



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, November 13, 2024 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/81342869507>

Passcode: 234534

Webinar ID: 813 4286 9507

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the October 9, 2024 meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
 - a) **SP 24-07:** 904 Starkweather, Special land use and revised site plan review for a general office. The property is zoned MU, Mixed Use.
7. **OLD BUSINESS**
 - a) Master Plan Discussion
8. **NEW BUSINESS**
 - a) **SP24-10:** 689 N. Mill, Site plan review of a new two-story commercial building with residential on the second floor. This property is zoned B-1, Local Business District.
9. **REPORTS AND CORRESPONDENCE**
10. **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.

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

Planning Commission 2024 Goals

1. Complete the master plan review
2. Engage in a training session
3. Review a compatibility ordinance

***“The government in this community is small
and accessible to all concerned.”***

-Plymouth Mayor Joe Bida November 1977



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, October 9 , 2024 - 7:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

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

Present: Chair Sisolak, Commissioners Sidney Filippis, Zachary Funk, Joe Hawthorne, Trish Horstman, Kyle Medaugh, Hollie Saraswat, and Eric Stalter

Excused: Vice Chair Scott Silvers

Also present: Planning and Community Development Director Greta Bolhuis and Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

There were no citizen comments

3. APPROVAL OF MEETING MINUTES

Stalter offered a motion, seconded by Funk, to approve the minutes of the September 11, 2024 meeting.

There was a voice vote.

Medaugh abstained.

MOTION PASSED

4. APPROVAL OF THE AGENDA

Medaugh offered a motion, seconded by Horstman, to approve the agenda for October 9, 2024.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

There were no commission comments

6. PUBLIC HEARINGS

a. SP24-07: 904 Starkweather, Special land use and site plan review for office and “creator/maker space” uses such as co-working, photo/video shoots, podcast recording, and ad-hoc meetings.

Bolhuis said the applicant asked to postpone the hearing to give them time to respond to the questions in the administrative review.

Saraswat offered a motion, seconded by Hawthorne, to postpone the public hearing on SP24-07 to the November 13, 2024 Planning Commission meeting.

There was a voice vote.
MOTION PASSED UNANIMOUSLY.

7. OLD BUSINESS

a. SP24-06: 630 S. Main, Revised Site Plan Review

Elmiger suggested the group consider waiving the required 5-foot buffer for the parking lot.

Motion

Funk offered a motion, seconded by Stalter, to approve the revised site plan for SP24-06 with the five-foot landscaping buffer requirement waived.

Condition

The approval is conditional upon the city attorney's approval of the cross access and shared parking agreement.

There was a voice vote
MOTION PASSED UNANIMOUSLY

b. Master Plan Working Session

It was confirmed that the Planning Commission would schedule a working session for Wednesday, November 6 at 6:00 p.m. to review the document with a target for December to send a recommendation to the City Commission.

8. NEW BUSINESS

SP24-09: 620 W. Ann Arbor Road, fence material waiver

Elmiger reviewed the request and noted that the Planning Commission could consider waiving the fence requirement or offering an alternate location due to the Tonquish Creek running through the back of the property.

Applicant Michael Almond said a portion of the existing masonry fence collapsed due to erosion along the creek and that consultants told him the bank could not support another masonry fence.

Commission Discussion

There was a discussion about fence material, color, and height.

Motion

Hawthorne offered a motion, seconded by Filippis, to approve SP24-09 for a 54-inch wall of PVC material of a dark color.

Findings of Fact

A 54-inch wall will match the height of the existing wall.

Erosion of the Tonquish Creek bed prevents installation of another masonry wall.

Condition

Applicant is to paint the existing masonry wall to match the new PVC wall.

There was a voice vote.

YES: Filippis, Funk, Hawthorne, Horstman, Medaugh, Saraswat, and Sisolak

NO: Stalter

MOTION PASSED

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Brock Minton offered to answer questions.

Sisolak reviewed the recent Mayor and Chairs meeting.

Minton said the marijuana question would not be on the ballot as expected, because the process of using petition signatures to do so was ruled unconstitutional.

10. ADJOURNMENT

Hawthorne offered a motion, seconded by Saraswat, to adjourn the meeting at 7:41 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: August 8, 2024
Rev.: November 7, 2024

**Special Land Use and
Site Plan Review
For
Plymouth, Michigan**

Applicant: Taylor Family Properties
Scott Taylor/Holly Ellis
17946 Stonebrook Ct.
Northville, MI 48168

Project Name: Plymouth Freight House Proposed General Office

Plan Date: October 23, 2024

Location: 904 Starkweather

Zoning: MU – Mixed-Use District

Action Requested: Special Land Use and Site Plan Approval

Required Information: Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to use the existing building located at 904 Starkweather St. as a general office space. Per Section 78-182(a)(2), "Office buildings for any of the following occupations: governmental, executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales, post offices and public utility offices" may be permitted by the Planning Commission subject to Special Use conditions listed in Section 78-281.

The applicant previously submitted a proposal to use the building for multiple uses, and the City scheduled a Public Hearing for the October 9, 2024, Planning Commission meeting to discuss this proposal. However, before that meeting, the applicant requested that the Public Hearing and discussion of the project be postponed to the November 13, 2024, Planning Commission meeting to allow the applicant time to respond to the previous review.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

An aerial and street view of the subject site is shown in **Figures 1 and 2** below.

Figure 1. Subject Site



Source: Near Maps (Capture 6-12-2024)

Figure 2. Subject Site – Street View



Source: Google Maps (Capture 7-2019)

The most recent, revised plans (dated October 23, 2024) include the following changes:

- The site will operate as general office and the applicant no longer proposes multiple uses.
- Floor plans for the renovated building are provided.
- A bike rack has been added.

- A six (6) foot high, solid panel wall has been proposed along the rear property line bordering a residential use.

SPECIAL LAND USE

As previously mentioned, the applicant has revised the site plans and is proposing a general office to occupy the site. The following information was requested in our previous review (**bold text**). If the applicant has provided the information, we've included it after each (*in italics*).

1. **The hours and days of operation.**

The hours of operation are proposed to be Monday – Friday 8:00 am to 5:00 pm.

2. **The scope of the uses (type of events, food-liquor service, musical performances, type and use of maker equipment/type of raw materials) and expected traffic generation.**

The scope of uses is proposed to be general office space. Traffic generation provided by the applicant is estimated to be minimal.

Per the 11th Edition, Volume 4 of the ITE Trip Generation Manual, a small office building with similar characteristics to the proposed site typically generates 1.55 trips per 1,000 square feet of gross floor area between 7:00 am and 9:00 am and 1.49 trips between 4:00 pm and 6:00 pm.

Our previous review also asked that the applicant provides the maximum number of employees on expected to be on site. This information should be provided.

3. **Use of the outdoor deck, and if events will be conducted with the doors open in warm weather.**

Use of the proposed outdoor deck and any potential events have not been provided.

4. **The usable area of the building (occupiable space in square feet).**

The useable area of the building provided on Sheet S-1 and is listed as 1,021 square feet.

5. **Provide legible floor plans.**

Sheet C-1 provides floor plans for the proposed renovation of the building into an office.

6. **Provision for needed parking (which can't be accommodated on site).**

Per Section 78-271, the proposed office use requires one (1) space per 300 square feet of gross floor area.

7. **Cross-access agreement with neighbor to the north (the neighbor has parking spaces located in the area where the site plan indicates vehicles will exit the subject site).**

The change in the proposed use will no longer require this agreement.

The special land use standards in Section 78-281 are listed below.

1. Will be harmonious and in accordance with the general objectives or any specific objectives of the City of Plymouth Master Plan.

CWA Comment:

The 2018 Master Plan identifies this site as “Mixed Use Low Density.” The Plan provides the following guidance for land use in this designation:

- The Mixed-Use Low-Density designation calls for low-impact commercial use adjacent to single family or multi-family residential areas. It allows the residential uses to continue while encouraging lower-intensity commercial and office uses that can serve the residential areas. Parking for this land use category should be located at the rear of the property. (Pg. 12)
- The Old Village Sub Area Plan also lists goals for the area (including the subject site). (Pg. 21)
 - Intensive commercial uses which have a negative impact on nearby residential uses should not be allowed.
 - The historic architecture shall be preserved.

The proposed low intensity office use supports the Old Village Sub Area Plan’s goals to avoid intensive commercial uses nearby residential uses and aligns with the 2018 Master Plan guidelines for the Mixed-Use Low-Density designation adjacent to residential areas.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

CWA Comment:

The applicant describes modifications to the exterior of the building including the addition of a six (6) foot wall along the eastern property line abutting a residential use. They plan to replace the deck and ramp and use modern materials for the renovations to the new structure. They also plan to replace the original exterior wood siding, and window and door trim. To ensure this standard is met, we recommend that the Planning Commission requires the applicant to provide all exterior materials proposed in addition to providing accurate elevations of front, side, and rear views of the building.

The Master Plan calls for preservation of historic architecture. The exterior wall material contributes significantly to the integrity and character of historic resources. Wholesale replacement of the existing wood clapboard siding with another material, such as cement board or vinyl, will destroy the historic integrity of the building. Best practice includes the following:

- Retain and preserve historic exterior wall materials.
- If historic exterior wall materials are deteriorated beyond repair, install in-kind replacement (i.e., wood for wood of the same species) which matches the historic material type, dimension, texture, color and profile.

- If portions of severely deteriorated historic exterior wall materials must be replaced, only replace them where necessary and splice new, matching material with existing material rather than replacing in full.
- Remove damaged or peeling paint by hand to the next sound layer and repaint.

The Planning Commission will need to determine the types of materials to be used on the exterior of this historic building that will meet this Special Land Use Standard.

3. Will not be hazardous or disturbing to existing or future nearby uses.

CWA Comment:

In our opinion, the proposed low-intensity office use should not negatively impact the residences to the east, particularly with the addition of the six (6) foot screening wall.

4. Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.

CWA Comment:

The proposed office use will promote the use of land in a socially and economically desirable manner and an office is considered a compatible use with the adjacent uses, per the 2018 Master Plan.

5. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

CWA Comment:

Essential public services currently serve this property. The proposed office use will most likely not require any additional public services.

We defer this issue to the City Engineer and Municipal Services for further evaluation.

6. Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.

CWA Comment:

We don't believe the proposed office uses will significantly decrease property values of surrounding properties.

7. Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and or/regulations.

CWA Comment:

See our comments in the remainder of this review for compliance with ordinance requirements.

The Planning Commission will need to evaluate the proposal against these standards, and determine if it complies or could comply with modifications, with these standards.

Items to be Addressed: 1) Applicant to provide maximum number of employees on site. 2) Planning Commission consider requiring the applicant to provide all proposed exterior building materials on accurate elevations of front, side, and rear views, showing the proposed building changes. 3) Once elevations have been provided, Planning Commission determines if proposal meets standard of historic preservation. 4) Defer evaluation of public utilities to City Engineer and Municipal Services. 5) Planning Commission to evaluate proposal, either as presented or with modifications, against Special Land Use Standards.

SITE PLAN REVIEW

This is an existing building, site layout, and parking lot, which could fall under Sec. 78-351, *Nonconforming lots and sites – Governing regulations*. This ordinance section recognizes that certain sites do not comply with the current paving, lighting, landscaping and other non-safety related site development requirements. This section intends to allow for reasonable re-use and improvements to these sites that will gradually improve compliance with the zoning requirements. We evaluate this proposal against the standards in this section throughout the review.

Items to be Addressed: None.

PARKING & CIRCULATION

This building is currently vacant. The building is proposed to operate as a general office which will require the parking listed in the table below.

Use	Required Parking Calculation (Sec. 78-271)	Proposed Parking	Complies?
Business or professional offices.	One space per 300 s.f. of usable floor area. (1,021 s.f. / 300 s.f.) = 4 spaces	4 spaces (3 standard spaces & 1 ADA compliant space)	Yes

Barrier-Free Parking. At least one (1) barrier-free space, sized as a “van-accessible space” with an 8-foot-wide aisle, is required. The barrier-free space shown on Sheet C-1 provides an 8-foot van accessible space and meets this requirement.

Bike Rack: The applicant has proposed one (1) bike rack seen on Sheet C-1, meeting this requirement.

Loading/Unloading Space: Sec. 78-191(j), *Notes to Schedule*, requires at least one (1) off-street loading space in the rear yard per establishment. The plans indicate a loading/unloading space in the southeast corner of the site to be used for general office supplies between two (2) and three (3) times per month.

Location of Parking: There are several ordinance provisions regarding the location of the parking lot:

1. **Five-Foot Setback adjacent to All Property Lines:** Sec. 78-270(a)(3), *Off-Street Parking Requirements*, requires a five-foot-wide setback between off-street parking and the rear lot lines of all adjoining properties.

The plans propose a parking setback from the rear lot line of four feet and ten inches (4'10"). The five-foot (5') setback requirement may be waived by the Planning Commission for sites where there is limited land area available to meet it, or where it is possible to provide additional landscaping or screening to buffer parking from a public road right-of-way.

2. **Fifteen-Foot Setback and/or 4.5-foot-tall Wall/Fence/Berm along Property Line Abutting Residential.** Sec. 78-203, *Plant Material and Landscaping Requirements*, states that an office parking lot adjacent to land used or zoned for residential purposes shall have a landscape strip at least 15-feet wide between the parking lot and the residential property line. This section also refers to Sec. 78-206, which allows screening between conflicting land uses to take the form of a landscaped strip, or a 4.5-foot-tall wall, fence or berm.

The revised plans include a six (6) foot screening wall along the rear property line which abuts the residential property. The applicant should provide additional construction details of the proposed screening wall. We believe this is an appropriate choice due to the limited space of the site.

Parking Lot Circulation. The revised plans show a circulation pattern where vehicles will enter and exit the lot from Starkweather. This proposal eliminates the requirement of a shared access agreement with the northern property owner.

Items to be Addressed: 1) *Planning Commission to consider waiving a small deficiency in the parking lot setback from the rear property line.* 2) *Applicant to provide additional construction details for the proposed screening wall.*

LANDSCAPING

The landscaping proposed for the site is located at the northwest corner. Currently, a 12" Crimson King maple is located at this corner. The applicant plans to lay sodded lawn in the roughly 17x25 foot planting area. This area will include two (2) Fire and Ice Hosta plants, nine (9) Black Chokeberry (*Aronia melanocarpa*) shrubs, and one perennial (Paris Daisy) and several annuals (which will not return after the first planting): "Celosia" (spelling should be corrected), Border Dahlia, and Petunias.

Items to be Addressed: None.

LIGHTING

The applicant indicates the exterior lighting will be a "residential" accent light fixture. The Site Plan shows the addition of four (4) gooseneck-type light fixtures on the south, east, and north sides of the building, which will direct light down onto the site, and shield neighbors from the light source.

The applicant should provide a photometric plan, with specifications of proposed light fixtures, showing the proposed light levels on the site. Section 78-204(B)(6)(F) states that uses adjacent to residential properties must maintain illumination levels not to exceed 0.1 foot-candles at the property line and uses adjacent to non-residential properties must maintain levels not to exceed one foot-candle.

Items to be Addressed: 1) Applicant to provide photometric plan, with specifications of proposed and existing light fixtures.

UTILITIES

The Site Plan notes that no utility work is proposed at this time. As mentioned above, we defer evaluation of utilities to the City Engineer and Municipal Services Department.

Items to be Addressed: None.

SIGNS

The Site Plan does not propose any new signage. Any signs(s) must comply with all applicable provisions of Article XIX, Signs, of the Zoning Ordinance. Signs may be pursued at a later date under a separate permit that will be evaluated by the Building Official.

Items to be Addressed: None.

RECOMMENDATIONS

The Planning Commission will first need to determine if the project, either as proposed or with modifications, meets the Special Land Use standards for this site. Then, the Planning Commission should consider the site plan and discuss the outstanding Site Plan issues with the applicant. We recommend approval if the Site Plan issues are adequately addressed, as determined by the Planning Commissioners.

The following lists the outstanding issues with the Special Land Use standards, and followed by the outstanding issues with the Site Plan:


Special Land Use:

- 1) Applicant to provide maximum number of employees on site.
- 2) Planning Commission consider requiring the applicant to provide all proposed exterior building materials on accurate elevations of front, side, and rear views, showing the proposed building changes.
- 3) Once elevations have been provided, the Planning Commission determines if proposal meets standard of historic preservation.
- 4) Defer evaluation of public utilities to City Engineer and Municipal Services.

Outstanding Site Plan Issues:

- 1) Planning Commission to consider waving small deficiency in the parking lot setback from the rear property line.
- 2) Applicant to provide additional construction details for the proposed screening wall.

