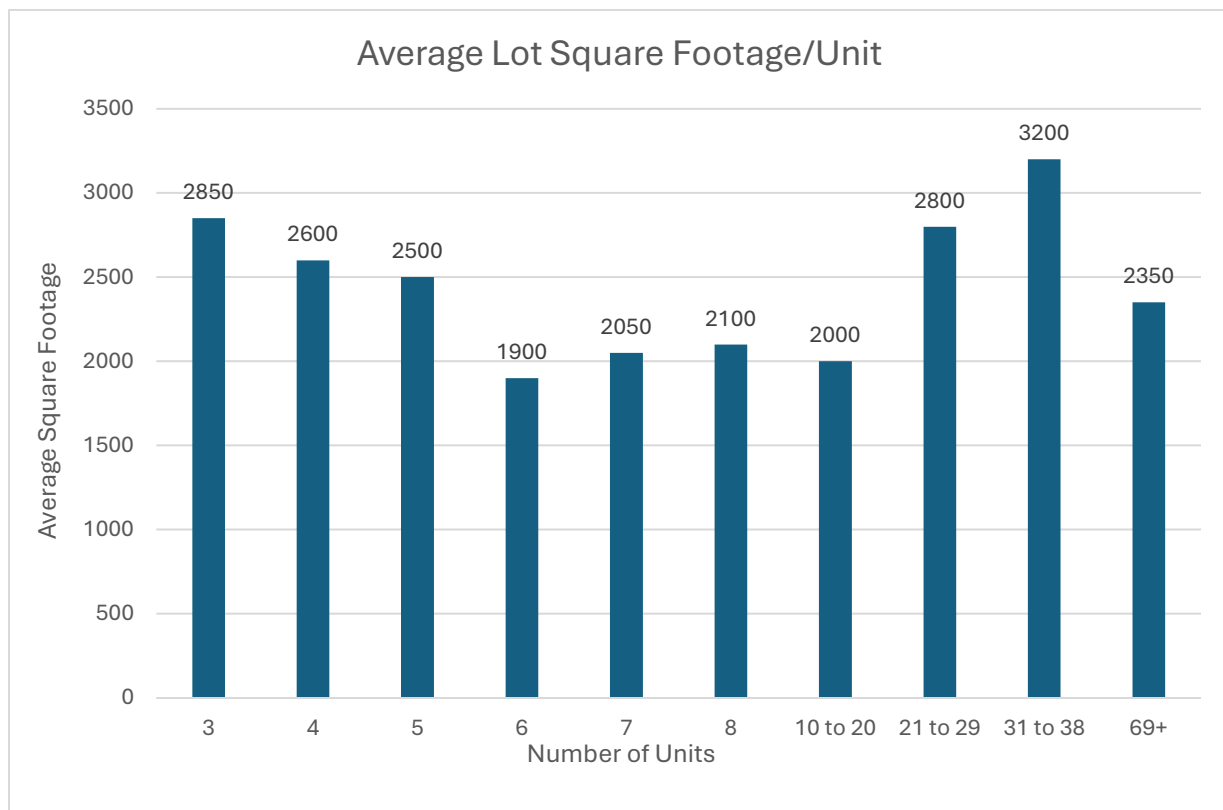
## OPTION 2

Regulate with consideration of the city's existing housing units/buildings.

This document gives examples of existing multi-family housing structures within the City of Plymouth with their lot area and lot area per unit, and how these structures compare with the city-wide average. This aims to give a visual as to what these structures look like and how they vary across same unit-count structures along with different unit-count structures.

### Things to Note

- The lot area is the square footage of the whole property, not just the structure.
- Square footage is rounded to the nearest 50 SF.
- The lot square footage/unit does not represent the actual living space for each unit.
- A positive difference means the example structure has less square footage than the city average.
- A negative difference means the example structure has greater square footage than the city average.
- The chart below demonstrates that the average lot square footage per unit does not increase or decrease by a consistent amount as the number of units increases. The relationship between average SF/unit and unit-count lacks consistency.
- For further information, the data could be stratified by sub-area or zoning district to see if there is a more consistent relationship between the average lot square footage and unit count. Outliers can also be excluded.





