



# City of Plymouth

## Planning Commission Meeting Minutes

Wednesday, May 13, 2020 - 7:00 P.M.  
Online Meeting - Zoom

City of Plymouth  
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Plymouth, Michigan 48170

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### 1. ROLL CALL

Chair Sisolak called the meeting to order at 7:00 P.M.

PRESENT: Chuck Myslinski, Hollie Saraswat, Joe Hawthorne, Tim Joy, Shannon Adams, Jennifer Kehoe, and Karen Sisolak.

ABSENT: Adam Offerman, Scott Silvers

Also present was Greta Bolhuis, Asst. Community Development Director; John Buzuvis, Community Development Director; Sally Elmiger, Planning Consultant; Nick Moroz, Mayor Pro-Tem, and Kelly O'Donnell, City Commission Liaison.

Greta Bolhuis explained the rules and overview of the online meeting format.

### 2. CITIZEN COMMENTS

Ellen Elliott, 404 Irvin, commended the Planning Commission and their efforts to adopt the Master Plan in 2018. She explained that work is allowing the DDA to ensure their plan is cohesive and matches the Board's efforts.

### 3. APPROVAL OF MINUTES

a) Comm. Joy, supported by Comm. Hawthorne, made a motion to approve the April 8, 2020 regular meeting minutes, as amended.

ROLL CALL VOTE: MOTION APPROVED UNANIMOUSLY 7-0

### 4. APPROVAL OF AGENDA

Comm. Hawthorne, supported by Comm. Joy, made a motion to approve the agenda, as presented.

ROLL CALL VOTE: MOTION APPROVED UNANIMOUSLY 7-0

### 5. COMMISSIONER COMMENTS

Comm. Saraswat explained she recently visited Birmingham and it made her appreciate the efforts of the Board to limit home sizing and massing through the floor area ratio ordinance in the past few years.

### 6. OLD BUSINESS

#### a) RZ20-01: 900 York, Zoned: I-1, Proposed: R-1

Ms. Elmiger presented her review letter. She explained that the subject property contains two parcels which is made up of three lots. She explained the southern lot in the southern parcel is zoned I-1, Light Industrial, and is proposed to be rezoned to R-1, Single Family Residential. Ms. Elmiger explained the proposed rezoning is consistent with the Master Plan. She expressed concerns about the existing light industrial use across the street and the use of the right-of-way as parking spaces. She recommended the project for rezoning.

Pam and Charlie Supernois, applicants, presented their case. Ms. Supernois explained she spoke with the light industrial business prior to purchasing the property. She explained that business receives approximately one delivery per day and operates until approximately 3:00 PM. She explained the business parks vehicle in the right-of-way because its available and is rarely used as a turnaround, which was what it was purchased for when

the road was closed and turned into a dead end. She explained that according to City records the property appears to have always been vacant.

### **Citizen Comments**

Chair Sisolak opened the public hearing at 7:15 PM.

Steve Korpus, 290 E. Pearl, asked if the property will be developed as rentals.

Ms. Supernois replied that their plan is to build a single-family home for Charlie adjacent to the duplex.

Ms. Elmiger clarified that if the property is rezoned to single-family then multi-family residential or apartments generally considered “rentals” would be prohibited.

Chair Sisolak closed the public hearing at 7:18 PM.

### **Board Discussion**

Comm. Myslinski asked if the applicant would try and construct a home in the area “behind” the turn-around area of the right-of-way. The applicant explained the primary goal is to construct a home adjacent to the existing duplex.

Comm. Myslinski asked how the parcels could be split with the jog in the property line. Mr. Buzuvis explained that the parcel could be split, and the second parcel could contain the area behind the right-of-way turn around.

Comm. Myslinski asked how a parcel that does not conform to the zoning requirements could be sold. Mr. Buzuvis explained that the condition has existed for many years and the City cannot prohibit a parcel from being sold because it does not meet the current ordinances.

Comm. Myslinski asked if the owner of the duplex is the same as the former owner of the vacant parcels. The applicant confirmed that it was not the same owner. Comm. Myslinski expressed concern over the encroachment of the duplex’s driveway onto Ms. Supernois’s property. Ms. Supernois explained that problem-solving and discussions will need to occur with the duplex owner to resolve the driveway encroachment.

Ms. Elmiger explained that a boundary reconfiguration must occur for the parcels to be buildable.

Mr. Buzuvis clarified that the turnaround is not a parking lot, it is right-of-way and access and curb cuts can be created off it.

Comm. Myslinski explained as a property owner in the area, he believed that the area had been designated as parking for the light-industrial business.

Mr. Buzuvis explained that the City does not have any records that reflect the area as dedicated parking for the business.

Comm. Kehoe clarified that the front property line would begin at the backside of the turnaround. It was confirmed this is correct. She asked the applicants if they intend to build as far from the railroad tracks as possible. Ms. Supernois explained they do not have a finalized plan yet and they have considered multiple different orientations.

Comm. Hawthorne stated he had the same questions as Comm. Myslinski regarding the parcel reconfiguration.

Ms. Elmiger clarified that the City cannot approve a land reconfiguration that creates non-conforming parcels. She stated that if a non-conforming parcel was proposed, then a variance would be required.

Chair Sisolak clarified that the parcel reconfiguration would be handled administratively. It was confirmed this was correct.

Chair Sisolak believed that if the existing light-industrial business moved out, there is an element of buyer-beware due to the existing zoning of light industrial.

Comm. Myslinski, supported by Comm. Adams, made a motion to recommend the proposed rezoning to the City Commission for approval. The case is RZ20-01: 900 York, Currently Zoned I-1, Proposed Zoning R-1.

ROLL CALL VOTE: MOTION APPROVED UNANIMOUSLY 7-0

## **7. NEW BUSINESS**

None.

## **8. REPORTS AND CORRESPONDENCE**

Mr. Buzuvis explained the Governor extended virtual public meetings through the end of June 2020.

Comm. Myslinski asked for an update on the status of Saxton's. Mr. Buzuvis explained the City has received the revised site plan and engineering plan and will be reviewed internally. He explained that once that is completed the PUD will be presented to the City Commission for approval.

Comm. Myslinski asked for an update on the status of the former Lumber Mart PUD. Mr. Buzuvis explained the PUD owner is interested in selling the project to a buyer who could complete the project in a more-timely fashion.

## **9. ADJOURNMENT**

Hearing no further business, a motion was made by Comm. Myslinski, supported by Comm. Joy to adjourn the meeting at 7:45 PM.

ROLL CALL VOTE: MOTION APPROVED UNANIMOUSLY 7-0