



# City of Plymouth Zoning Board of Appeals Regular Meeting Agenda

Thursday, April 2, 2020 - 7:00 p.m.

Zoom Meeting: <https://zoom.us/j/969469245>

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City of Plymouth  
201 South Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
[cdd@plymouthmi.gov](mailto:cdd@plymouthmi.gov)  
Phone 734-453-1234 x 232

**Topic:** Zoning Board of Appeals – Regular Meeting  
**Time:** April 2, 2020 at 7:00 PM Eastern Time (US and Canada)  
**Join Zoom Meeting**  
**Website –** <https://zoom.us>  
**Meeting ID –** 969 469 245

*Statement of explanation of the reason why the public body is meeting electronically:*

*On March 10, 2020 the Governor of the State of Michigan declared a State of Emergency across the State of Michigan under section 1 of Article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 – 421, and the Emergency Powers of the Governor Act of 1945, 1945 PA 302, as amended, MCL 10.31 – 33. These sections provide the governor with broad powers and duties to cope with dangers to this state or to the people of the state.*

*As a part of the response to the emergency, the Governor has deemed it reasonable and necessary to temporarily suspend rules and procedures relating to physical presence at meetings and hearings of public bodies and other governmental entities in Michigan. These public bodies and entities must continue to conduct public business during this emergency. Due to the emergency situation and the request of the Governor to not gather in groups of 10 or more it is necessary for some public boards to meet electronically.*

- 1) **CALL TO ORDER**
  - a) Pledge of Allegiance
  - b) Roll Call
- 2) **CITIZEN COMMENTS**
- 3) **APPROVAL OF THE MINUTES**
  - a) Approval of the March 10, 2020 Meeting Minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **OLD BUSINESS**
- 6) **NEW BUSINESS**
  - a) Z 20-02: 575 Blunk, Side yard setback
- 7) **COMMISSIONER COMMENTS**
- 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.

Persons with disabilities needing assistance should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

# City of Plymouth Strategic Plan 2017-2022

## GOAL I - QUALITY OF LIFE

### OBJECTIVES

1. Support the neighborhoods with high-quality customer service
2. Engage in collaboration with private entities and surrounding municipalities to implement the [Joint Recreation Master Plan](#)
3. Improve communication with the public across multiple platforms
4. Maintain a high level of cleanliness throughout the City
5. Support and host a diverse variety of events that foster community and placemaking

### ONE YEAR TASKS 2019-2020

- Restore operations for recreation programs after Hines Park bridge repairs are completed
- Explore funding and partnership opportunities to increase and enhance pedestrian crossings
- Finalize [City website](#) update
- Develop and adopt a Master Plan for Kellogg Park, including the fountain
- Develop and implement strategy to market sponsorship opportunities to improve publicly owned assets
- Draft and approve amendments to [Tree Ordinance](#) to clarify implementation, enforcement, and scope

## GOAL II - FINANCIAL STABILITY

### OBJECTIVES

1. Approve balanced budgets that maintain fiscal responsibility
2. Advocate for increased revenue sharing with the State of Michigan
3. Encourage and engage in partnerships, both public and private, to share costs of services and equipment
4. Address the issue of legacy costs
5. Seek out and implement efficient and effective inter-departmental collaboration
6. Market our successes to attract new economic and investment opportunities

### ONE YEAR TASKS 2019-2020

- Continue to support [Michigan Municipal League \(MML\)](#) efforts to [coordinate state initiatives](#) related to revenue sharing with municipalities
- Increase awareness of and support the [MML Save MI City campaign](#)
- Target revenue enhancements that support large capital projects, including grants and millages
- Explore internal and external potential for supplemental funding of legacy costs
- Develop a plan for capital improvement funding projects and purchases
- Explore enhanced investment opportunities

## GOAL III - ECONOMIC VITALITY

### OBJECTIVES

1. Continue to support and improve active, vibrant downtown branding
2. Support community and economic development projects and initiatives
3. Support a mix of industrial, commercial and residential development
4. Reference the [Master Plan](#) in economic decision-making

### ONE YEAR TASKS 2019-2020

- Complete and approve the [DDA Master Plan](#)
- Address and implement recommendations in the [Redevelopment Ready Communities baseline report](#)
- Develop and approve city-wide economic development strategies (Saxton's property, parking system, connections between Old Village and the DDA, Bathey property remediation and development, 240 N. Main, Lumber Mart site)
- Identify other properties of significance to the economic development strategy
- Complete a community survey
- Increase collaborations with partners in the community
- Administer the City's [Master Plan](#) using implementation matrix ([Appendix Table 5](#))