### 3 Units



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
233 S Union	RM-1	9,860.9	-1,310.9	3,286.97	-436.97



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
486 Hamilton	RT-1	10,302.8	-1,752.8	3,434.26	-584.26

Average lot area for 3 unit structures: 8,550 SF

Average lot area/unit for 3 unit structures: 2,850 SF

## 4 Units



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
487 N Mill	MU	14,932.2	-4,532.2	3,733.05	-1,133.05



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
160 Amelia	RM-1	9,649.2	750.8	2,412.31	187.69



Average lot area for 4 unit structures: 10,400 SF  
Average lot area/unit for 4 unit structures: 2,600 SF

## 5 Units



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
234 W Ann Arbor Tr	RM-1	11,075.9	1,424.1	2,215.18	284.82



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
711 Starkweather	RT-1	10,675	1,825	2,135.01	364.99



Average lot area for 5 unit structures: 12,500 SF  
Average lot area/unit for 5 unit structures: 2,500 SF

## 6 Units



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
992 N Holbrook	PUD	16,330.1	-4,930.1	2,721.69	-821.69



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
736 Church	RM-1	10,981.3	418.7	1,830.22	69.78

Average lot area for 6 unit structures: 11,400 SF

Average lot area/unit for 6 unit structures: 1,900 SF

## 7 Units



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
100 Rose	RM-1	22,029.3	-7,679.3	3,147.04	-1,097.04



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
555 Starkweather	RT-1	6,600.6	7,749.4	942.95	1,107.05

Average lot area for 7 unit structures: 14,350 SF

Average lot area/unit for 7 unit structures: 2,050 SF



## 8 Units



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
1027 Starkweather	MU	14,519.2	2,280.8	1,814.89	285.11

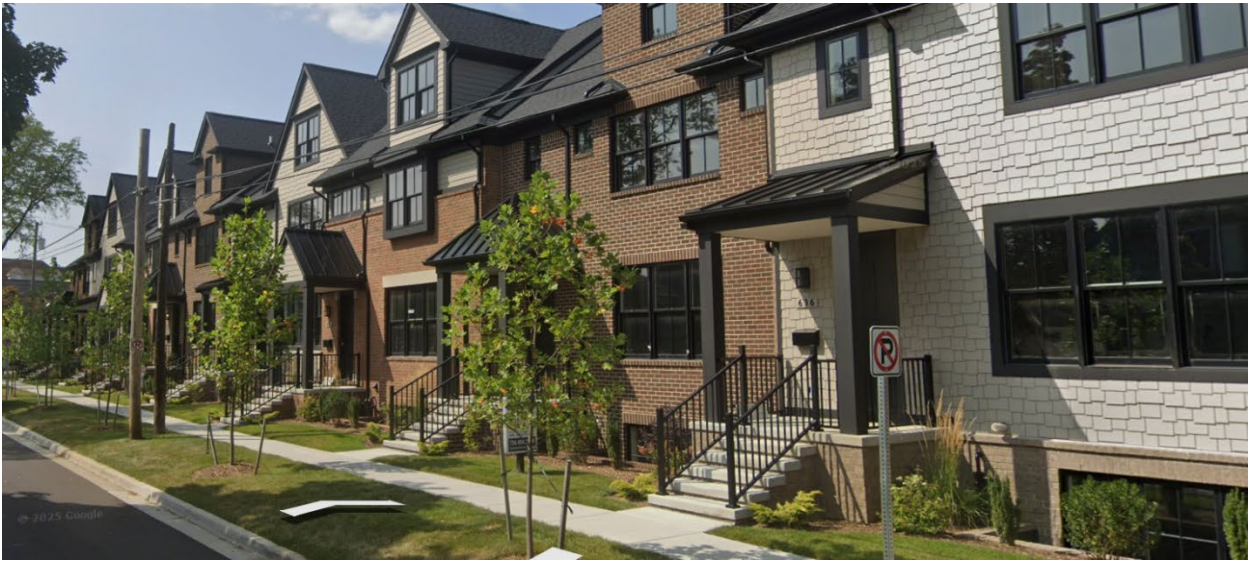


Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
892 Byron	RM-1	22,759.7	-5,959.7	2,844.96	-744.96