3) *Applicant to provide photometric plan, with specifications of proposed and existing light fixtures.*



CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Grayson Moore
Community Planner

cc: Greta Bolhuis
Marleta Barr

CITY OF PLYMOUTH
SITE PLAN REVIEW APPLICATION

Community Development Department
201 S. Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address 904 STARKELEATHER	Current Zoning Classification MIXED USE	Date of Application 10/18/24
Name of Property Owner TAYLOR FAMILY PROPERTIES	Phone Number (313) 549-8589	
Mailing Address 17946 STONEBROOK CT.	Email Address (Required) STAYLOR17946@COMCAST.NET	
City NORTHVILLE	State MI	Zip Code 48168 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name TAYLOR FAMILY PROPERTIES LLC	Phone Number (313) 549-8589			
Applicant/Company Address 17946 STONEBROOK CT.	City NORTHVILLE	State MI	Zip Code 48168	
Email Address (Required) STAYLOR17946@COMCAST.NET				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name GLA SURVEYORS & ENGINEERS	Phone Number (734) 416-9650		
Company Address 9450 S. MAIN ST. SUITE 103	City PLYMOUTH	State MI	Zip Code 48170
Registration Number	Expiration Date	Email Address (Required) SCOTT@GLASURVEYOR.COM	

IV. Type of Project (Please Select All that Apply)

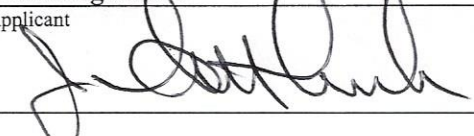
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use	Is this project located in the Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Interior Finish	<input type="checkbox"/> Special Land Use	

V. Historic District

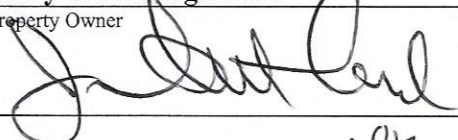
VI. Description of Work

REMODELING OF EXTERIOR AND INTERIOR TO ADDRESS WOOD ROT AND TO ENHANCE STRUCTURE AND FUNCTIONALITY FOR FAMILY OFFICE

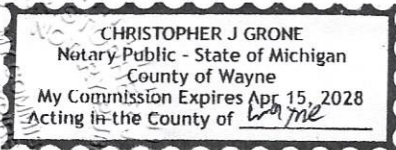

VII. Applicant Signature

Signature of Applicant 	Date 10/18/24
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VIII. Property Owner Signature

Signature of Property Owner 	Date 10/18/24
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Subscribed and sworn before me this 18th day of October, 2024.

Notary Public: My Commission expires: 4-15-28**For Office Use Only**

	YES/DATE	NO	N/A
1. Pre-Application Meeting			
2. Digital Copy of Application Package			
3. Public Hearing Notice			
4. CWA Review			
5. Municipal Services Review			
6. Fire Department Review			
7. Engineering Review			

IX. Site Plan Review Checklist

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	[✓]	[]	[]
2.	Name of person preparing plan*	[✓]	[]	[]
3.	Date, north point	[✓]	[]	[]
4.	Property line dimension	[✓]	[]	[]
5.	Street right-of-way widths	[✓]	[]	[]
6.	Existing utilities (sewer, water, gas, etc.) and easements	[✓]	[]	[]
7.	Show adjacent property and buildings, including zoning	[✓]	[]	[]
8.	Existing topography, trees and other features	[✓]	[]	[]
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	[✓]	[]	[]
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 feet contours	[]	[]	[]
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	[✓]	[]	[]
12.	Number of dwelling units per building	[]	[]	[✓]
13.	Height of structure	[]	[]	[✓]
14.	Percent one room apartments (efficiencies)	[]	[]	[✓]
15.	Total number of rooms if multiple-family	[]	[]	[✓]
16.	Parking requirements met (See Section 78-270)	[✓]	[]	[]
17.	Number of units and bedrooms each building	[✓]	[]	[]
18.	Parking lot layout (showing paved area) including ingress and egress and service area	[✓]	[]	[]
19.	Parking lot space dimensions	[✓]	[]	[]
20.	Loading and unloading space	[✓]	[]	[]
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	[✓]	[]	[]
22.	Utility connections (sanitary sewer, water, storm sewers)	[✓]	[]	[]
23.	On-site storm water retention	[]	[]	[✓]
24.	Fire hydrants within 300 feet (on- and off-site)	[✓]	[]	[]
25.	Sidewalks and elevations	[]	[✓]	[]
26.	Sedimentation and erosion control plan	[]	[]	[✓]
27.	Landscape plan showing plant materials to be used	[✓]	[]	[]
28.	Sign requirements met	[]	[]	[✓]
29.	Require walls and fences or greenbelts	[✓]	[]	[]
30.	Corner clearance	[]	[]	[✓]
31.	Service drive needed	[]	[]	[✓]
32.	Acceleration lanes and traffic pattern	[]	[]	[✓]
33.	Trash receptacle locations including screening type and height	[]	[]	[✓]
34.	Mail box locations	[]	[✓]	[]

NOTED ON TOPO SHEET

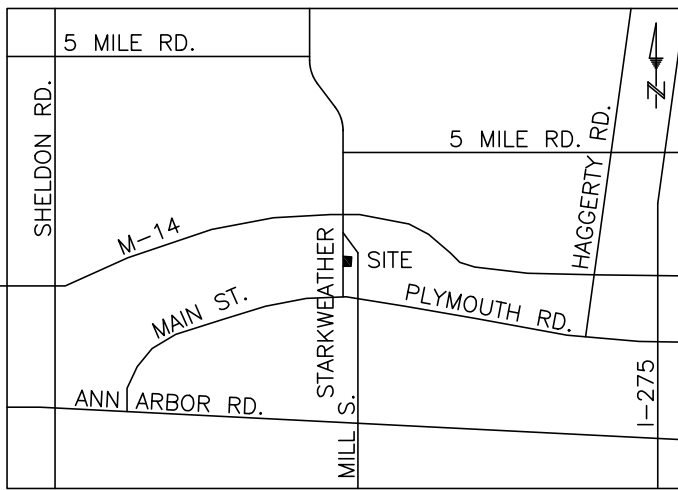
TRASH TO BE TAKEN
OFF-SITE BY OWNER

Please include the following applicable information on the site plan.		YES	NO	N/A
35.	Air conditioner unit locations	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
36.	Special site features (play areas, pools, etc.)	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]
37.	Handicapped facilities	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
38.	Building elevation drawings <i>Photos Provided.</i>	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]

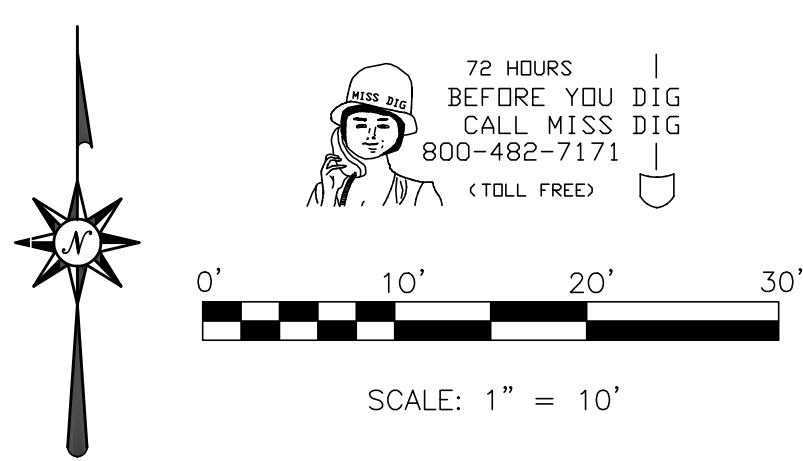
*Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan.

904 Starkweather Project Narrative

1. The site will be used for a Daughter-Father General Office setting. There will be no other employees necessary for the intended use. There will be very little, if any client traffic to the site.
2. Hours of operation will be Monday through Friday 8:00am to 5:00pm.
3. A floor plan had been provided within the plan set.
4. Parking calculations have been provided within the plan set based on the intended use.
5. The historical architecture is planned to be preserved by the use of the same type of wood siding as previously used on the building. Said siding would be installed in-kind which would match the historic material and type, dimension, texture and color.
6. The same type of exterior lighting fixtures will be used with residential grading lighting.
7. Essential public services currently serve the property, and no upgrades will be needed for the intended use.
8. A loading and unloading area is shown based on the size of vehicle (small box truck or van) that would service this business. Office supplies only.
9. A 6 foot high, solid panel wall (PVC) has been proposed along the rear property line. The property to East is zoned MU – Mixed Use but is occupied as residential.



LOCATION MAP
NO SCALE



LEGAL DESCRIPTION

LOT 589 EXCEPT THE NORTH 30 FEET AND ALSO INCLUDING THE WEST 8.0 FEET OF LOT 564 OF "ASSESSOR'S PLYMOUTH PLAT No. 17 OF PART OF HARDENBERG'S ADDITION TO PLYMOUTH VILLAGE AND OF PART OF THE S.E. ¼ OF THE S.W. ¼ OF SEC. 23, T. 1 S., R. 8 E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66 OF PLATS, PAGE 79, WAYNE COUNTY RECORDS.

CONTAINING 7425.44sf OR 0.17 ACRES OF LAND, MORE OR LESS.

BENCHMARKS

BM #1
MAG NAIL IN THE EAST FACE OF UTILITY POLE WITHIN THE
STARKWEATHER ROAD R.O.W. AS SHOWN.
ELEVATION: 741.75 NAVD 88

ZONING & SETBACKS

ZONED: MIX USE

SETBACK REQUIREMENTS:
FRONT: 15' MIN. (o)
SIDES: 10' MIN. TOTAL 20' (f)
REAR: 35' MIN. (g)(j)

MAX BUILDING COVERAGE 35%

FLOODPLAIN

SUBJECT PROPERTY LIES IN FLOOD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD MAP SERVICE CENTER FOR THE CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN.

MAP NUMBER: 26163C0039E

EFFECTIVE DATE: FEBRUARY 2, 2012

UTILITY NOTE

UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES, UTILITY COMPANIES AND MISS DG SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. UTILITY SIZES NEED TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. GLASS SURVEYORS AND ENGINEERS SHALL BE HELD HARMLESS FOR ANY AND ALL DAMAGE TO ANY AND ALL UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT.

FIRE HYDRANT NOTE

NEAREST FIRE HYDRANT IS 150 SOUTH OF THE SITE ON THE WEST SIDE OF STARKWEATHER.

LEGEND

BENCHMARK	F.M.	STORM CATCH BASIN	
FINISHED FLOOR	B.F.	SANITARY MANHOLE	
FINISHED GRADE	F.G.	WATER GAS SHUT OFF	
EXISTING	EX.	FIRE HYDRANT	
INVERT ELEVATION	I.E.	UTILITY POLE	
TO BE REMOVED	T.B.R.	SIGN	
GAS MAIN	— 0 — 0 —	LIGHT	
WATERMAIN	— x —	DECIDUOUS TREE	
STORM SEWER	— r —	EVERGREEN TREE	
SANITARY SEWER	— s —	HANDICAPPED STALL	
OVERHEAD WIRES	— OH —	GYMINE	
FENCE	— () — () — () — () —	UTILITY PEDESTAL	
SEE ELEVATION		CULVERT	
EX. SPOT ELEVATION			
SET IRON	S.I.	TOP OF CURB	T/P
SET IRON	F.I.	TOP OF PARCH	T/C
FOUND CONC. MON.	F.C.M.	GUTTER	G.
		CLEAN OUT	C.O.

FILE NO.: 159-589	DWG. NO.: 159-589TOP
	SHEET No.
DRAWN BY: S.A.S.	S-1
CHECKED BY: G.L.A.	
SCALE: 1" = 10'	

TOPOGRAPHIC SURVEY
904 STARKWEATHER

LOT 589 EXCEPT N. 30' AND ALSO W. 8' OF LOT 564
ASSESSOR'S PLYMOUTH PLAT No.17 SEC. 23,T.1S.,R.8E
CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN

 **SURVEYORS &
ENGINEERS**

9450 SOUTH MAIN STREET
SUITE 103
PLYMOUTH, MI 48170

PHONE: (734) 416-9650
FAX: (734) 416-9657
www.dlsurveyor.com

GLA SURVEYORS & ENGINEERS

CLIENT:
SCOTT TAYLOR
17946 STONE
NORTHVILLE, MI

10/23/24

9450 SOUTH MAIN STREET
SUITE 103
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

STARKWEATHER STREET (56' WD. R.O.W.)

ASPHALT w/ CONCRETE CURB AND GUTTER

SODDED LAWN
FIRE AND ICE
HOSTA (2 TYP.)
ARONIA MELANOCARPA
"LOWSCAPE HEDGER"
(9 TYP.)
ANNUAL FLOWER BED
WITH LOW MAINTENANCE
ALL SUMMER LONG
BLOOM FLOWERS
W/ MULCH

BM #1

MIXED USE
002 01 0587 002
#950 STARKWEATHER
1 STORY
VINYL SIDING

CONC.

EDGE OF ASPHALT

SHED

MIXED USE
002 01 0565 00
#927 MILL ST.
1 STORY
VINYL SIDING
w/ BSMT.

MIXED USE
002 01 0564 3C
#915 MILL ST.
2 STORY
VINYL SIDING
w/ BSMT.



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(TOLL FREE)

PROPOSED SITE ITEMS

1. INSTALL ADA / BARRIER FREE PARKING SIGN SEE DETAIL.
2. ADA / BARRIER FREE PARKING SPACE.
3. 3 REGULAR PARKING SPACES.
4. PAVEMENT MARKINGS INDICATING TWO-WAY TRAFFIC FLOW.
5. COMPOSITE RAMP AND LANDINGS WITH RAILINGS TO MEET ADA PEDESTRIAN ACCESS REQUIREMENTS.
6. LANDSCAPE AREA AS SHOWN.
7. POST NO PARKING OR STANDING, FIRE LANE SIGNS PER CITY OF PLYMOUTH FIRE DEPARTMENT REQUIREMENTS. (3 TYP.)
8. PLACE RESIDENTIAL ACCENT LIGHTING ON BUILDING FOR DECKING WALK AREA AND DOORWAYS AS SHOWN. (10 TYP.). SEE PIC. ON THIS SHEET.
9. COMPOSITE DECK AND STAIRS WITH RAILINGS FOR BUILDING INGRESS/EGRESS. SEE PICS. ON THIS SHEET
10. 4" THICK ASPHALT LANDING AREA - IN 2" LIFTS. MATCH EXISTING GRADES. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING. FOR PEDESTRIAN EXCESS ONLY, NO VEHICLES. (2 TYP.)
11. PEDESTRIAN STRIPING
12. HVAC WITH BE A ROOF MOUNTED UNIT w/SCREENING
13. PROPOSED BIKE RACK
14. 6' HIGH PVC SOLID PANEL WALL
15. LOADING AREA. 10'x25' (BOX TRUCK) GENERAL OFFICE SUPPLIES ONLY. DELIVERS 2-3 TIMES PER MONTH, MAXIMUM.

BENCHMARKS

BM #1
MAG NAIL IN THE EAST FACE OF UTILITY POLE WITHIN THE STARKWEATHER ROAD R.O.W. AS SHOWN.
ELEVATION: 741.75 NAVD 88

ZONING & SETBACKS

ZONED: MIX USE
SETBACK REQUIREMENTS:
FRONT: 15' MIN. (o)
SIDES: 10' MIN. TOTAL 20' (f)
REAR: 35' MIN. (g)(j)
MAX BUILDING COVERAGE 35%
OFFICE USE: 1 PARKING SPACE PER 300sf GROSS FLOOR AREA
TOTAL PARKING REQUIRED 1021/300 = 3.4 REQUIRED
(3) REGULAR SPACES + 1 ADA SPACE PROVIDED = 4

BUILDING COVERAGE

1. PROPOSED BUILDING COVERAGE 19.5%

SITE NOTES

1. THERE IS NO UTILITY WORK PROPOSED AT THIS TIME.

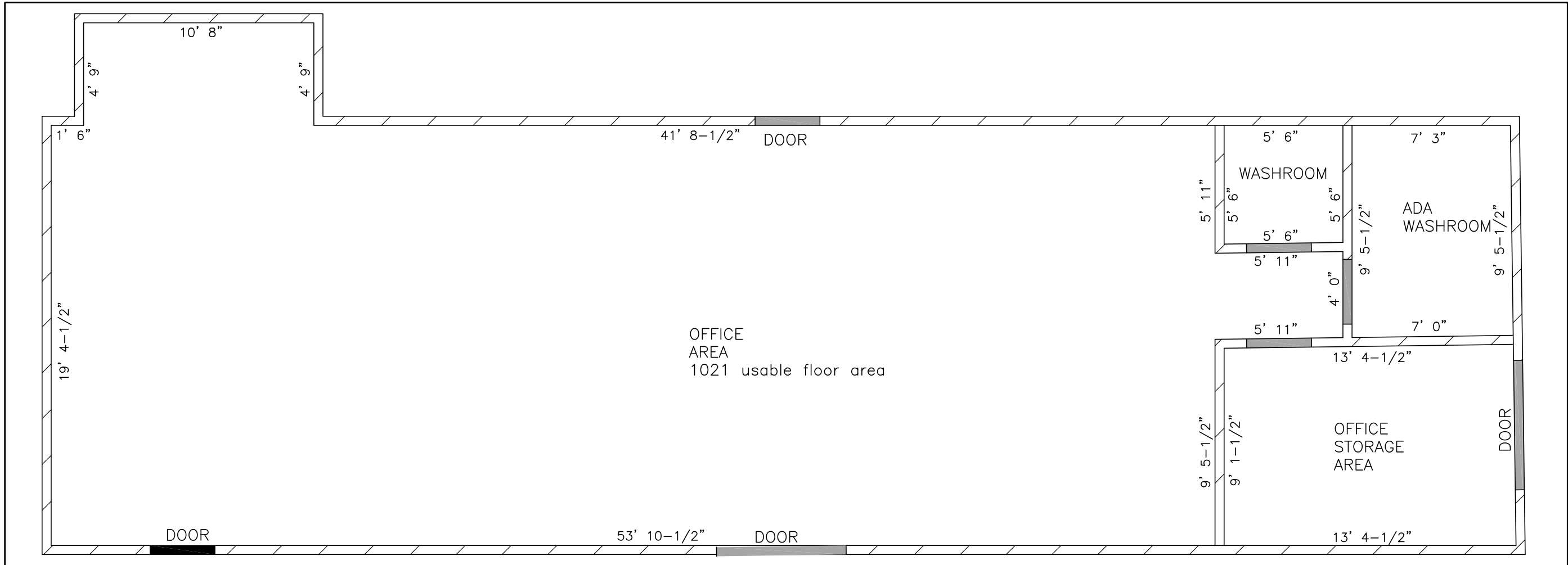
ADA NOTE

1. THE ADA PARKING MEET ADA SLOPE REQUIREMENTS PER THE CODE OF FEDERAL REGULATIONS 28 CFR PART 36 REVISED.

LEGEND

BENCHMARK	B.M.	STORM CATCH BASIN	⊞
FINISHED FLOOR	F.F.	SANITARY MANHOLE	⊙
FINISHED GRADE	F.G.	WATER/GAS SHUT OFF	⊕
EXISTING	EX.	FIRE HYDRANT	⊙
		UTILITY POLE	⊙
INVERT ELEVATION	I.E.	SGN	⊙
GAS MAIN	—g—	LIGHT	⊙
WATERMAIN	—w—	DECIDUOUS TREE	⊙
STORM SEWER	—s—	EVERGREEN TREE	⊙
SANITARY SEWER	—ss—	HANDICAPPED STALL	⊙
OVERHEAD WIRES	—oh—	QUYPWIRE	⊙
FENCE	—f—	UTILITY PEDESTAL	⊙
PROP. ELEVATION	+ (e.g.)	CULVERT	⊙
EX. SPOT ELEVATION	S.I.	TOP OF PORCH	T/P
FOUND IRON	F.I.	TOP OF CURB	T/C
FOUND CONC. MON.	F.C.M.	GUTTER	G
		CLEAN OUT	C.O.

