



City of Plymouth Zoning Board of Appeals

Regular Meeting Agenda

Thursday, February 2, 2023 – 7:00 p.m.

City Hall Commission Chambers & Online Zoom Webinar

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

<https://us02web.zoom.us/j/82558352804>

Passcode: 532714

Webinar ID: 825 5835 2804

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the January 5, 2023, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
 - a) **Z 23-01**, 007-01-003-301 (0 Holbrook): Revised non-use variance request for front yard setback
- 6) NEW BUSINESS
- 7) BOARD MEMBER 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 ext. 234 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 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



City of Plymouth Zoning Board of Appeals Regular Meeting Minutes Thursday, January 5, 2023 - 7:00 p.m.

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

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

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

Present: Chair Elliott, Vice Chair Jim Burrows, Members Mike Devine, Dave Latawiec, Mike Pappas

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Pappas, to approve the minutes of the December 1, 2022, meeting.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Pappas, to approve the agenda for the January 5, 2023, meeting.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

5. ELECTION OF OFFICERS

Bolhuis asked for nominations for the position of Chair of the Zoning Board of Appeals for 2023. Burrows nominated Elliott. Bolhuis asked two more times for additional nominations and there were none. The vote was 5-0 for Elliott.

Elliott asked for nominations for the position of Vice Chair of the Zoning Board of Appeals for 2023. Devine nominated Burrows. Elliott asked two more times for additional nominations and there were none. The vote was 5-0 for Burrows.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

- a. Z23-01, 007-01-003-301 (0 Holbrook): Non-use variance request for front yard setback

Applicants Scott and Louis Cingolani described their project and the variance they are seeking. They said their architect misunderstood the setback requirements, thinking the covered front porch wouldn't count as part of the building. The next-door neighbor also asked that the new home would not block his view, so the applicants decided to move the building back from what is shown on the drawings they submitted. This change would also change the requested variance.

Public Comments

Jeff Prueter, 194 S. Holbrook, said the applicants should provide an updated drawing to correctly compute the setback requirements. He also said that wanting a home that is larger than the others on the street was not a hardship that warranted a variance.

Todd Holden, 130 N. Holbrook, said he respects the owner's right to build on his property but that everyone should be subject to the same rules.

Leanna Christianson, 165 S. Holbrook, said she was concerned about the home infringing on Holbrook.

Pauline Knighton-Prueter, 194 S. Holbrook, said she feared a variance would set precedence.

Tricia Jones, 180 S. Holbrook, said this end of the street was used for a turnaround and she was concerned about added traffic. She asked that the City consider posting no parking signs at the turnaround.

Jane Golf, 129 N. Holbrook, said she would like that property to be a park.

Victor Wheeler, 165 S. Holbrook, said he thought this project would constitute the largest home on the smallest lot on the street.

Board Comments

Board members discussed variance request and questioned whether the attached garage meets the requirements in ordinance 78-53. They also spoke about the requested variance being subtle due to it being on the corners of the building, and that their job is to make sure ordinances are being fairly applied.

Motion

Burrows offered a motion, seconded by Devine, to table the variance request of Z23-01 until the next meeting, and that the applicant is to provide updated, accurate drawings, the setback worksheet and any additional variances that might be needed for the front porch setback or the 30-foot garage facing the front yard.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

Bolhuis said she would pass on to the correct department the request for no parking signs at the end of S. Holbrook.

8. BOARD MEMBER COMMENTS

There were no board member comments.

9. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

10. ADJOURNMENT

A motion to adjourn was offered at 7:58 p.m. by Burrows. Latawiec seconded the motion.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0



City of Plymouth

Zoning Board of Appeals

Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: January 26, 2023
RE: 007 01 0031 301 (0 Holbrook), Non-Use Variance Request

Louis Cingolani, applicant, is requesting a non-use variance to construct a new home that is in the required front yard setback. The property is triangular and is 7,208 square feet. The property is zoned R-1, Single Family Residential.

Section 78-190 references that the front yard setback is 25 feet. The proposed front yard setback is 12 feet. A variance of 13 feet is required.

Should you have any questions, please contact me directly.





City of Plymouth Zoning Board of Appeals Memorandum

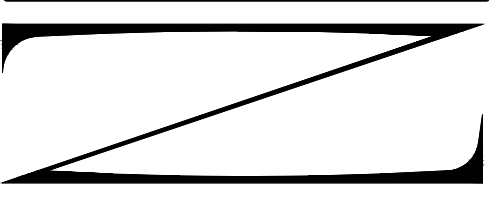
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TO: Zoning Board of Appeals Commissioners
FROM: Brent Strong, Building Official
DATE: January 26, 2023
RE: Building Official Determination of Section 78-43 (10)

The property at 0 Holbrook has three required front yard setbacks due to its situation along S. Holbrook and Park Street. Section 78-43 (10) states "Attached garages shall be located at least four feet behind the front façade of the front exterior wall of the residential dwelling, but in no case shall be closer than 30 feet from the front property line." As you may be aware, this requirement was part of the Planning Commission's intent to limit front-facing, attached garages. For the purposes of applying this ordinance, these terms mean the wall of the house in which the address and front door are located. If a home has two or more required front yards, application of these terms does not necessitate the side adjacent to the second street to meet these requirements.