Average lot area for 8 unit structures: 16,800 SF  
Average lot area/unit for 8 unit structures: 2,100 SF



## 10 Units



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
686 Maple	PUD	33,644.34	-13,644.34	3,364.43	-1,364.43



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
379 Hamilton	RM-1	20,168.09	-168.09	2,016.81	-16.81

Average lot area for 10 unit structures: 20,000 SF

Average lot area/unit for 10 unit structures: 2,000 SF

20 Units



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
483 Maria	PUD	67,413.88	-27,413.88	3,370.69	-1,370.69

Average lot area for 20 unit structures: 40,000 SF

Average lot area/unit for 20 unit structures: 2,000 SF



20 Units



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
700 York	RM-2	61,633	-21,633	3,081.65	-1,081.65

Average lot area for 20 unit structures: 40,000 SF  
Average lot area/unit for 20 unit structures: 2,000 SF

31 Units



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
1699 Cassady Pl	PUD	101,063.17	-1,863.17	3,260.1	-60.1

Average lot area for 31 unit structures: 99,200 SF  
Average lot area/unit for 31 unit structures: 3,200 SF



## 37 Units



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
803 Deer Ct	PUD	191,428.94	-73,028.94	5,173.76	-1,973.76

Average lot area for 37 unit structures: 118,400 SF

Average lot area/unit for 37 unit structures: 3,200 SF

## 69 Units

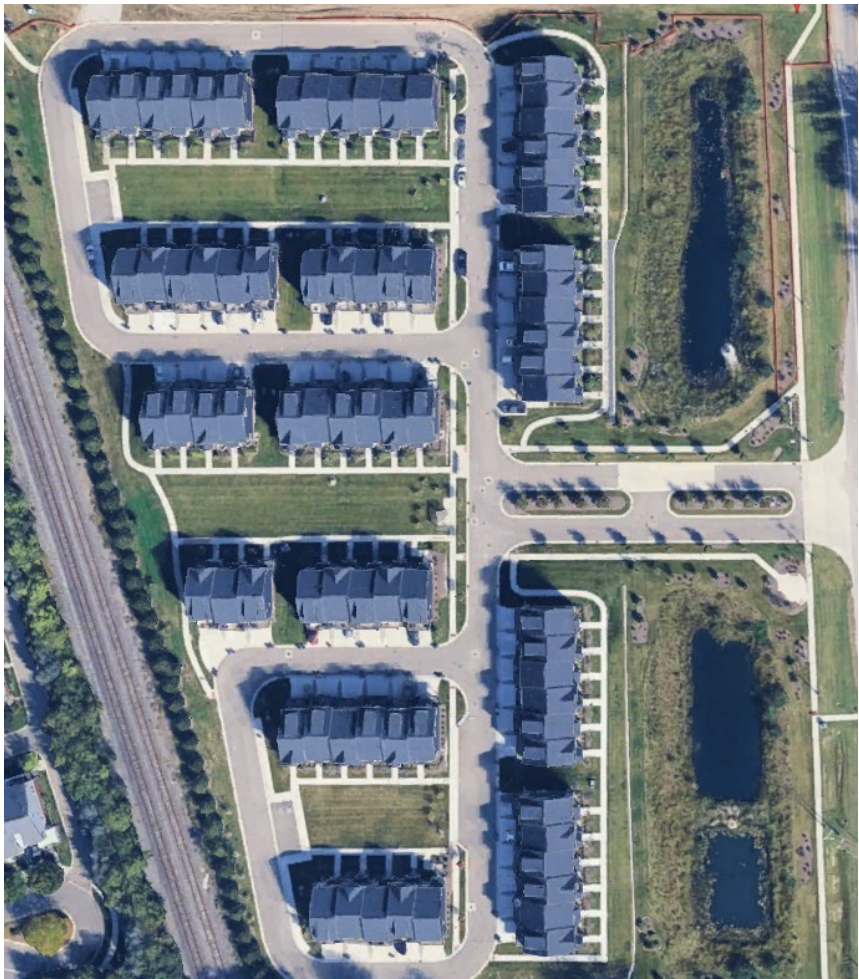


Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
101 S Union	PUD	88,212.2	73,937.8	1,278.44	1,071.56