FILE NO.: 159-589	DWG. NO.:159-589TOP0
DRAWN BY: S.A.S.	SHEET No.
CHECKED BY: G.L.A.	C-1
SCALE: 1" = 10'	



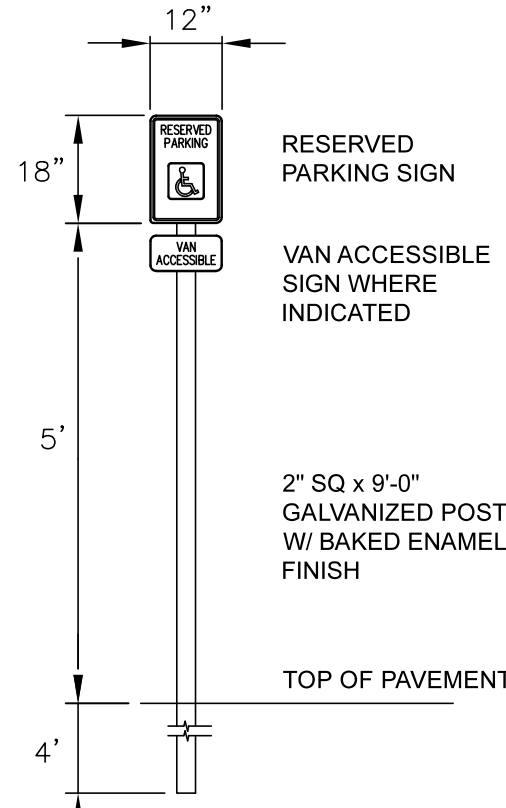
FLOOR PLAN
1" = 5'



DECK RAILING 9
NO SCALE



LIGHT FIXTURE 8
NO SCALE



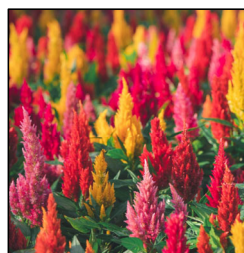
BARRIER FREE PARKING SIGN
NO SCALE



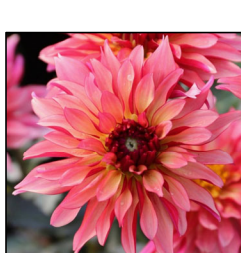
HOSTA (FIRE & ICE)



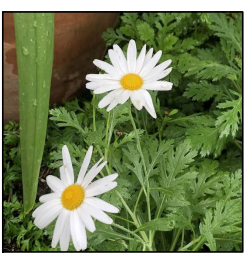
ARONIA MELNOCARPA



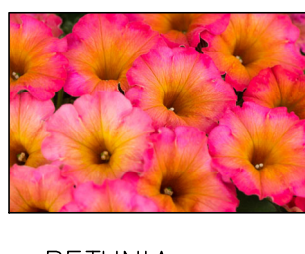
COLOSIA GETTY



BORDER DAHLIA



PARIS DAISY



PETUNIA

FULL BLOOM FLOWERS



C & O FEIGHT HOUSE PICTURE
NO SCALE

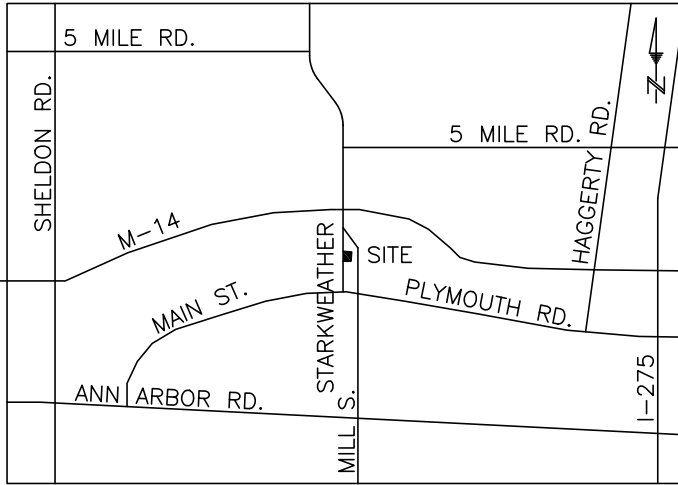
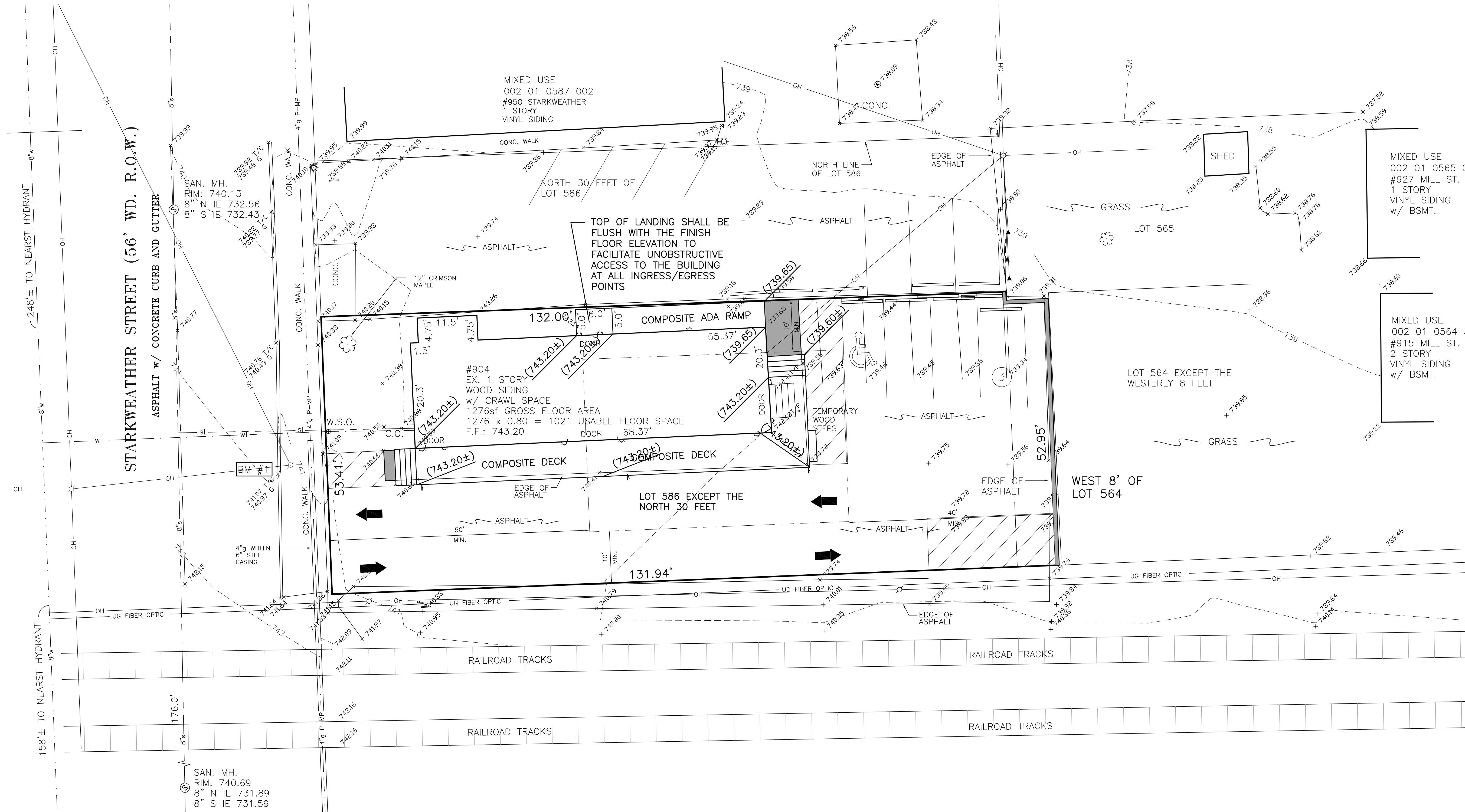


PROPOSED COLOR SCHEME
NO SCALE

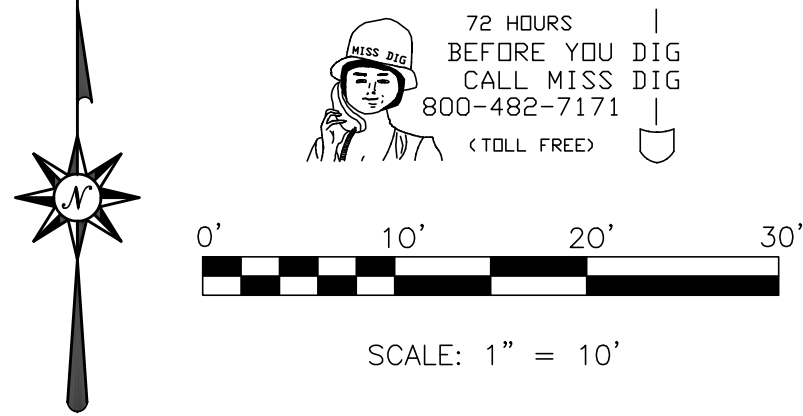
CLIENT	10/23/24
CLIENT	SCOTT TAYLOR
CLIENT	17946 STONEBROOK CT.
CLIENT	NORTHVILLE, MI 48168

9450 SOUTH MAIN STREET SUITE 103 PLYMOUTH, MI 48170 PHONE: (734) 416-9850 FAX: (734) 416-9657 www.glasurveyor.com
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SITE PLAN
904 STARKWEATHER
LOT 589 EXCEPT N. 30', AND ALSO W. 8' OF LOT 564
ASSESSOR'S PLYMOUTH PLAT No.17 SEC. 23,T.1S.,R.8E
CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN



LOCATION MAP
NO SCALE



SCALE: 1" = 10'

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MIXED USE
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#927 MILL ST.
1 STORY
VINYL SIDING
w/ BSMT.

MIXED USE
002 01 0564
#915 MILL ST.
2 STORY
VINYL SIDING
w/ BSMT.

MIXED USE
002 01 0587 002
#950 STARKWEATHER
1 STORY
VINYL SIDING

MIXED USE
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#915 MILL ST.
2 STORY
VINYL SIDING
w/ BSMT.

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FILE NO.: 159-589 DWG. NO.:159-589TOP0

DRAWN BY: S.A.S. SHEET No.

DESIGNED BY: S.A.S. C-2

CHECKED BY: A.S.N.

SCALE: 1" = 10'

BENCHMARKS

BM #1
NAIL IN THE EAST FACE OF UTILITY POLE WITHIN THE
STARKWEATHER ROAD R.O.W. AS SHOWN.
ELEVATION: 741.75 NAVD 88

UTILITY NOTE

UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE
PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY,
AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL
MUNICIPALITIES, UTILITY COMPANIES AND MISS DIG SHOULD BE
NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL
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FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. GLA
SURVEYORS AND ENGINEERS SHALL BE HELD HARMLESS FOR
ANY AND ALL DAMAGE TO ANY AND ALL UTILITIES, WHETHER
SHOWN ON THESE PLANS OR NOT.

DEVELOPER / CONTRACTOR NOTE

THE DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR
RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT
PROPERTIES WHICH ARE A RESULT OF THE DEVELOPER
AND/OR CONTRACTORS ACTIVITIES.

ADA NOTE

1. THE ADA PARKING MEET ADA SLOPE REQUIREMENTS
PER THE CODE OF FEDERAL REGULATIONS 28 CFR PART
36 REVISED.

LEGEND

BENCHMARK	B.M.	STORM CATCH BASIN	☐
FINISHED FLOOR	F.F.	SANITARY MANHOLE	⊙
FINISHED GRADE	F.G.	WATER/GAS SHUT OFF	⊙
EXISTING	EX.	FIRE HYDRANT	⊙
		UTILITY POLE	⊙
INVERT ELEVATION	I.E.	SIGN	⊙
GAS MAIN	—g—	LIGHT	⊙
WATERMAIN	—w—	DECIDUOUS TREE	⊙
STORM SEWER	—s—	EVERGREEN TREE	⊙
SANITARY SEWER	—ss—	HANDICAPPED STALL	⊙
OVERHEAD WIRES	—ow—	QUYPWIRE	⊙
FENCE	—f—	UTILITY PEDESTAL	⊙
PROP. ELEVATION	—p—	CULVERT	⊙
EX. SPOT ELEVATION	—se—	TOP OF PORCH	⊙
SET IRON	S.I.	TOP OF CURB	⊙
FOUND IRON	F.I.	GUTTER	⊙
FOUND CONC. MON.	F.C.M.	CLEAN OUT	⊙

CLIENT

10/23/24

SCOTT TAYLOR
17946 STONEBROOK CT.
NORTHVILLE, MI 48168

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SUITE 103
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GLA SURVEYORS & ENGINEERS

GRADING PLAN
904 STARKWEATHER
LOT 589 EXCEPT N. 30', AND ALSO W. 8' OF LOT 564
ASSESSOR'S PLYMOUTH PLAT No.17 SEC. 23,T.1S.,R.8E
CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: November 8, 2024

**Site Plan Review
For
Plymouth, Michigan**

Applicant:	Plymouth Mill LLC 13074 Stone Creek Plymouth, MI 48170
Project Name:	Old Village Development
Plan Date:	October 23, 2024
Location:	689 North Mill Street (southwest corner of N. Mill and Liberty)
Zoning:	B-1 – Local Business District
Action Requested:	Site Plan approval
Required Information:	Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The applicant has submitted a site plan dated October 23, 2024, that proposes a new two (2) story, multi-use building with commercial business use on the ground level and four (4) residential apartments on the second level with an optional basement.

The site currently has a two-story commercial building and is zoned Local Business District (B-1). The proposed mixed use of business/retail on the ground floor and residential dwellings on the second floor is a permitted use in the B-1 zoning district.

Figure 1 provides an aerial image of the current site outlined in blue. **Figure 2** provides a street view image of the current site.

Figure 1. Subject Site



Source: Near Map (Image capture October 7, 2024)

Figure 2. Subject Site – View from N. Mill St.



Source: Google Maps (Image capture July 2019)

AREA, WIDTH, HEIGHT, SETBACKS

The site must meet the minimum standards for the B-1 District, as stated in Section 78-190 and summarized in **Table 1** below:

Table 1. B-1 Schedule of Regulations Summary

	Required	Provided
Lot Area	NA	8,056 s.f. (0.18 acre)
Lot Width	NA	106 ft.
Lot Coverage	NA	Not provided, but estimated to be 69% (5,587 s.f. / 8,056 s.f. = 69%)
Setbacks		
Front - Liberty	10 ft.	2 ft. (Per variance granted 8/1/24)
Front – Mill	10 ft.	2 ft. (Per variance granted 8/1/24)
Side (West)	None Required (See Below)	0 ft.
Rear (South)	35 ft.	36 ft. (See Below)
Building Height	25 ft. / 2 stories	28'4" ft. / 2 stories (Per variance granted 8/1/24)

Side Setbacks: No side yards are required along the interior side lot lines in this district, except for structures bordering residential districts, or if the structure facing interior lot lines contains windows. This building does not border a residential district. One of the side walls directly abuts the building on the west side, and does not contain windows. Therefore, no side yard setbacks are required.

Rear Setbacks: Sec. 78-191, footnote “g” states that parcels abutting an alley may consider half of the alley in computing a rear yard setback. Therefore, the building is setback 36-feet (or 28-feet on site + 8-feet or half the alley = 36 feet) from the centerline of the alley, meeting the rear setback requirement.

Items to be Addressed: None.

PARKING, LOADING

The applicant has provided parking calculations for the second floor residential uses, as well as for “commercial” uses. However, the project doesn’t specify which type of commercial use is proposed for the ground level units. **The applicant needs to supply this information.**

To give the Planning Commission an idea of the number of spaces that would be required by various commercial uses, our review includes the possibility of business office tenants, retail store tenants, and/or restaurant tenants, in addition to required residential parking.

