



City of Plymouth Historic District Commission Meeting Minutes

Wednesday, April 1, 2020 - 7:00 p.m.
Online Zoom Meeting

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

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Phone 734-453-1234
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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, MCL10.31 - 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

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

PRESENT: Linda Filipczak, Jeremy Borys, Linda May, John Townsend, Josh Mrozowski, Stan Cole, Colleen Polin

ABESENT: None

Also present was John Buzuvis, Community Development Director and Suzi Deal, City Commission Liaison.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF THE MEETING MINUTES

a) A motion was made by Comm. Townsend and seconded by Comm. Filipczak to approve the meeting minutes from March 4, 2020.

Ayes: Filipczak, Borys, May, Townsend, Cole, Polin

Abstained: Mrozowski

MOTION APPROVED 6-0

b) A motion was made by Comm. May and seconded by Comm. Borys to approve the special meeting minutes from March 23, 2020.

Ayes: Filipczak, Borys, May, Townsend, Mrozowski, Cole, Polin

MOTION APPROVED 7-0

4. APPROVAL OF THE AGENDA

A motion was made by Comm. Townsend and seconded by Comm. Mrozowski to approve the agenda.

Ayes: Filipczak, Borys, May, Townsend, Mrozowski, Cole, Polin

MOTION APPROVED 7-0

5. COMMISSIONER COMMENTS

Chair Polin thanked the commissioners and those in attendance for being adaptive and attending the Zoom meeting given the current health emergency.

6. OLD BUSINESS

a) H20-02: 271 S. Main addition, windows, doors, paving, painting, and landscaping
Joe Philips, applicant, presented his case. He explained they are looking for approval for the overall project as presented, but that depending on available funding, parts of the project may be cut to save money. He explained that he is not presenting finishes at this time, and he would come back to present those. He explained the canopy is designed to mimic a retail storefront. He explained the new double hung windows would all be operable except the one above the main entrance and on the first floor.

Citizen Comments

None.

Board Discussion

Chair Polin asked about the window obscuring material. Mr. Philips explained it was called “frit”.

Comm. Cole explained his questions were mostly related to the finishes and that he understood the overall design and proposed addition.

Comm. Filipczak asked about the choice to add the double door on the front. Mr. Philips explained that the intent was to have symmetry with the proposed addition above.

Comm. Cole explained it a non-contributing building. He felt that what was proposed was in keeping with the rest of downtown. He preferred the first option because the mass was appropriate. He believed Section 18-654 numbers 3 and 4 were met.

Comm. Mrozowski asked about the depth of the proposed second story addition. Mr. Philips explained it was about a foot different.

The Board discussed the difference between the two options.

A motion was made by Comm. Filipczak, supported by Comm. May, to approve the Certificate of Appropriateness for H20-02: 271 S. Main. The finding of facts is that the project meets City Ordinance Section 18-654 numbers 3 and 4. The approval has the following conditions: material specifics shall come before the Board related to signage, lighting, finishes, color scheme, canopy, gutters, brick pavers, brick, framing, storefront doors, windows, and landscaping; that the design and general concept shall come before the Board as the proposed or alternate design; that the rear addition regardless of alternate design choice be clad in with a brick material.

MOTION APPROVED 7-0

b) H20-03: 260 S. Union roof replacement and painting –

Nick Biskelonis, applicant, presented his case. He explained the color change of the shingles and the color change on the doors and the shutters.

Citizen Comments

None.

Board Discussion

Comm. Townsend asked if the roof line was changing at all. Mr. Biskelonis confirmed that the roof structure was not changing.

Comm. Cole commended the complete application. He asked about removal, replacement, and addition of the shutters and the door.

Mr. Biskelonis confirmed the shutters would not be replaced, only repainted, and that no shutters would be added. He confirmed that the door was not going to be replaced, only repainted.

A motion was made by Comm. Townsend, supported by Comm. Filipczak, to approve the Certificate of Appropriateness for H20-03: 260 S. Union. The finding of facts is that the project meets Secretary of the Interior Standards numbers 1, 2, 3, 4, and 5 and City Ordinance Section 18-654 numbers 1, 2, 3, and 4.

MOTION APPROVED 7-0

7. NEW BUSINESS

None.

8. REPORTS AND CORRESPONDENCE

Mr. Buzuvis explained that the City email addresses are live and should be used exclusively for Board business.

9. ADJOURNMENT

A motion was made by Comm. Filipczak, supported by Comm. May, to adjourn the meeting at 7:48 PM.