Should you have any questions, please contact me directly.



R.A. ZISCHKE
ARCHITECT

18690 Levan
Livonia, MI 48152

(248) 476-0140
FAX 476-2341

project:
**LOUIS
CINGOLANI**
HOLBROOK AVE. / PARK AVE.
PYLMOUTH, MI.

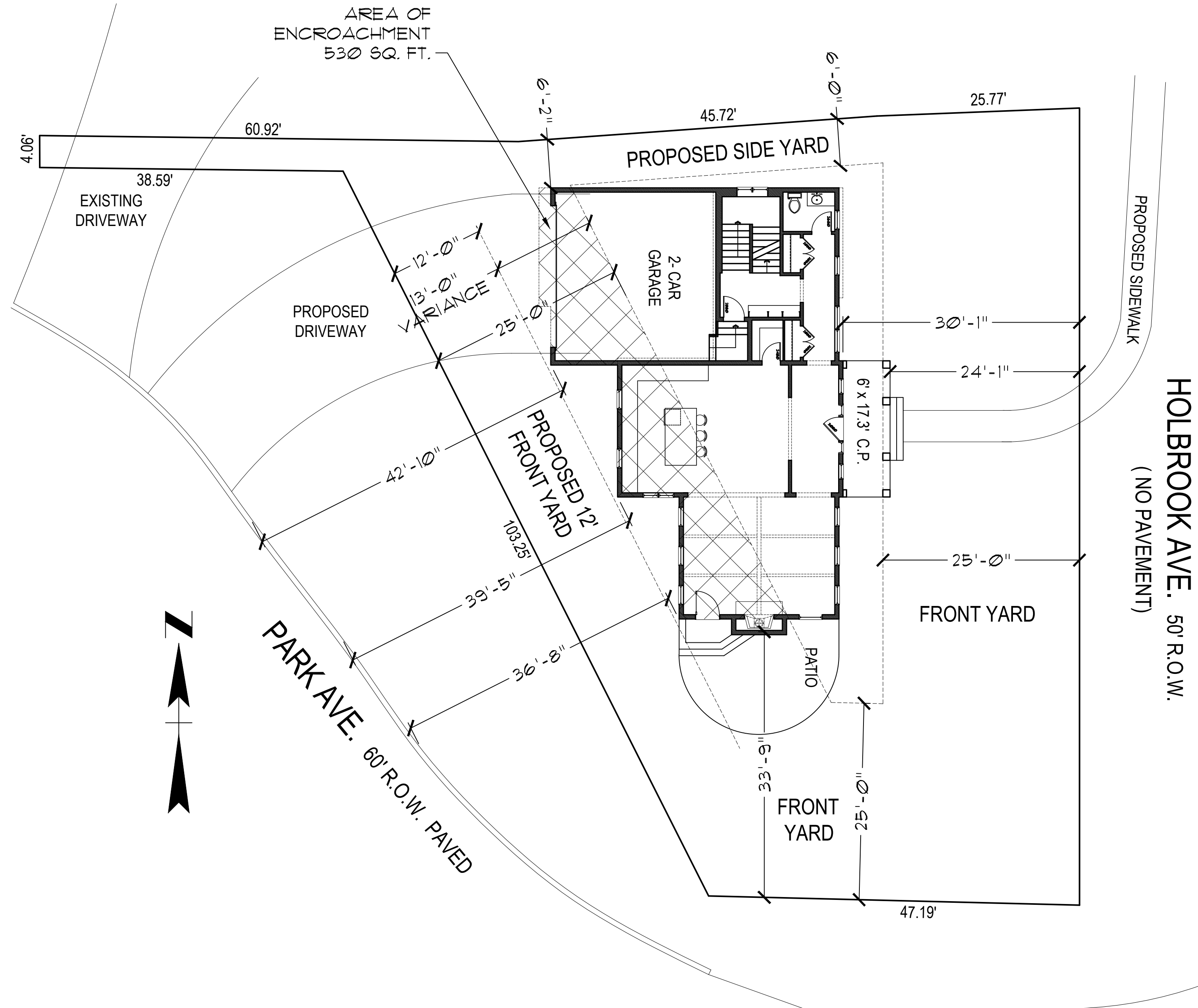
date: 12-12-2022
rev. 1-16-2023

project number
R-222-110

drawn by: raz



sheet number
S-1.0



SITE PLAN
1" = 10'