Per Section 78-270(a)(9)(d), When units or measurements determining number of required parking spaces result in requirement of a fractional space, any fraction shall require one parking space. Parking requirements put forth in Article XXII Parking, Loading Requirements are evaluated below in **Table 2**.

Table 2. Parking Requirements

	Required	Proposed
Residential: <i>Two (2) spaces for each dwelling unit</i>	4 dwelling units x 2 spaces = 8 spaces	6 spaces
Business Offices: <i>One space for each 300 square feet of usable floor space.</i>	Unit 1: 1,984 s.f. / 300 s.f. = 7 spaces Unit 2: 993 s.f. / 300 s.f. = 4 spaces Unit 3: 1,118 s.f. / 300 s.f. = 4 spaces Total: 15 spaces	0 spaces
Retail Stores: <i>One space for each 200 square feet of usable floor space.</i>	Unit 1: 1,984 s.f. / 200 s.f. = 10 spaces Unit 2: 993 s.f. / 200 s.f. = 5 spaces Unit 3: 1,118 s.f. / 200 s.f. = 6 spaces Total: 21 spaces	
Restaurants: <i>One space for each 75 square feet of usable floor area, or one for each three persons at maximum occupancy load.</i>	Unit 1: 1,984 s.f. / 75 s.f. = 27 spaces Unit 2: 993 s.f. / 75 s.f. = 14 spaces Unit 3: 1,118 s.f. / 75 s.f. = 15 spaces Total: 56 spaces	
Off-Street Loading/Unloading: <i>Gross floor area 1,401-20,000 s.f. = 1 space</i>	Floor 1 gross s.f. = 5,410 = 1 space	1 space

Number of Parking Spaces. The parking for both the residential units and the commercial units is deficient in the number of total required parking spaces. The applicant should clarify the anticipated type of commercial uses. Also, the plans estimate “usable” floor area as 80% of the total floor area. This isn’t consistent with the ordinance definition of “*floor area, usable.*” Once the proposed commercial uses are better understood, a more precise parking calculation for the ground floor can be completed.

As the site will not be able to provide required parking for the proposed uses, the applicant will either need to request a parking variance, or provide the City with a shared parking agreement with nearby property owners that are located within 300 feet of this site. The applicant needs to describe how they intend to meet the parking requirement. If shared parking is proposed, parking calculations for the other building must also be submitted to ensure the off-site lot has enough spaces to “share” with this building.

Dimensions. The regular parking spaces meet the minimum dimensions in the ordinance. However, the barrier-free parking space must be “van-accessible” and have a minimum 8-foot-wide aisle. This should be changed on the plans.

Loading/Unloading. The alley south of the building has enough space to accommodate at least one 10’ x 50’ loading area. The applicant has not provided information about regular shipments. This information needs to be provided.

Items to be Addressed: 1) Applicant to provide description of anticipated commercial uses in the ground floor units. 2) Recalculate “usable floor area” based on anticipate commercial units. 3) Increase size of barrier-free aisle to accommodate a “van-accessible” barrier-free space. 4) Provide information on regular

shipments. 5) Applicant to obtain parking variance for number of spaces or provide City with a parking agreement with nearby property owners within 300 feet, as well as parking calculation for "shared" parking lot.

SITE ACCESS AND CIRCULATION

The site can be accessed from the alley south of the subject property from North Mill Street where rear parking is provided, from the east side of the subject property via public sidewalks or parallel parking space on North Mill Street, and via an existing public sidewalk or angled street parking on West Liberty Street.

Items to be Addressed: *None.*

LANDSCAPING

The applicant has provided a landscaping plan on sheet SPA 5.0. The site currently has two existing street trees which will remain. The existing landscaping consists of decorative shrubbery, several small ornamental trees, and a one (1) mature evergreen. All vegetation located on site will be removed.

The site plan indicates there will be two (2) ornamental slender silhouette sweetgum trees planted in addition to sixty-seven (67) evergreen shrubs (winter gem boxwood) and seventeen (17) upright yew (stonehenge skinny yew) shrubs.

The proposed winter gem boxwood shrubs are noted as twenty-four (24) inches in spread. Section 78-203 states that large shrubs shall not be less than thirty (30) inches in height and small shrubs shall not be less than thirty (30) inches in spread.

Groundcover in planting areas will be cedar mulch with the following perennials identified by their common names: purple clematis, sweet autumn clematis, purple d'oro daylily, wild horses daylily, and english lavender.

Items to be Addressed: *Revise landscaping plan to have small shrubs be no less than 30 inches in spread.*

LIGHTING

Currently, the site has two existing lamp posts located along North Mill Street in the public right-of-way. The applicant has indicated that there will be mounted soffit exterior lighting fixtures at all points of entry to the building on Sheet SPA-3.0. The applicant should provide fixture details and a photometric plan that meets the non-residential lighting standards listed in Section 78-204(b).

Items to be Addressed: *1) Applicant provide exterior lighting fixture details. 2) Applicant to provide detailed photometric plan.*

SIGNAGE

The Site Plan does not propose any new signage. Any signs(s) must comply with all applicable provisions of Article XIX, Signs, of the Zoning Ordinance. Signs may be pursued at a later date under a separate permit.

Items to be Addressed: *None.*

FLOOR PLAN AND ELEVATIONS

The submission includes floor plans of the proposed mixed-use building on Sheet SPA-4.0. The ground floor plan includes an optional elevator, three business/retail sites with a common area, and two (2) public restrooms.

The second floor proposes three (3) two-bedroom apartments and one (1) one-bedroom apartment with in-unit washer and dryer, and a balcony.

The proposed optional basement includes access to the optional elevator and appears to be arranged for storage purposes only. The B-1 District allows for two (2) stories excluding basements.

Exterior renderings are provided on Sheets A-1R -A-3R. Exterior elevations are provided for the south, east, and north sides of the building. The proposed building height is thirty-two (32) feet where twenty-five (25) feet is the maximum height for the B-1 District.

Per Article XVII, the Planning Commission shall have the authority to approve an increase in building height up to a maximum of thirty-eight (38) feet, provided the building does not exceed two (2) stories and conforms with one (1) of the following criteria:

1. The additional height is necessary to achieve two stories due to the particular nature and functions of the approved use.
2. The additional height is necessary to accommodate architectural features that enhance the character of the building and the district.

The Planning Commission should evaluate the proposed plans to determine if an increase in building height would be appropriate.

Items to be Addressed: *Planning Commission to determine if an increase in building height would be appropriate.*

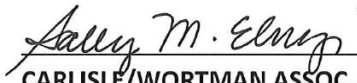
RECOMMENDATIONS

The applicant is seeking site plan approval for permitted in the B-1 District. However, additional information needs to be provided by the applicant, and considered by the Planning Commission before any decision is made on this project. In particular, the lack of sufficient parking will need to be resolved. Below are the outstanding items that need to be addressed:

1. Applicant to provide description of anticipated commercial uses in the ground floor units.
2. Recalculate "usable floor area" based on anticipated commercial units.
3. Increase size of barrier-free aisle to accommodate a "van-accessible" barrier-free space.
4. Applicant to provide exterior lighting fixture details.
5. Applicant to provide detailed photometric plan.
6. Revise landscaping plan to have small shrubs be no less than 30 inches in spread.
7. Provide information on regular delivery shipments.
8. Applicant to obtain parking variance for number of spaces or provide City with a parking agreement with nearby property owners within 300 feet, as well as parking calculation for "shared" parking lot.

The following determinations should be made by the Planning Commission:

1. Determine if an increase in building height would be appropriate.


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal


CARLISLE/WORTMAN ASSOC., INC.
Grayson Moore
Community Planner

cc: Greta Bolhuis
John Buzuvis

CITY OF PLYMOUTH

SITE PLAN REVIEW APPLICATION

Community Development Department
201 S. Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address 689 N. Mill Street	Current Zoning Classification B-1	Date of Application 10-22-24
---	---	--

Name of Property Owner Plymouth Mill LLC	Phone Number 734-751-9252	
Mailing Address 13074 Stone Creek	Email Address (Required) poneill007@yahoo.com	
City Plymouth	State MI	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III. <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Developer <input type="checkbox"/> Engineer <input type="checkbox"/> Lessee	
Applicant/Company Name George J. Hartman Architects, P.C.	Phone Number 248-258-5811
Applicant/Company Address 6905 Telegraph Road Suite 101	City Bloomfield Hills
	State MI
	Zip Code 48301
Email Address (Required) hartmanarchitects@ameritech.net	

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name George J. Hartman Architects, P.C.	Phone Number 248-258-5811		
Company Address 6905 Telegraph Road Suite 101	City Bloomfield Hills	State MI	Zip Code 48301
Registration Number 1301032600	Expiration Date 12-17-2026	Email Address (Required) hartmanarchitects@ameritech.net	

IV. Type of Project (Please Select All that Apply)

<input type="checkbox"/> Commercial <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remodel <input type="checkbox"/> Addition <input type="checkbox"/> Interior Finish	<input type="checkbox"/> Change of Use <input type="checkbox"/> Special Land Use
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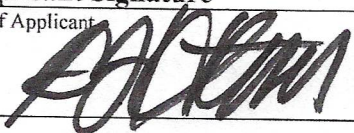
V. Historic District

Is this project located in the Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--

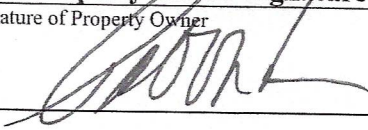
VI. Description of Work

Design of a new 2 story multi-use building with commercial business use on ground level and 4 apartments on the second level. Proposed with optional basement.

VII. Applicant Signature

Signature of Applicant 	Date <u>10-3-24</u>
---	------------------------

VIII. Property Owner Signature

Signature of Property Owner 	Date <u>10/3/24</u>
--	------------------------

Subscribed and sworn before me this 3rd day of October, 2024

ROBIN STACK
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 11, 2029
Acting in the County of Wayne

Notary Public: Robin Stack

My Commission expires: 4/11/2029

For Office Use Only

	YES/DATE	NO	N/A
1. Pre-Application Meeting			
2. Digital Copy of Application Package			
3. Public Hearing Notice			
4. CWA Review			
5. Municipal Services Review			
6. Fire Department Review			
7. Engineering Review			

IX. Site Plan Review Checklist

Please include the following applicable information on the site plan.

	YES	NO	N/A
1. Correct scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Name of person preparing plan*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Date, north point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Property line dimension	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Street right-of-way widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing utilities (sewer, water, gas, etc.) and easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Show adjacent property and buildings, including zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Existing topography, trees and other features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 feet contours	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Number of dwelling units per building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Height of structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Percent one room apartments (efficiencies)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Total number of rooms if multiple-family	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Parking requirements met (See Section 78-270)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Number of units and bedrooms each building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Parking lot layout (showing paved area) including ingress and egress and service area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Parking lot space dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Loading and unloading space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Utility connections (sanitary sewer, water, storm sewers)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. On-site storm water retention	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Fire hydrants within 300 feet (on- and off-site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Sidewalks and elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. Sedimentation and erosion control plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Landscape plan showing plant materials to be used	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Sign requirements met	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. Require walls and fences or greenbelts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30. Corner clearance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. Service drive needed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32. Acceleration lanes and traffic pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33. Trash receptacle locations including screening type and height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Mail box locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please include the following applicable information on the site plan.		YES	NO	N/A
35.	Air conditioner unit locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36.	Special site features (play areas, pools, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
37.	Handicapped facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38.	Building elevation drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan.

July 23, 2024

To: City of Plymouth Zoning Commission

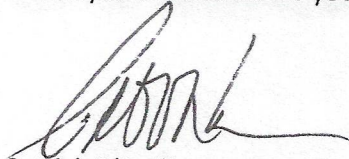
From: Patrick O'Neill

Re: 689 N. Mill Zoning Request

To Whom it may concern,

Please use this as your authorization to allow George Hartman, Hartman Architects to speak and act on my behalf. I will be traveling on the date of the meeting and while I will attempt to attend by Zoom, I will be at the discretion of any available connection.

Thank you in advance for your consideration.



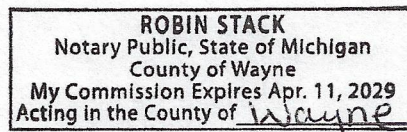
Patrick O'Neill

Owner

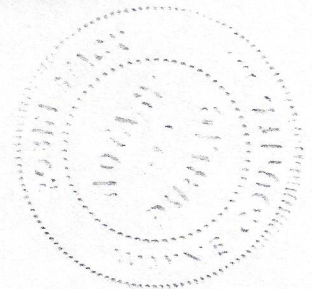
689 N, Mill St Plymouth

Plymouth Mill LLC

734-751-9252



Robin Stack
Notary
7/23/2024





CORNER OF MILL STREET & LIBERTY STREET



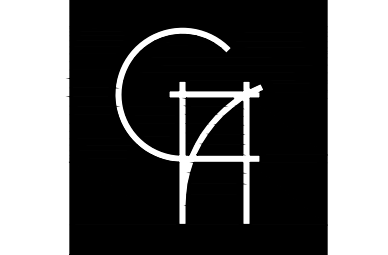
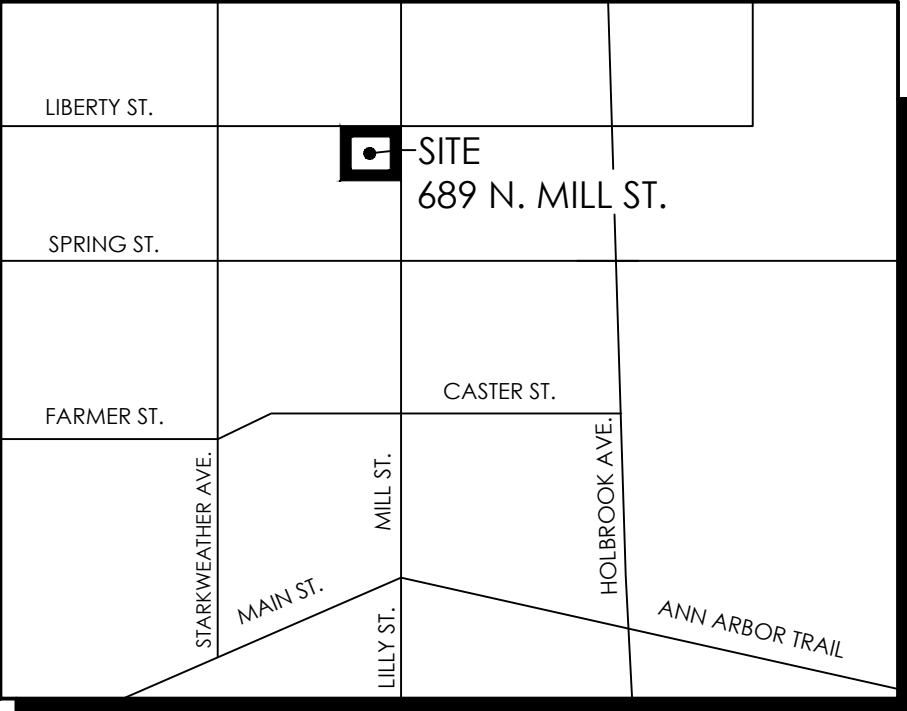
CORNER OF ALLEY & MILL STREET

PROJECT:
OLD VILLAGE DEVELOPMENT
689 North Mill Street
Plymouth, Michigan 48170

INDEX OF DRAWINGS	
SHEET NUMBER	TITLE
SPA-1.0	INDEX / LOCATION MAP / SITE PLAN / SITE DATA
SPA-2.0	EXISTING SITE PLAN - DEMOLITION
SPA-2.1	PARKING PLAN
SPA-3.0	ARCHITECTURAL SITE PLAN / DUMPSTER DETAILS
SPA-4.0	FLOOR PLANS / ELEVATIONS
SPA-5.0	LANDSCAPE PLAN
1 OF 1	SURVEY

LEGAL DESCRIPTION
LOT 52 "ASSESSORS PLYMOUTH PLAT NO. 4" OF PART OF NW 1/4 OF SECTION 26, T. 1 S., R. 8 E., PLYMOUTH VILLAGE (NOW CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 63 OF PLATS, PAGE 90, WAYNE COUNTY RECORDS.

SITE DATA			
PROPERTY ZONING:	"B-1" - LOCAL BUSINESS DISTRICT (EXISTING)		
PROPERTY SIZE:	8,056.0 SQ. FT. (0.18 ACRES)		
BUILDING SIZE:	EXISTING BUILDING:	TO BE DEMOLISHED	
	PROPOSED BUILDING:	3,492.0 SQ. FT.	
	OPTIONAL BASEMENT:	5,410.0 SQ. FT.	
	FIRST FLOOR:	5,458.0 SQ. FT.	
	SECOND FLOOR:		
	TOTAL:	14,360.0 SQ. FT.	
BUILDING HEIGHT:	MAX. ALLOWABLE STORIES:	2 STORIES	
	BUILDING HEIGHT:	28'-4" HIGH	
		TO ROOF DECK	
		PER VARIANCE	
SETBACKS:		REQUIRED	PROVIDED
	FRONT YARD (LIBERTY STREET)	10'-0"	2'-0" PER VARIANCE
	FRONT YARD (MILL STREET)	10'-0"	2'-0" PER VARIANCE
	REAR YARD	35'-0"	37'-4" W/ 1/2 ALLEY WIDTH
	SIDE YARD	0'-0"	0'-0"



George J. Hartman
Architects, P.C.