## GOAL IV - SERVICE AND INFRASTRUCTURE

### OBJECTIVES

1. Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention and succession planning
2. Support and deliver safe and responsive emergency services
3. Maintain a sophisticated and responsive technology to communicate and manage data
4. Continually record, maintain, update, and improve City infrastructure

### ONE YEAR TASKS 2019-2020

- Begin implementation of parking recommendations for City parking system
- Develop and utilize consistent message and branding across all platforms
- Develop and approve of plan for future delivery of emergency services
- Implement infrastructure asset management plan
- Approve agreement on sanitary sewer with [Western Township Utilities Authority \(WTUA\)](#)

**City of Plymouth**  
**Zoning Board of Appeals Notice**  
**Thursday, April 2, 2020 – 7:00 p.m.**  
**City Hall Commission Chambers**  
201 S. Main Street Plymouth, Michigan 48170  
Website: [www.plymouthmi.gov](http://www.plymouthmi.gov) Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on Thursday, April 2, 2020 at 7:00 P.M. in the Commission Chambers of the City Hall, 201 S. Main Street, Plymouth, MI, to consider the following:

1. Z 20-02 Non-Use Variance Request for 575 Blunk  
Side yard setback  
Zoned: R-1, Single-Family Residential  
Applicant: James Fedewa

All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the following:

Maureen Brodie, ADA Coordinator  
201 S. Main Street  
Plymouth, MI 48170, (734) 453-1234, Ext. 234

Publish: Thursday, March 19, 2020



**City of Plymouth**  
**Zoning Board of Appeals Meeting Minutes**  
**Tuesday, March 10, 2020 – 6:00 P.M.**  
**City Hall Commission Chambers**

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

**1. CALL TO ORDER**

Chair Giummo called the meeting to order at 6:00 PM.  
The Board said the Pledge of Allegiance.

PRESENT: Jim Burrows, Mike Devine, Joe Elliott, Kara Giummo

ABSENT: Ed Krol

Also present was Assistant Community Development Director Greta Bolhuis and City Commission Liaison Tony Sebastian.

**2. CITIZEN COMMENTS**

None.

**3. APPROVAL OF THE MEETING MINUTES**

A motion was made by Comm. Burrows and seconded by Comm. Elliott for approval of the February 6, 2020 meeting minutes, as amended.

MOTION APPROVED 4-0

**4. APPROVAL OF THE AGENDA**

A motion was made by Comm. Devine and seconded by Comm. Burrows for approval of the agenda as presented.

MOTION APPROVED 4-0

**5. OLD BUSINESS**

None.

**6. NEW BUSINESS**

None.

**7. COMMISSIONER COMMENTS**

Chair Giummo told the Board her home is up for sale and that May/June might be her last meeting.

**8. REPORTS AND CORRESPONDENCE**

A) City issued email addresses

Comm. Burrows asked about using the email address for other City business.

Ms. Bolhuis explained that City email addresses should be for Board and Commission topics only, but that she would clarify with the City Attorney.

## **9. ADJOURNMENT**

Hearing no further business, a motion was made by Comm. Elliott, supported by Comm. Burrows to adjourn the meeting at 6:08 PM.

MOTION APPROVED 4-0



**CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT**  
201 South Main Street Plymouth, MI 48170  
Ph. 734-453-1234 ext. 232  
Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