Average lot area for 69 unit structures: 162,150 SF

Average lot area/unit for 69 unit structures: 2,350 SF

76 Units

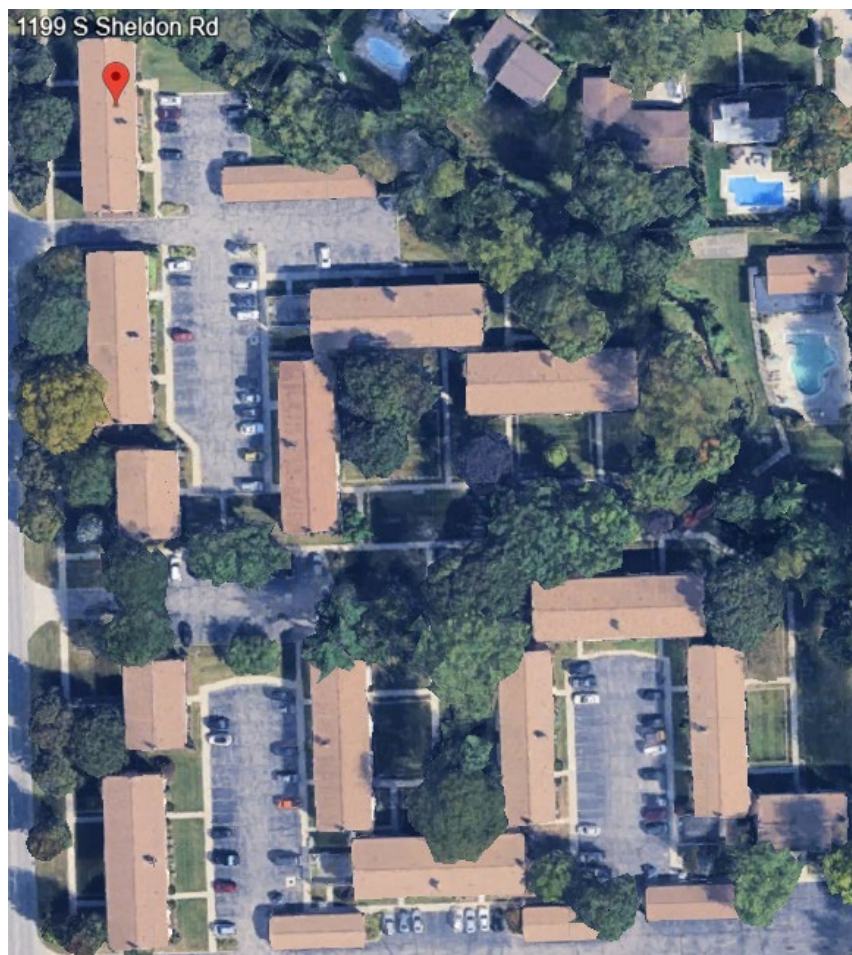


Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
200 S Mill	PUD	434,111.02	-255,511.02	5,711.99	-3,361.99

Average lot area for 76 unit structures: 178,600 SF  
Average lot area/unit for 76 unit structures: 2,350 SF



## 100 Units



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
1199 S Sheldon	RM-1	307,347.94	-72,347.94	3,073.48	-723.48

**Average lot area for 100 unit structures: 235,000 SF**

**Average lot area/unit for 100 unit structures: 2,350 SF**

## 120 Units



Address	Zoning	Lot SF	Lot SF Difference from Average	Lot SF/Unit	Lot SF/Unit Difference from Average
100 Pinewood	RM-2	218,531.77	63,468.23	1,821.1	528.9

Average lot area for 120 unit structures: 282,000 SF

Average lot area/unit for 120 unit structures: 2,350 SF