6905 Telegraph Road
Suite 101
Bloomfield Hills, MI
48301

248-258-5811 ph.
hartmanarchitects@ameritech.net

Project:

Old Village
Development

689 N. Mill Street
Plymouth, MI 48170

Owner:

Plymouth
Mill, LLC.

13074 Stone Creek
Plymouth, MI 48170

Released For:
Site Plan
Approval
October 23, 2024

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AS NOTED

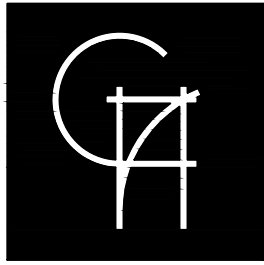
Project Number

2416

Sheet Number

SPA-1.0

2416 - SPA-1.0 Cover Sheet



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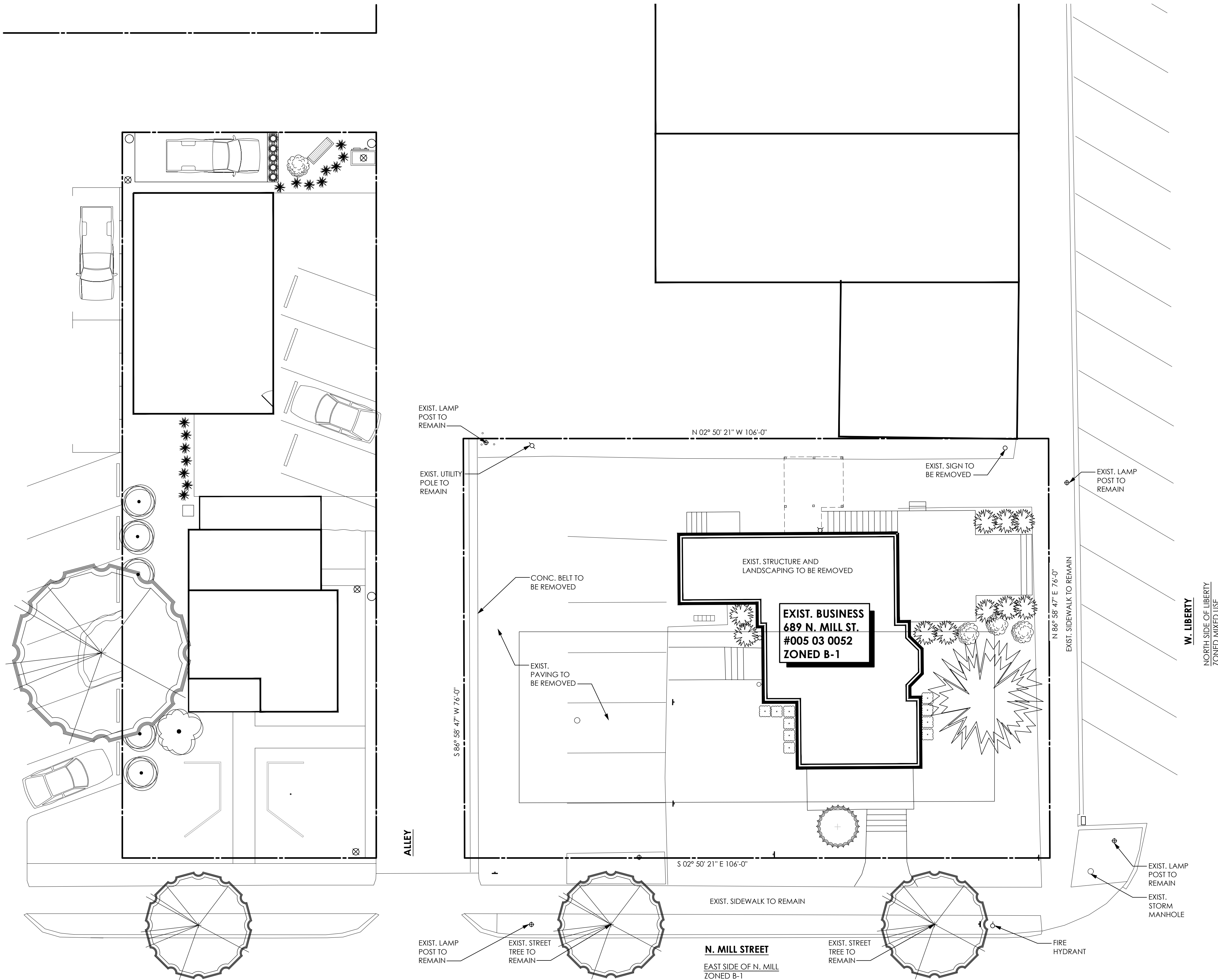
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Sheet Number

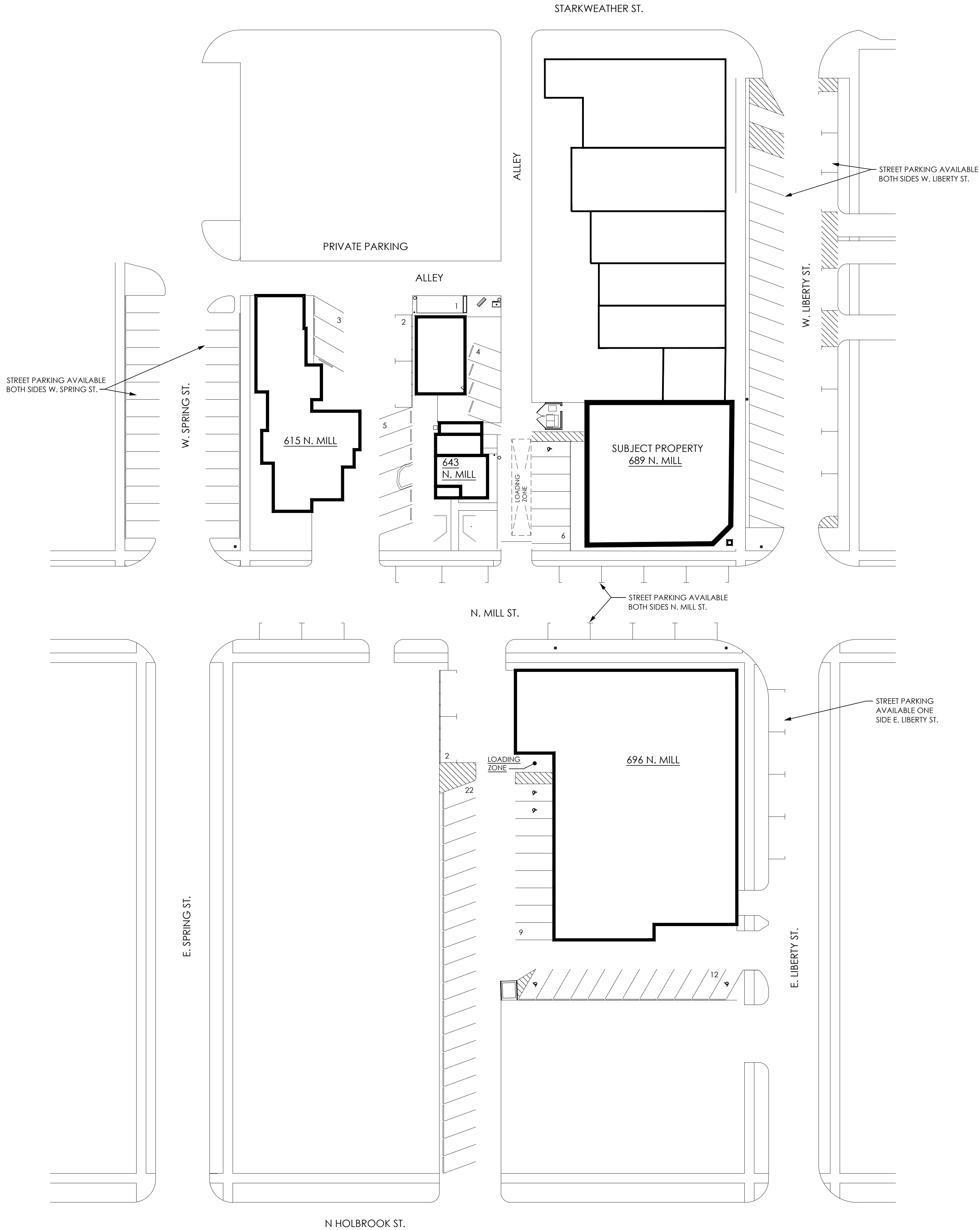
SPA-2.0

2416 - SPA-2.0 Existing Site Plan
Demolition - Parking Plan



EXISTING ARCHITECTURAL SITE PLAN - DEMOLITION
SCALE: 1" = 10'-0"

PARKING REQUIREMENTS	
PER ZONING ORDINANCE :	
RESIDENTIAL:	3 DWELLING UNITS @ 2 BEDROOMS = 6 SPACES 1 DWELLING UNIT @ 1 BEDROOM = 2 SPACES
COMMERCIAL:	4,095 S.F. x .8 = 3,276 S.F. USEABLE/200 = 17 SPACES
BARRIER FREE:	1 BARRIER FREE SPACE REQUIRED 1 BARRIER FREE SPACE PROVIDED
LOADING SPACES:	1 LOADING SPACE REQUIRED 1 LOADING SPACE PROVIDED



NORTH

PARKING PLAN

SCALE: 1" = 30'-0"

GA

George J. Hartman Architects, P.C.

6905 Telegraph Road Suite 101 Bloomfield Hills, MI 48301

248-258-5811 ph. hartmanarchitects@ameritech.net

Project:

Old Village Development

689 N. Mill Street Plymouth, MI 48170

Owner:

Plymouth Mill, LLC.

13074 Stone Creek Plymouth, MI 48170

Released For:

Site Plan

Approval

October 23, 2024

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STATE OF MICHIGAN

GEORGE J. HARTMAN

ARCHITECT

NO. 1301022620

Scale

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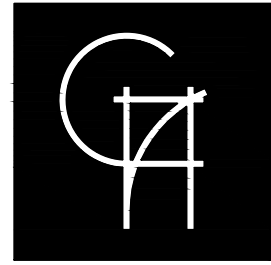
Project Number

2416

Sheet Number

SPA-2.1

2416 - SPA-2.0 Existing Site Plan Demolition - Parking Plan



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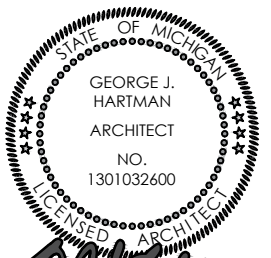
Released For:
Site Plan
Approval
October 23, 2024

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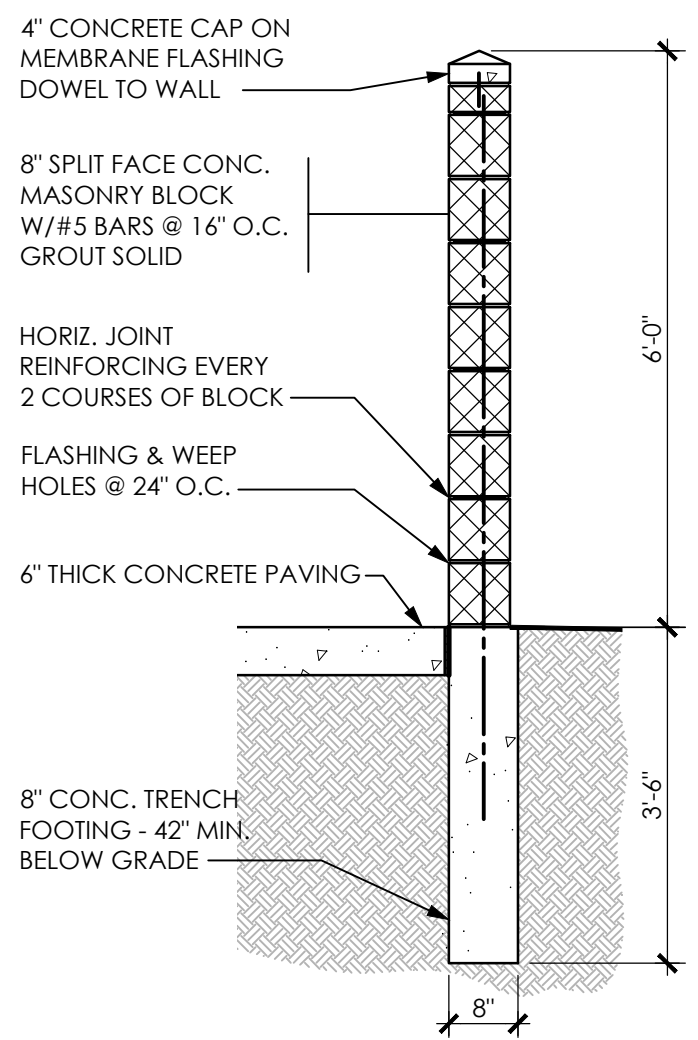
Project Number

2416

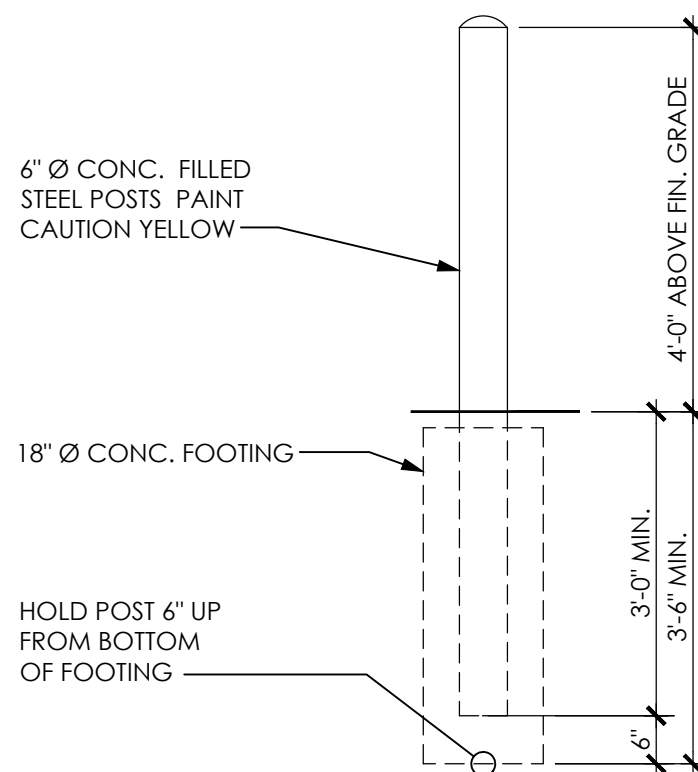
Sheet Number

SPA-3.0

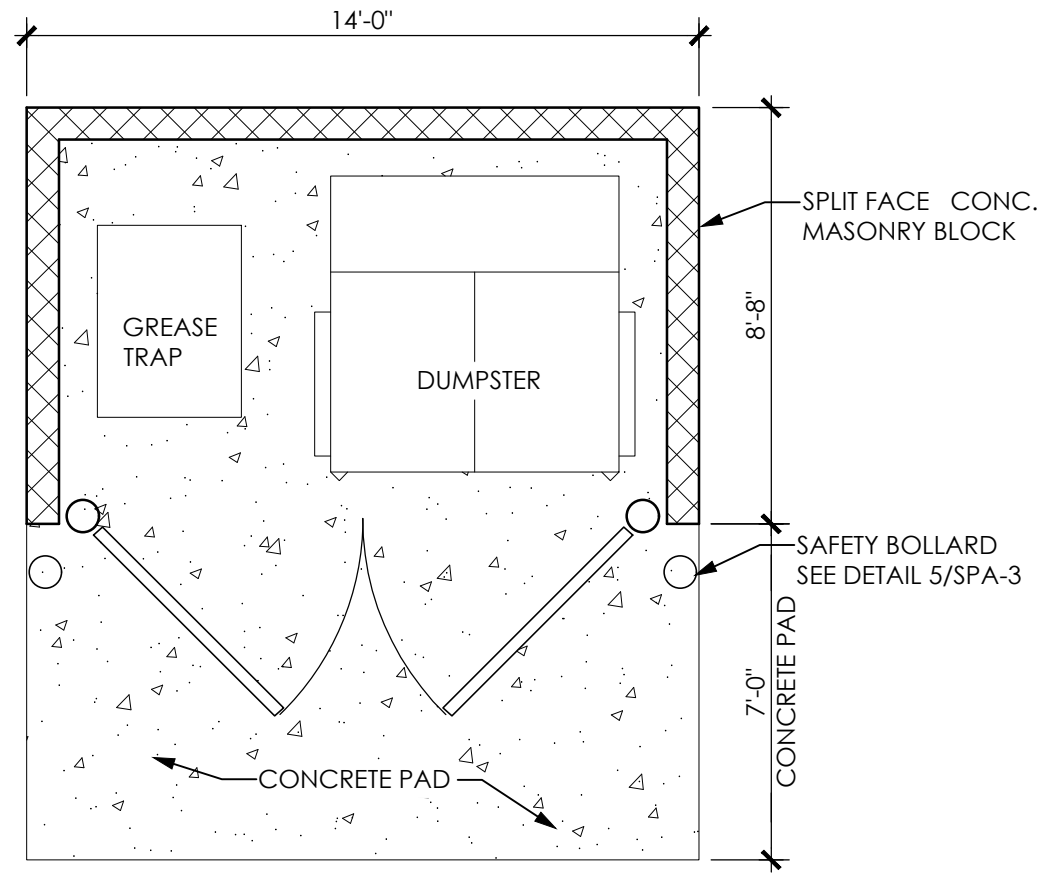
2416 - SPA-3.0 Architectural
Site Plan



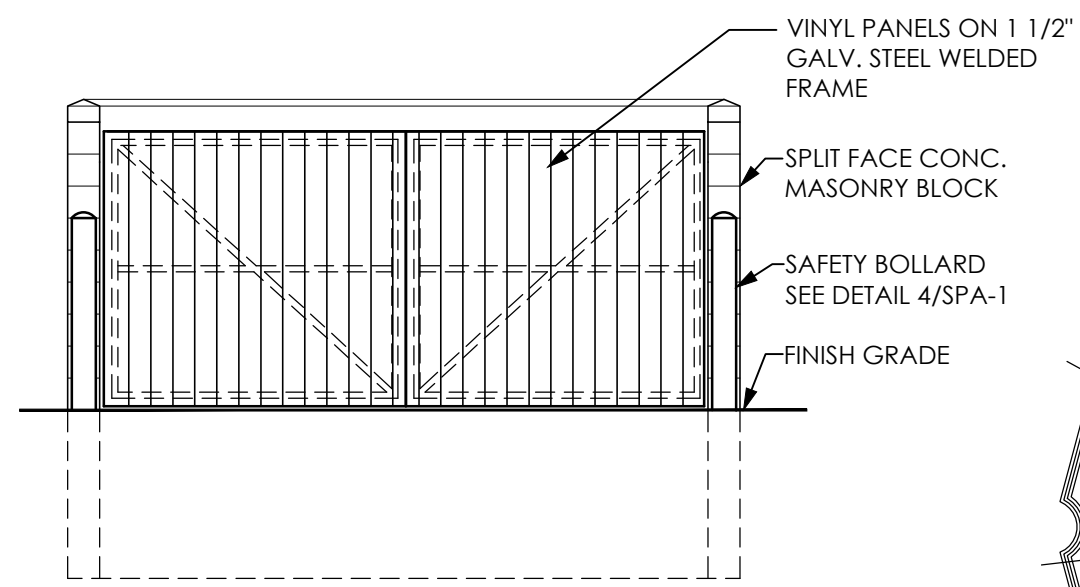
4 TRASH ENCLOSURE
SPA-3 SCALE: 1/2" = 1'-0"