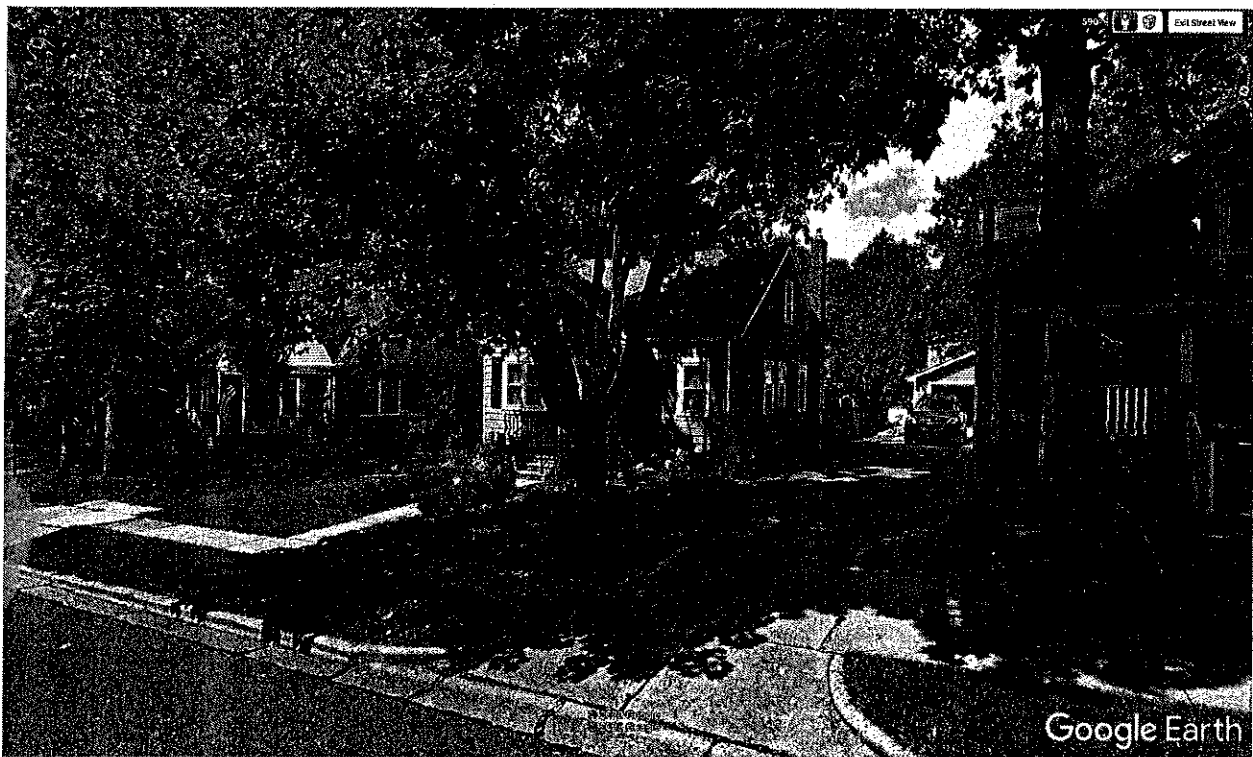
TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Assistant Community Development Director  
DATE: March 17, 2020  
RE: Z20-02, 575 Blunk, Non-Use Variance

James Fedewa, owner is requesting a non-use variance to construct an addition on the rear of the existing home. The property is 50 feet wide and 132 feet deep. The property is 6,600 square feet and is zoned R-1, Single Family Residential.

Section 78-190 references that the minimum side yard setback is 6 feet. The applicant is proposing a side yard setback of 3 feet for the addition. A variance of 3 feet is required.

Please note, the owner has clarified that the existing garage will be demolished at the time the addition is constructed. If the garage were to stay in the existing location, an additional variance would be required.

Should you have any questions regarding this agenda item, please contact me directly.







**DIMENSIONAL (NON-USE) VARIANCE APPLICATION**  
**Community Development Department**  
201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232  
Website: www.plymouthmi.gov

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

575 Blunk St  
Address of Property  
2/2/2020  
Date of Application

James Fedewa  
Applicant Name Property Owner

575 Blunk St Plymouth MI 48170  
Address City State Zip

James@jamesfedewa.com 734-260-5483  
Email Phone

Three Basic Functions of the ZBA:

- 1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
- 2. Deciding appeals on administrative decisions, special land uses, or PUDs.
- 3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

- 1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
- 2. Variance will do substantial justice to the applicant, and the surrounding community
- 3. Problem is due to the unique circumstances of the property
- 4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$250.00 for single family projects or \$500.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Ten (10) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are encouraged at submittal.

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

RECEIVED

Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Existing house  
is set 3.5 feet side. Requesting Variance to  
add sq footage on back, going straight back.

Description of Property

Current zoning classification: Residential  
Current use of structure(s) on premises: family home (single)  
Is it a corner or interior lot? Interior  
Size and area of lot: 50' x 132' - 6,600 sf  
Total square footage of existing main structure(s): 1250  
Total square footage of accessory structure(s): 400 Detached garage  
Existing lot coverage (percentage) of all buildings and structures: 20%  
Height of existing main and/or accessory structures: House - 23' Garage - 11'

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 14 x 25  
Front yard setback after completion (measured from property line): 27'8"  
Rear yard setback after completion (measured from property line): 56'2"  
Side yard setback after completion (measured from property line): 3'6"  
Height of proposed structure: 25'8"  
Lot coverage (percentage) after completion: 1446'/6600 DD → 22%  
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 22%

A scaled drawing or boundary survey depicting the above information.

Please answer all of the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) Unique in that the existing home was already non-compliant at 3.5 ft. set off. Instead of required 6
2. What effect will the variance have on neighboring properties? None known of
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) No. Existing home was 3.5 set off when purchased. (2019)
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Family of 6 and need more space. Lifelong Plymouth resident (various houses)

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Signature of Property Owner

Signature of Applicant

Subscribed and sworn before me this 2nd day of March, 2020

Notary Public AMY ELIZABETH VANMALE  
My Commission expires NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF WAYNE

My Commission Expires July 20, 2025

*Amy Elizabeth VanMale*