5 BOLLARD
SPA-3 SCALE: 1/2" = 1'-0"

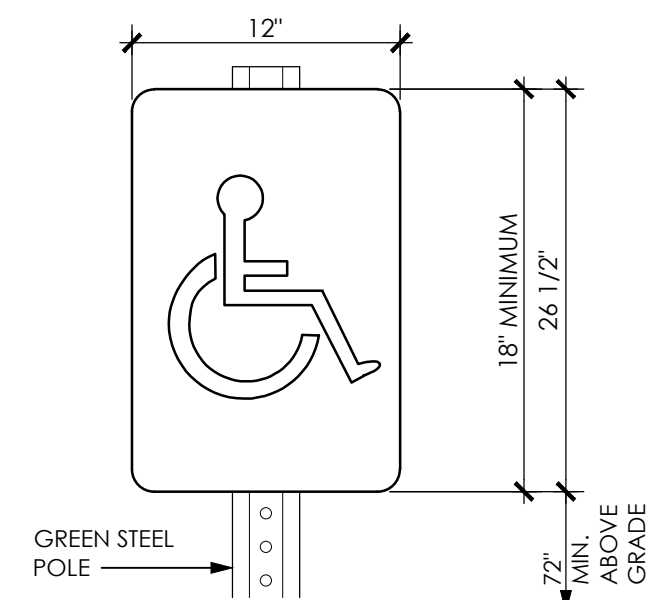


1 TRASH ENCLOSURE & PAD PLAN
SPA-3 SCALE: 1/4" = 1'-0"

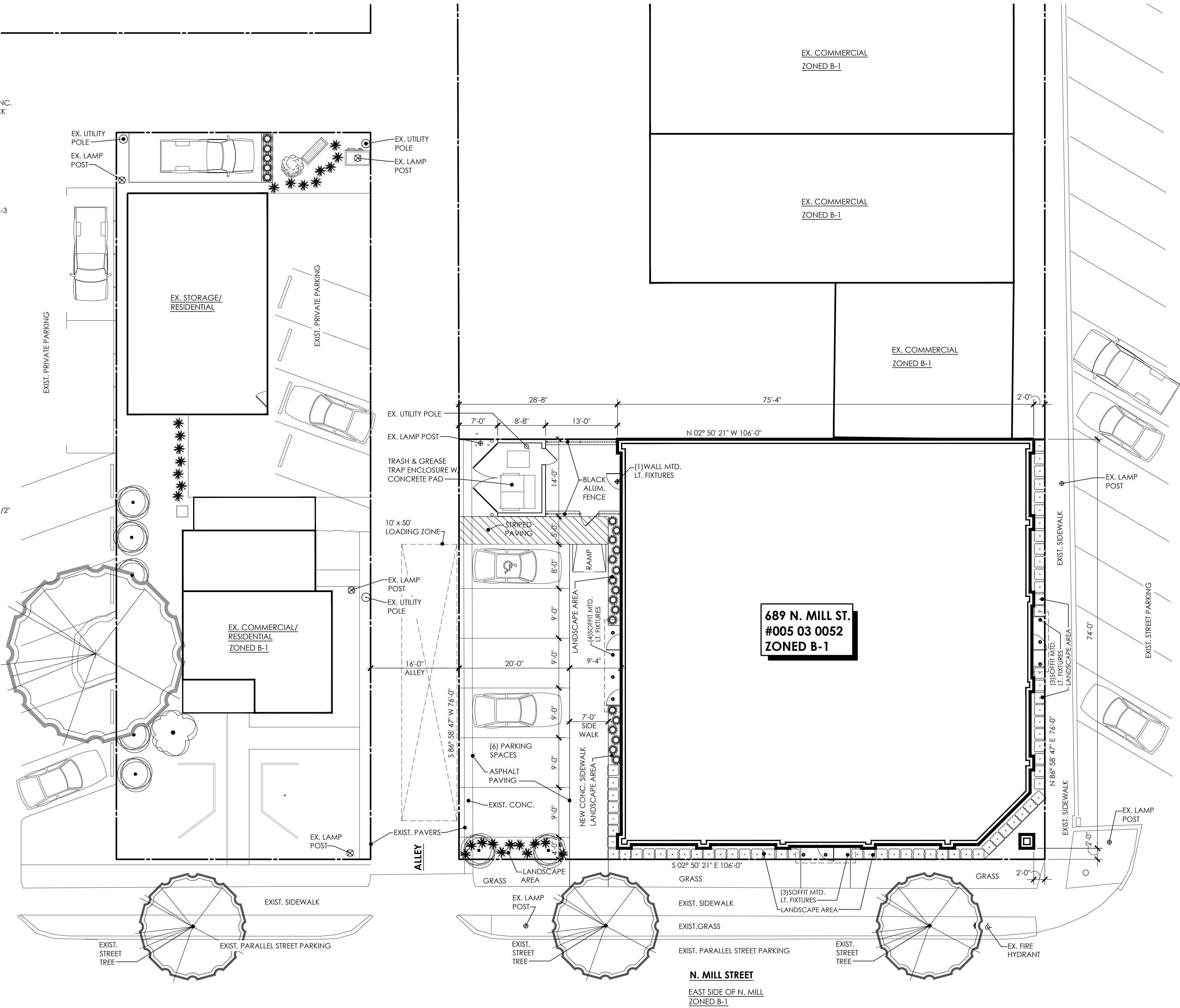


2 TRASH ENCLOSURE GATES
SPA-3 SCALE: 1/4" = 1'-0"

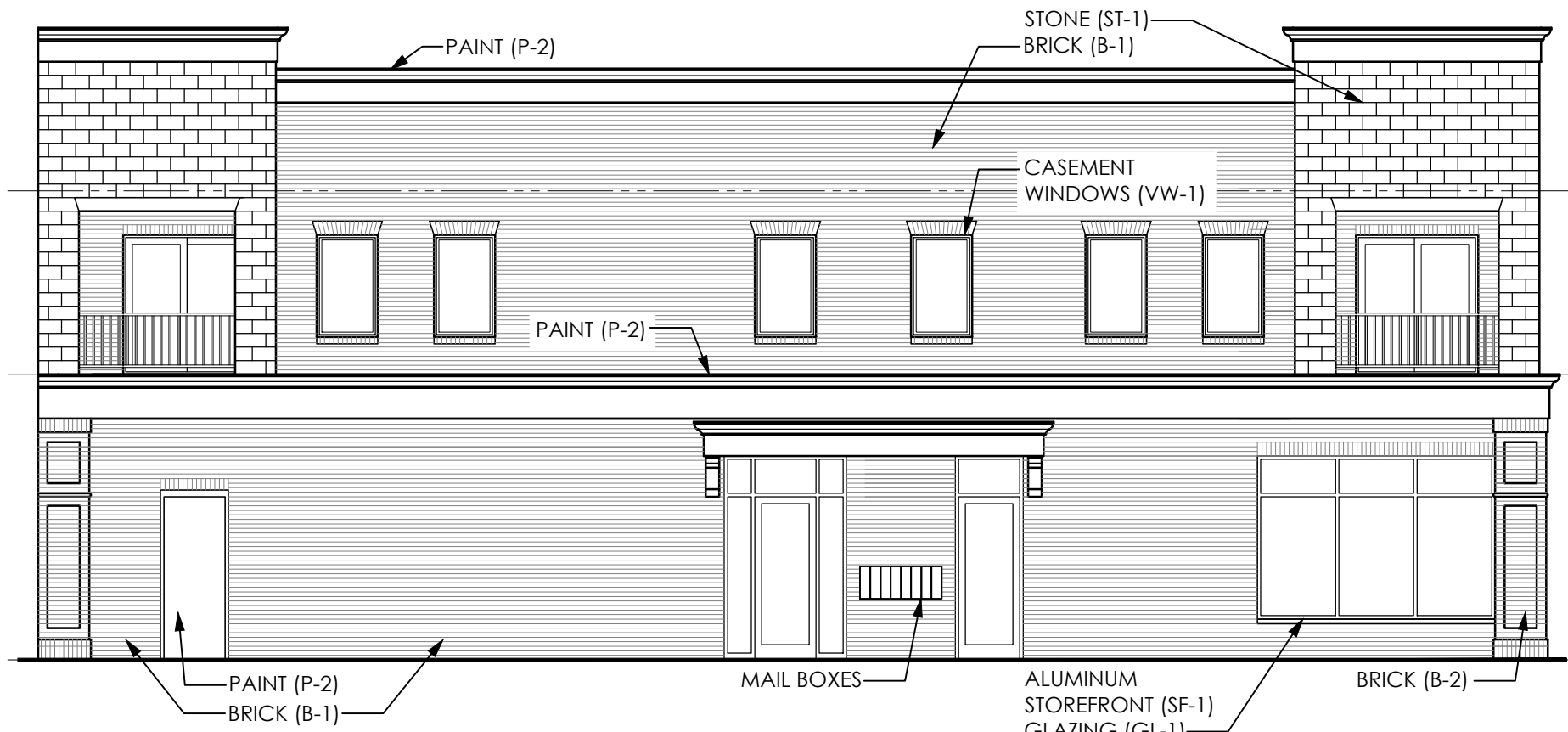
NOTE:
PROVIDE BARRIER-FREE
SIGN @ EACH BARRIER-FREE
PARKING SPACE PER A.D.A. AND
MICHIGAN BARRIER-FREE
REQUIREMENTS. (TYP. J.).



3 PARKING SIGN
SPA-3 SCALE: NONE



ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



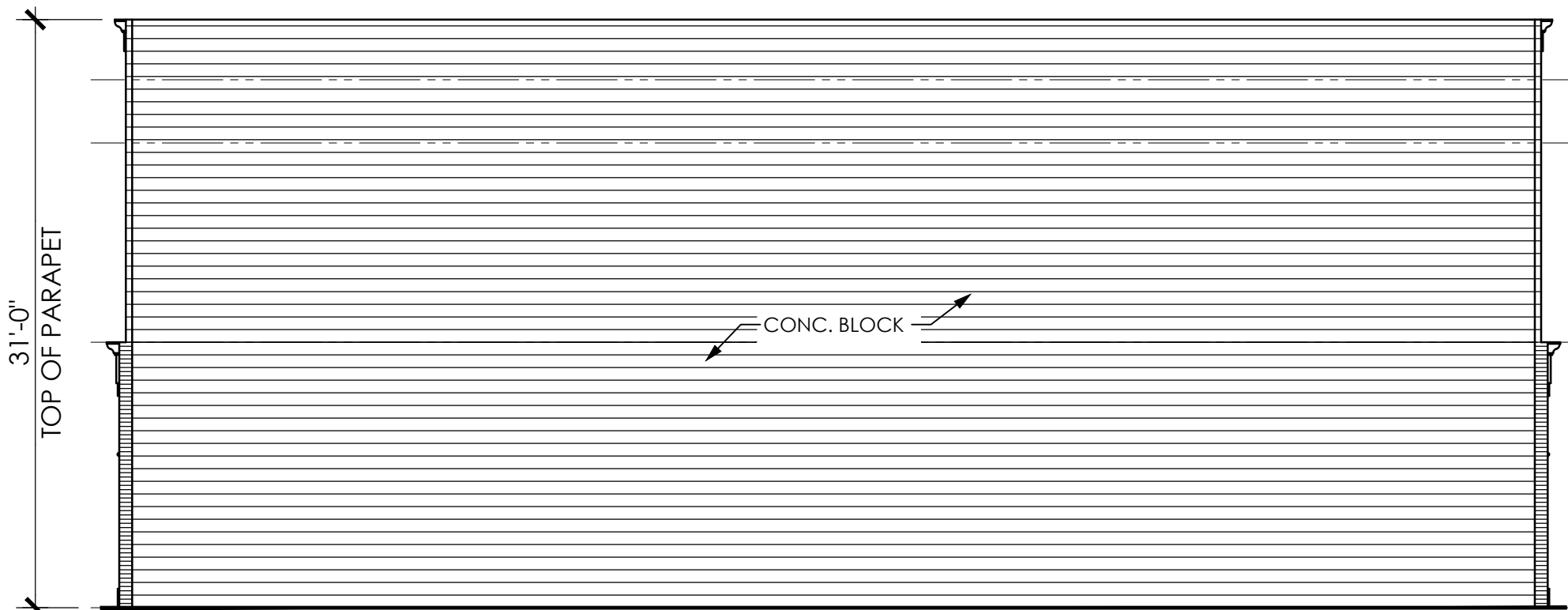
ALLEY (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



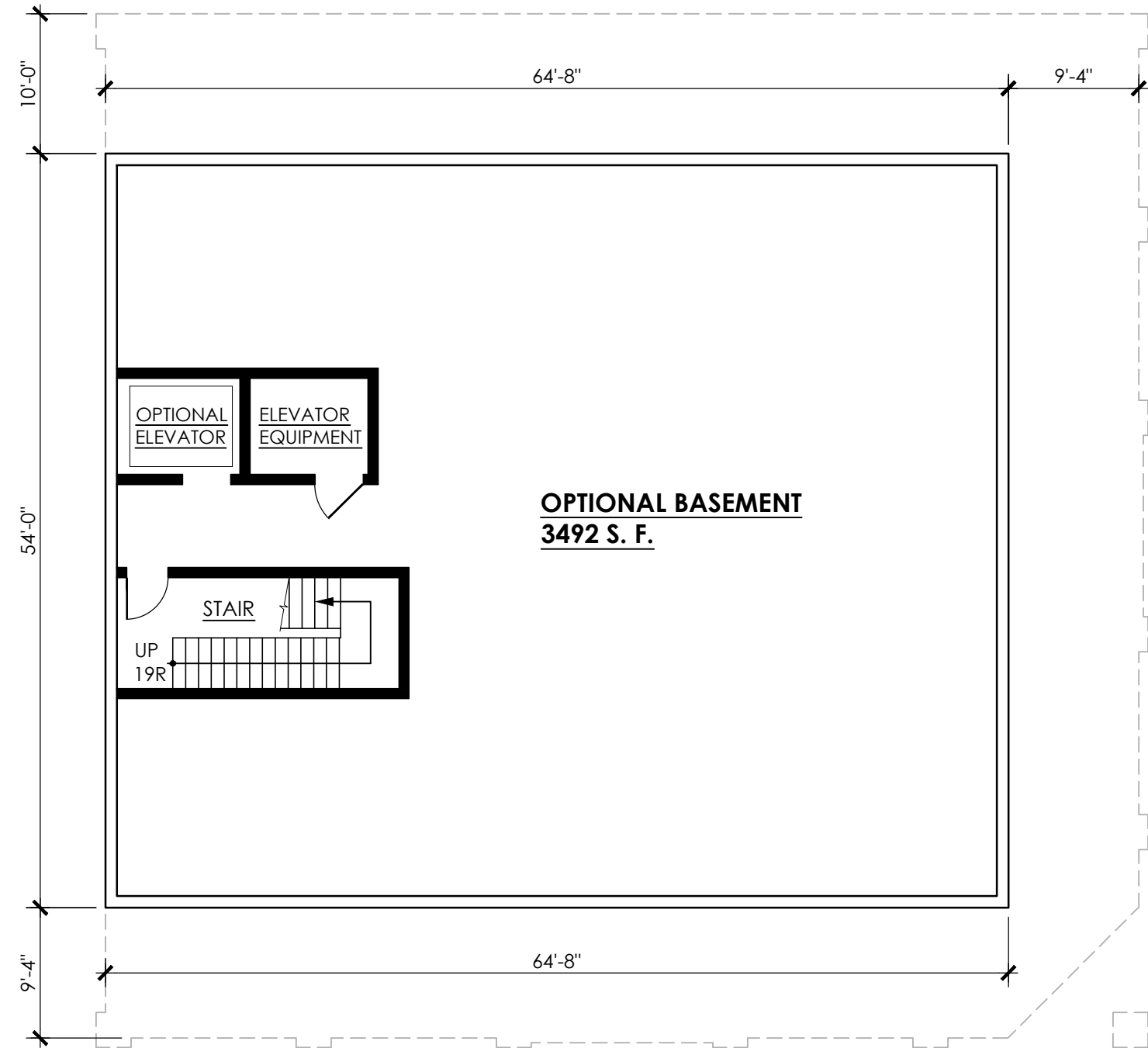
MILL STREET (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



LIBERTY STREET (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

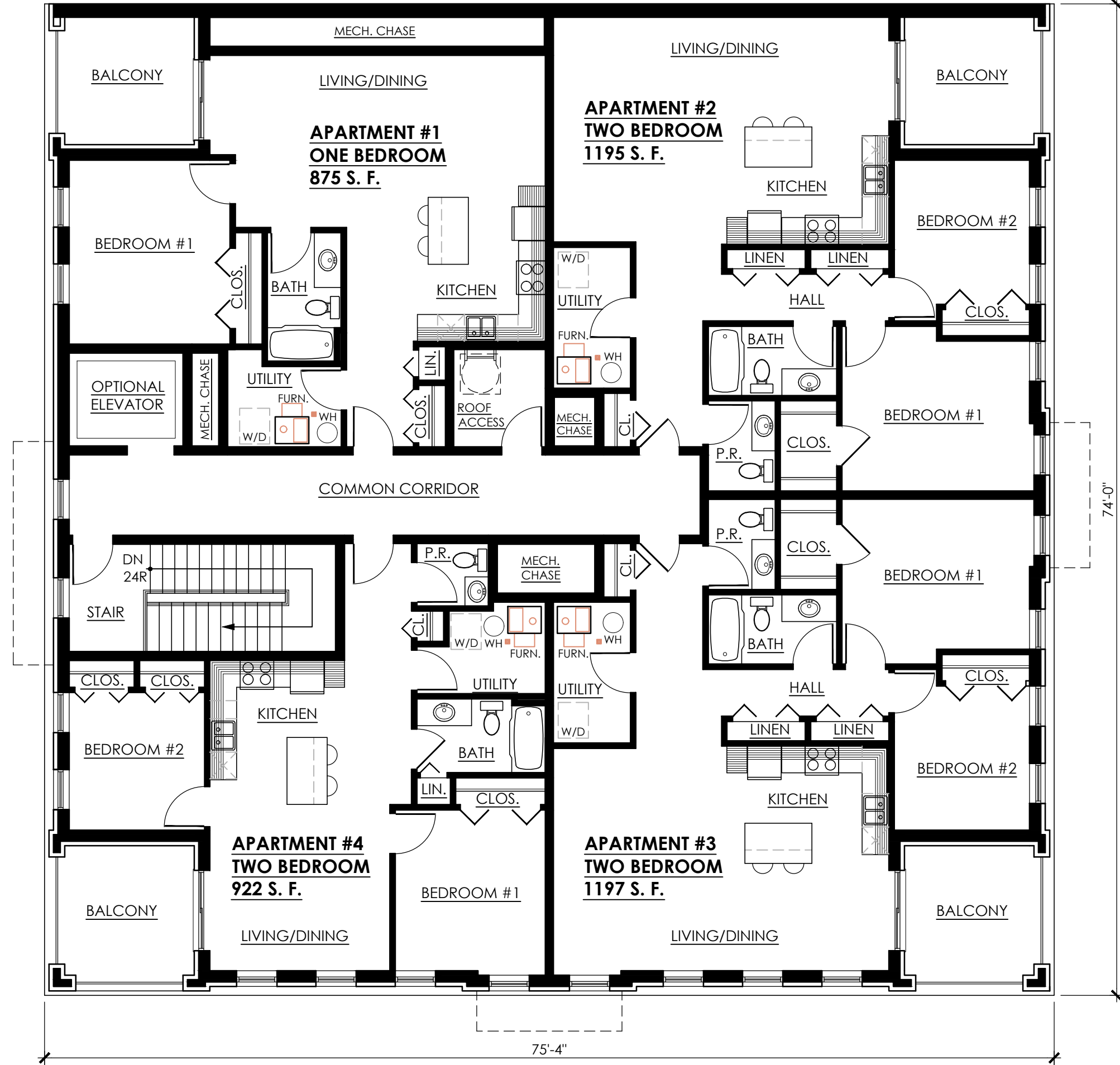


(WEST) ELEVATION
SCALE: 1/8" = 1'-0"

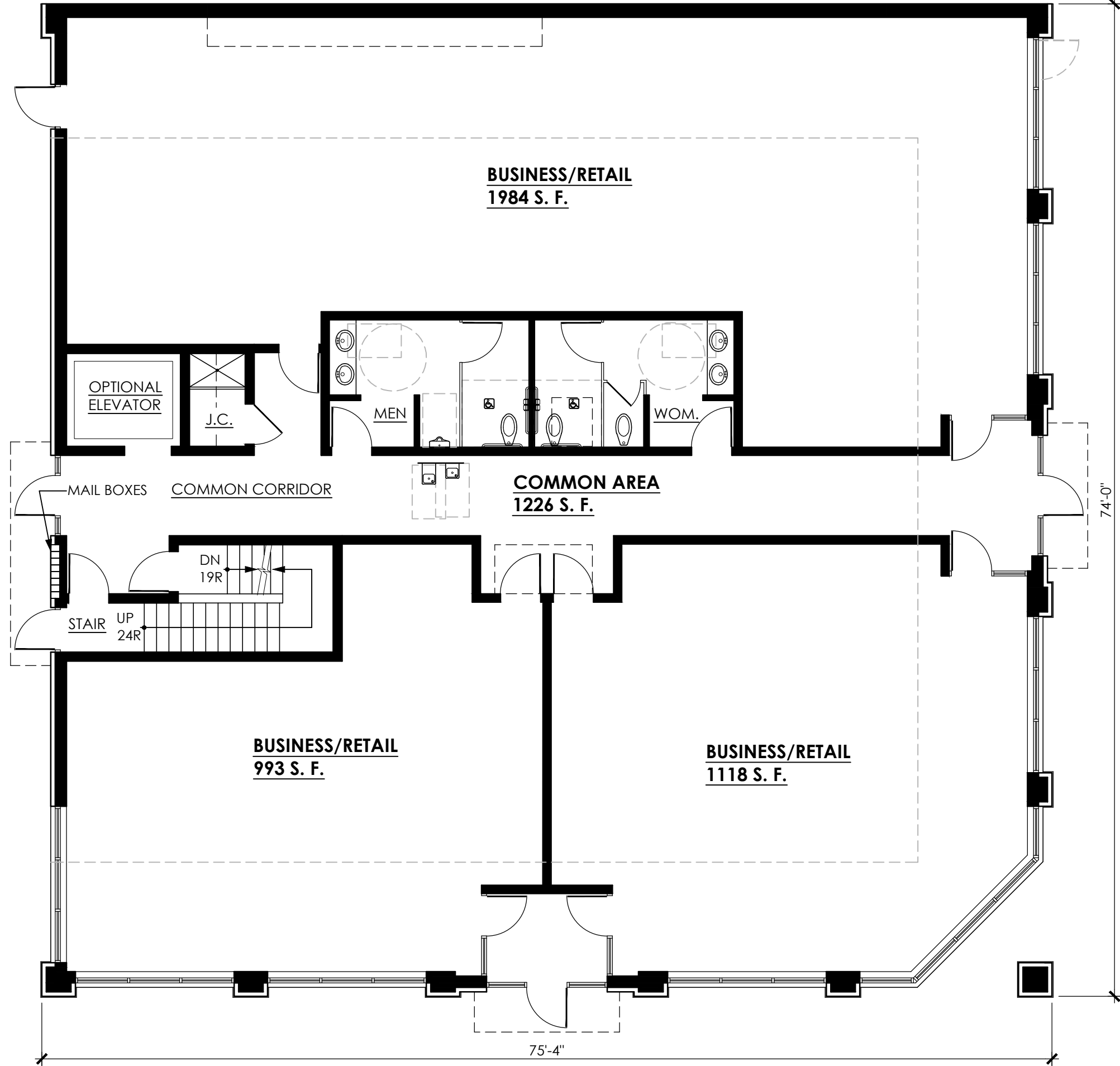


OPTIONAL BASEMENT PLAN
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MANUFACTURER	COLOR	NOTES
B-1	BRICK	ENDICOTT	DESERT IRONSPOT	
B-2	BRICK	ENDICOTT	MANGANESE IRONSPOT	
GL-1	GLASS		SOLAR GRAY	TEMPERED GLASS 1" INSULATING
SF-1	COMMERCIAL STOREFRONT	KAWNEER	CLEAR ANODIZED ALUMINUM	2 x 4 FRAME
ST-1	STONE	CUSTOM CAST STONE	24 x 12 SMOOTH NATURAL WHITE	
P-1	H.M. DOORS & FRAMES PAINT	SHERWIN WILLIAMS	SW 7076	OIL GLOSS
P-2	ROOF & CANOPIES PAINT	SHERWIN WILLIAMS	SW 7011	OIL GLOSS
VW-1	VINYL CASEMENT WINDOWS		WHITE	

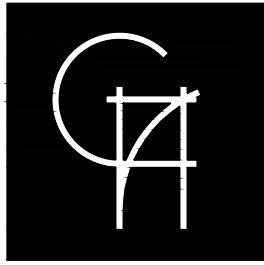


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING SQUARE FOOTAGE	
FIRST FLOOR	5,410.0 GROSS SQUARE FEET
SECOND FLOOR	5,458.0 GROSS SQUARE FEET
OPTIONAL BASEMENT	3,492.0 GROSS SQUARE FEET



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Project:

Old Village
Development

689 N. Mill Street
Plymouth, MI 48170

Owner:

Plymouth
Mill, LLC.

13074 Stone Creek
Plymouth, MI 48170

Released For:
Site Plan Approval October 23, 2024

Checklist for building official review:

- ☐ []
- ☐ []
- ☐ []
- ☐ []
- ☐ []
- ☐ []
- ☐ []
- ☐ []

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Scale

AS NOTED

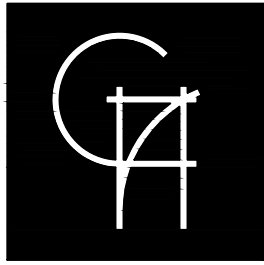
Project Number

2416

Sheet Number

SPA-4.0

2416 - SPA- 4.0 Floor Plans -
Elevations



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Scale
AS NOTED

Project Number

2416

Sheet Number

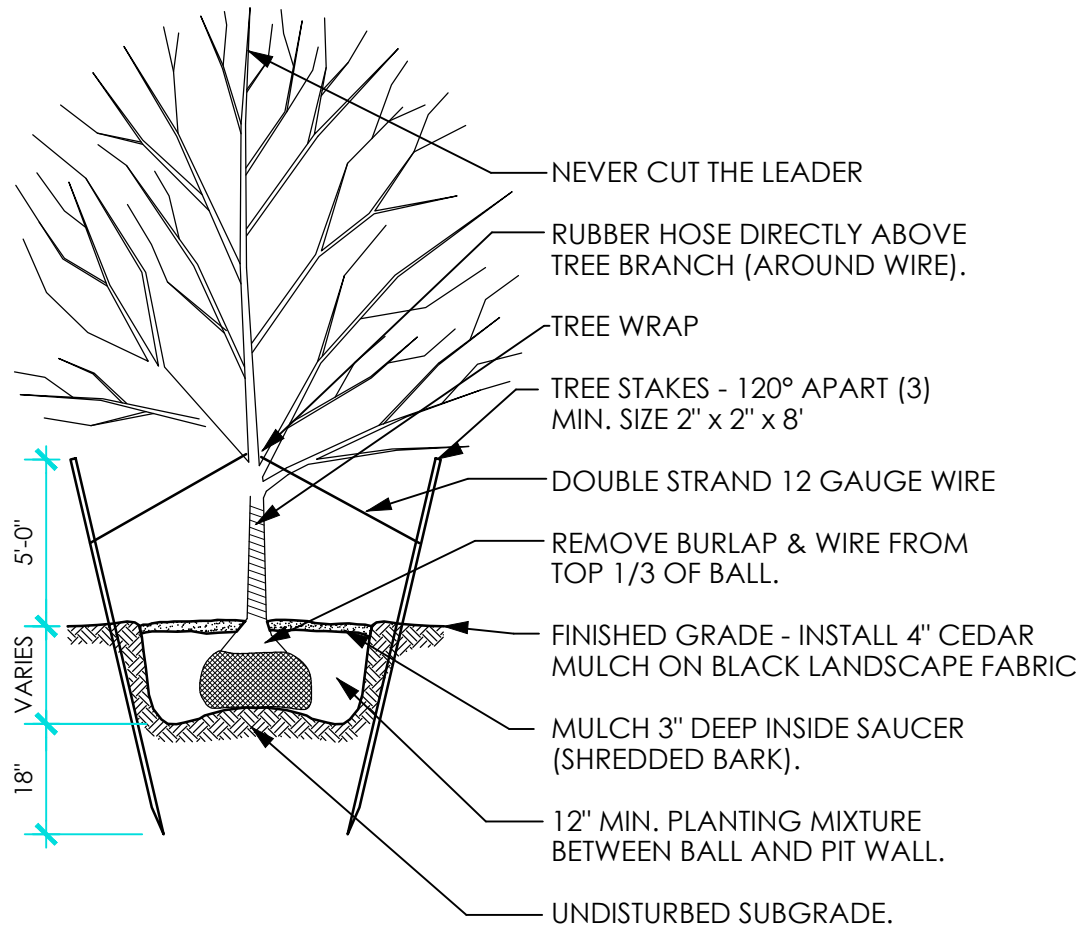
SPA-5.0

2416 - SPA-5.0 Landscape Plan

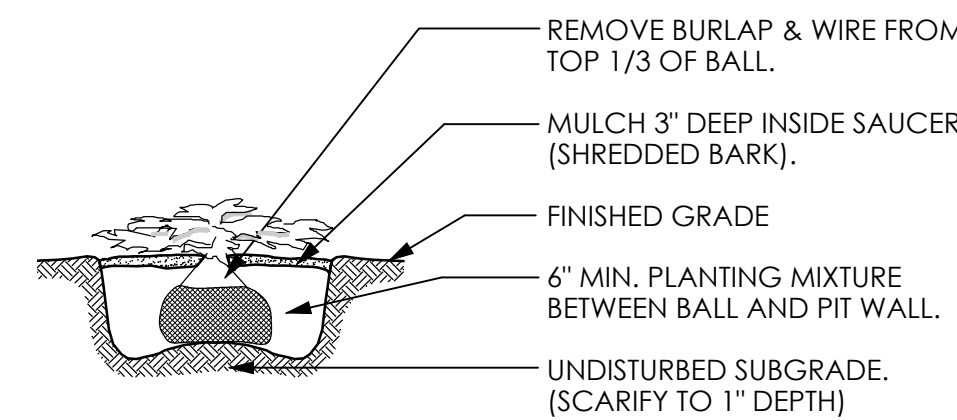
PLANT SCHEDULE							
MARK	QTY.	TYPE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
DECIDUOUS ORNAMENTAL TREE							
SG	2	ORNAMENTAL TREE	LIQUIDAMBAR STYRACIFLUA	SLENDER SILHOUETTE SWEETGUM	B & B	5' - 6' HT.	
SHRUBS							
BW	67	EVERGREEN SHRUB	BUXUS MICROPHYLLA JAPONICA	WINTER GEM BOXWOOD	2.5 GAL.	24" SPD	24" O.C. (SPACED FOR HEDGE)
TM	17	UPRIGHT YEW	TAXUS x MEDIA	STONEHENGE SKINNY YEW	1 GAL.	12" SPD, 6' - 8' HT.	18" - 24" O.C. (SPACED INDIVIDUALLY)
PERENNIALS & GROUND COVER							
CO	15	PERENNIAL	CLEMATIS OCCIDENTALIS	PURPLE CLEMATIS	1 GAL.	36" SPD	18" - 24" O.C.
CP	14	PERENNIAL	CLEMATIS PANICULATA	SWEET AUTUMN CLEMATIS	1 GAL.	36" SPD	18" - 24" O.C.
HP	19	PERENNIAL	HEMEROCALLIS 'PURPLE'	PURPLE D'ORO DAYLILY	1 GAL.		18" - 24" O.C.
HW	18	PERENNIAL	HEMEROCALLIS 'WILD'	WILD HORSES DAYLILY	1 GAL.		18" - 24" O.C.
LV	23	PERENNIAL	LAVANDULA AGUSTIFOLIA	ENGLISH LAVENDER	1 GAL.		24" O.C.

LANDSCAPE NOTES

- PROVIDE AUTOMATIC CONTROL IRRIGATION SYSTEM FOR LANDSCAPED AREAS.
- OWNER TO MAINTAIN ALL LANDSCAPE AREAS IN GOOD CONDITION.
- CEDAR MULCH ALL PLANTING BEDS.

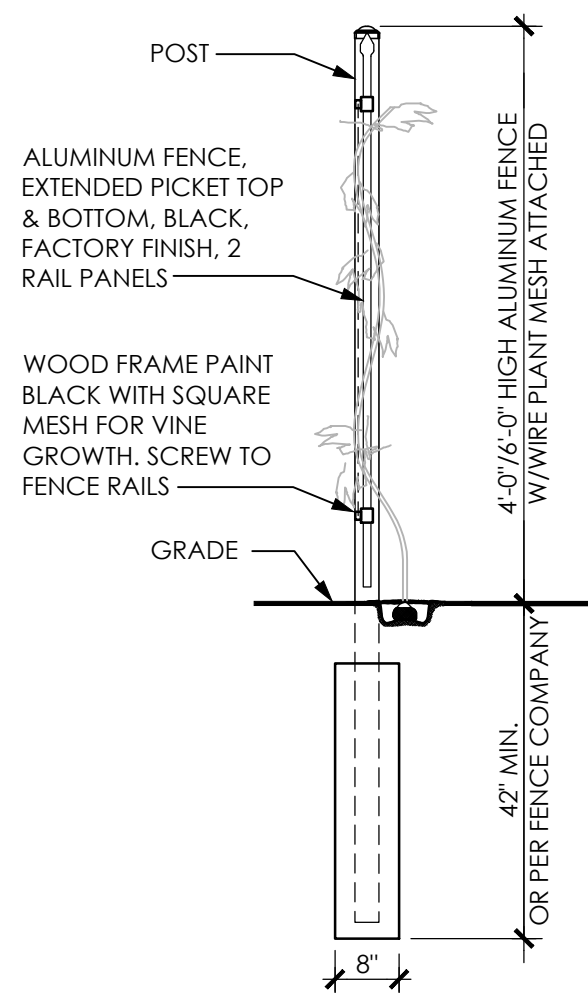


2 DECIDUOUS PLANTING DETAIL SPA-5 SCALE: 1/4" = 1'-0"

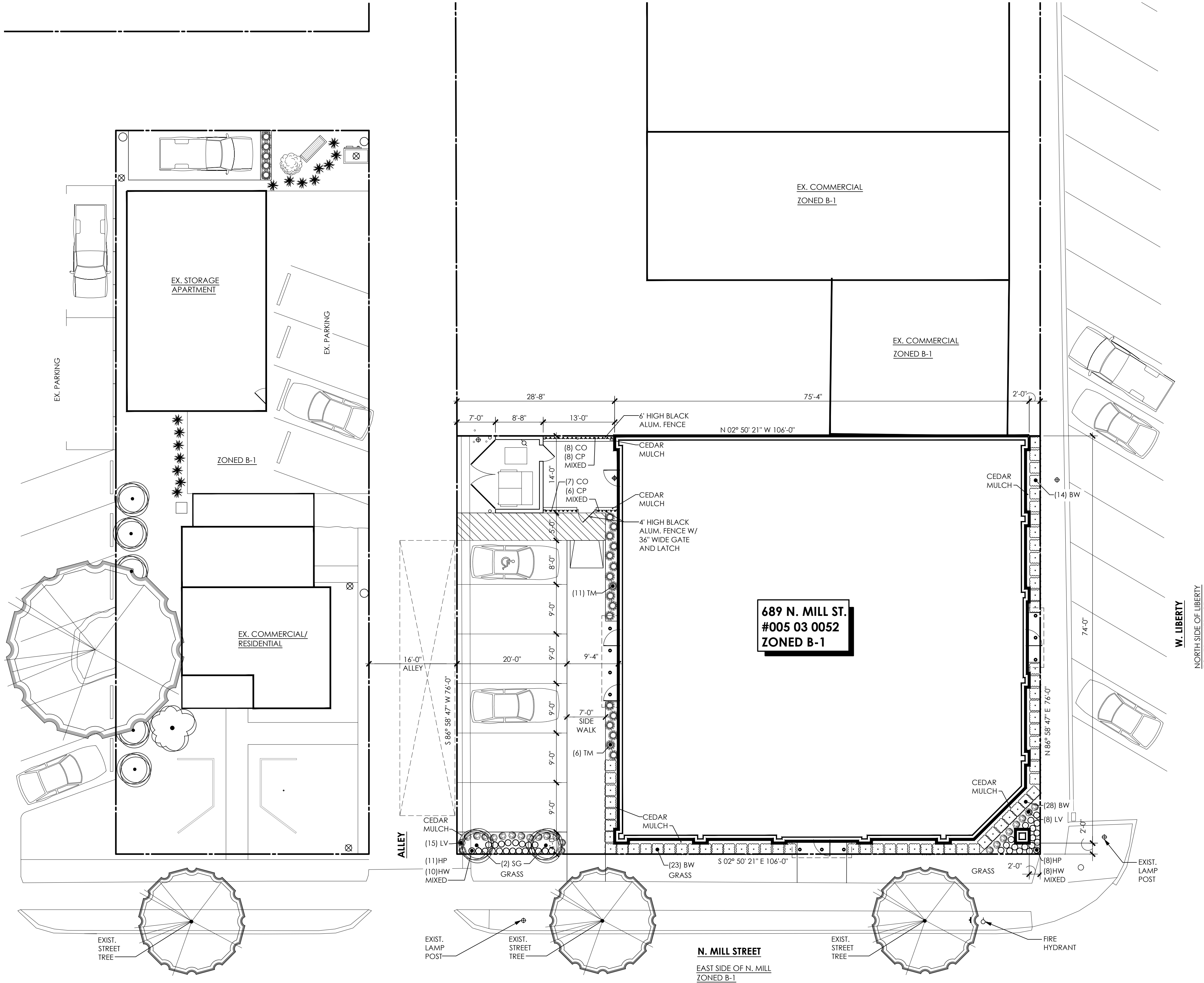


NOTE:
BEFORE BACKFILLING AROUND PLANT
REMOVE ALL PLASTIC BALLING
MATERIAL AND METAL CONTAINERS.
PUNCH HOLES IN FIBER POTS TO
PROVIDE DRAINAGE.

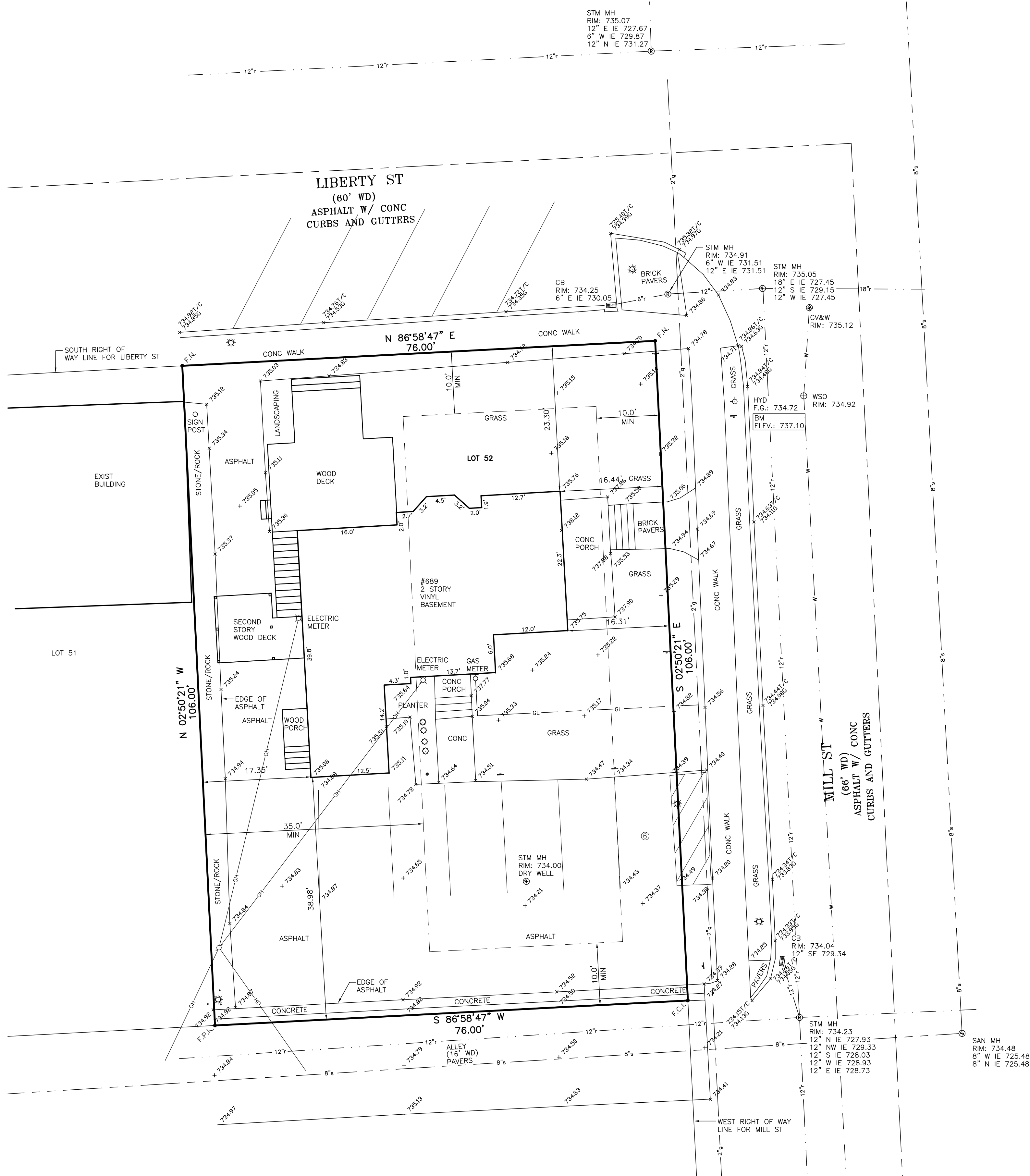
1 SHRUB PLANTING DETAIL SPA-5 SCALE: 1/4" = 1'-0"



3 FENCE DETAIL SPA-5 SCALE: 1/2" = 1'-0"



NORTH
LANDSCAPE PLAN
SCALE: 1" = 10'-0"



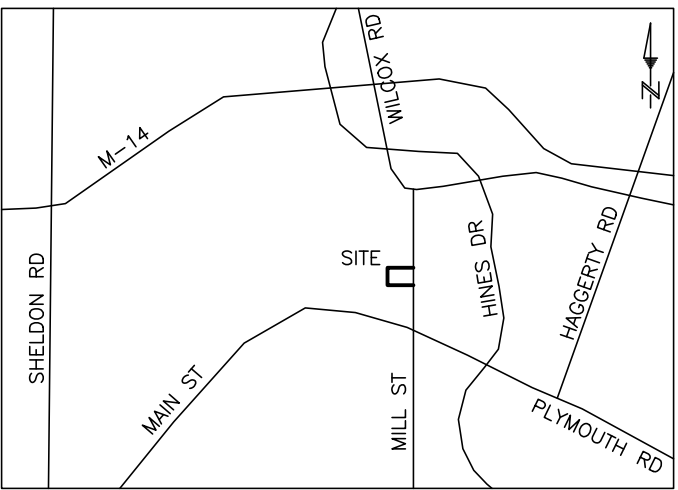
SURVEYOR'S CERTIFICATE

CERTIFY TO:
PLYMOUTH MILL, L.L.C.
HURON VALLEY STATE BANK
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

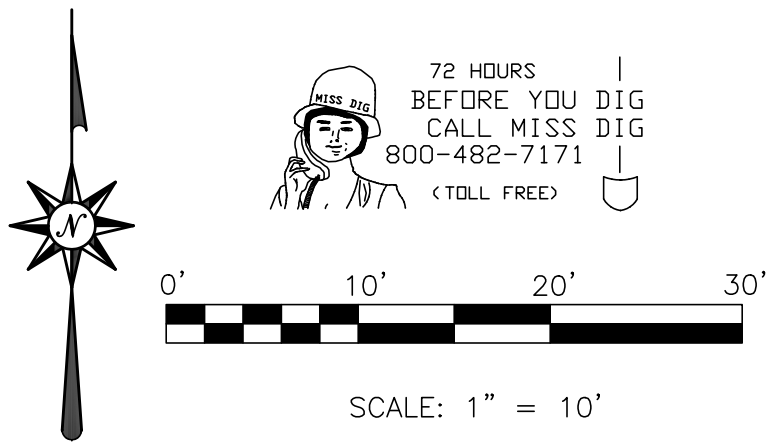
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, 9, 11b, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/03/24.

DATE OF PLAT OR MAP: 10/18/24
DATE

Greg L. Ash
GREG L. ASH P.L.S. #28400



LOCATION MAP
NO SCALE



LEGAL DESCRIPTION

LOT 52 "ASSESSOR'S PLYMOUTH PLAT NO. 4" OF PART OF NW 1/4 OF SECTION 26, T. 1 S., R. 8 E., PLYMOUTH VILLAGE (NOW THE CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 63 OF PLATS, PAGE 90, WAYNE COUNTY RECORDS.

BENCHMARKS

BM
ARROW ON HYDRANT LOCATED WEST OF MILL STREET AND SOUTH OF LIBERTY STREET
ELEV.: 737.10 NAVD 88

ZONING & SETBACKS

ZONED: B-1 LOCAL BUSINESS

SETBACK REQUIREMENTS:
FRONT: 10' MIN
REAR: 35' MIN
SIDES: 0' MIN, 10' STREET SIDE

FLOODPLAIN

SUBJECT PROPERTY LIES IN FLOOD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD MAP SERVICE CENTER FOR CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN.

MAP NUMBER: 26163C0039E
EFFECTIVE DATE: FEBRUARY 2, 2012

LAND AREA

GROSS:
8056 SQUARE FEET
0.1849 ACRES

UTILITY NOTE

UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES, UTILITY COMPANIES AND MISS DIG SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. GLA SURVEYORS AND ENGINEERS SHALL BE HELD HARMLESS FOR ANY AND ALL DAMAGE TO ANY AND ALL UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT.

MUNICIPALITY

CITY OF PLYMOUTH
201 SOUTH MAIN STREET
PLYMOUTH, MI 48170
(734) 453-1234

TITLE WORK NOTE

NO PLOTTABLE EASEMENTS WITHIN THE PROVIDED TITLE WORK.

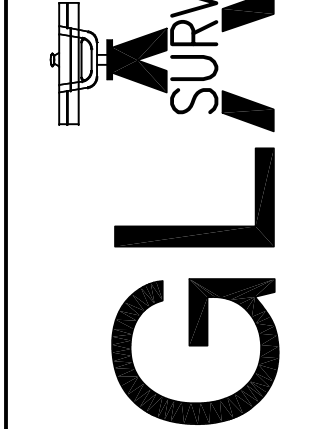
LEGEND

BENCHMARK	B.M.	STORM MANHOLE	⊗
FINISHED FLOOR	F.F.	STORM CATCH BASIN	⊞
EXISTING GRADE	F.G.	SANITARY MANHOLE	⊕
EXISTING	EX.	GATE VALVE & WELL	⊙
FIELD MEASURE	F.M.	DET. EDISON MANHOLE	⊗
INVERT ELEVATION	I.E.	WATER/GAS SHUT OFF	⊗
GAS MAIN	— G —	FIRE HYDRANT	⊗
WATERMAIN	— W —	UTILITY POLE	⊗
STORM SEWER	— S —	POLE OR POST	⊗
SANITARY SEWER	— S —	MAILBOX	⊗
OVERHEAD WIRES	— OH —	SIGN	⊗
1" WATER SERVICE	— WS —	LIGHT	⊗
6" SANITARY LEAD	— SL —		
PROP. SUMP LEAD	— SUMP —		
PROP. ELEVATION	⊕		
EX. SPOT ELEVATION	⊕		
FOUND NAIL	F.N.		
FOUND CAPPED IRON	F.C.I.		
FOUND P.K. NAIL	F.P.K.		
TOP OF CURB	T/C		
GUTTER	G.		
CLEAN OUT	C.O.		

FILE NO.: 379-052A	DWG. NO.: 379-052
DRAWN BY: BGW	SHEET No. 1-1
CHECKED BY: S.A.S.	
SCALE: 1" = 10'	

ALTA/NSPS LAND TITLE SURVEY
O'NEILL PROPERTY
689 NORTH MILL STREET
PART OF NW 1/4 OF SECTION 26, T. 1 S., R. 8 E.
CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN

9450 SOUTH MAIN STREET
SUITE 103
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com



CLIENT:
PATRICK O'NEILL
13074 STONE CREEK CT
PLYMOUTH, MI 48170

10/18/24



CORNER OF MILL STREET & LIBERTY STREET



George J. Hartman
Architects, P.C.

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Suite 101
Bloomfield Hills, MI 48301

248-258-5811 ph.
hartmanarchitects@ameritech.net

Released For:
Site Plan
Approval Oct 23, 2024

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Village
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Owner:

Plymouth
Mill, LLC.

13074 Stone Creek
Plymouth, MI 48170

GHA Project #2416

A-1R

2416 - Renderings



MILL STREET



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Plymouth, MI 48170

GHA Project #2416

A-2R

2416 - Renderings



CORNER OF ALLEY & MILL STREET



George J. Hartman
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Bloomfield Hills, MI 48301

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GHA Project #2416

A-3R

2416 - Renderings