



City of Plymouth Planning Commission Sub-Committee Meeting Agenda Wednesday, February 4, 2026 – 12:00 p.m. City Hall Conference Room

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

1. CALL TO ORDER
 - a. Roll Call
2. CITIZENS COMMENTS
3. APPROVAL OF THE MINUTES
 - a. Approval of the November 17, 2025 meeting minutes
4. MSHDA GRANT DISCUSSION
5. 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

2025 Planning Commission Goals

1. Adopt the master plan
2. Complete “quick” zoning ordinance amendments (zoning audit)
3. Complete the multi-family/housing ordinance amendments (MSHDA Grant)
4. Work toward completing a residential compatibility ordinance

Approved MSHDA Grant activities:

Program Description

The City of Plymouth will update its Master Plan and relevant zoning ordinances. The Master Plan updates include: determining the existing and desired multi-family building types that work best in the existing context of the city, designing future land use regulations based on analyzing those results, and deciding the appropriate densities and building form.

Zoning ordinance updates include expanding the RT-1 zoning district to allow triplexes as a principal permitted use, or creating a RT-2 zoning district that allows a breadth of “missing middle” housing. The City of Plymouth will also clarify minimum lot sizes and maximum densities, and eliminate formulas based on the number of rooms used in areas with multi-family districts. New allowances will also be implemented. Examples include allowing smaller than 60-foot wide lots to continue when underlying plat and existing pattern of residential development supports it, and allowing detached accessory dwelling units in strategic locations. Another zoning update is creating a low density single-family zoning district with the appropriate lot width and size to protect the character of those neighborhoods planned for single-family low density. Finally, the City of Plymouth will update multi-family zoning districts to match density and housing types with the Master Plan.

Please describe how the completed activity will increase housing supply and affordability:

Outlining specific characteristics of multi-family housing options in the Master Plan will direct zoning amendments. Updating RT-1 increases the likelihood that two- or three-family housing will be constructed in locations where single-family redevelopment is occurring more frequently. Eliminating density formulas based on the number of rooms will allow greater housing density to be constructed and increases the permitted number of bedrooms per unit. Reducing lot sizes to match the original plat allows smaller, more affordable homes to be built. Accessory dwelling units increase the number of housing units available within the city for multi-generational and workforce housing. Retaining existing housing units in low-density single-family neighborhoods minimizes expensive, large-scale infill development.

Recommendations from the Zoning Audit:

In the next Zoning Ordinance update, consider expanding the RT-1 zoning district to allow triplexes as a principal permitted use or creating a RT-2 zoning district that allows a breadth of “missing middle” housing. Maximum densities should be clear and not use formulas (i.e., number of rooms based on site area) for a baseline.

In the next Zoning Ordinance update, the minimum lot size and maximum density should be clear, without formulas to determine a baseline. Those formulas could be used for exceptions if it were needed. Form-based regulations could eliminate the need for the sliding scales currently used.

The R-1 Zoning District has various lot widths, ranging from 40 feet to 120 feet. The R-1 Zoning District currently requires a minimum of 60 feet in lot width and 7,200 square feet in lot area. When larger parcels are redeveloped or transitioned to single-family that are adjacent to existing neighborhoods with non-conforming lot sizes, the current regulations do not allow for the continuation of the existing pattern. In the next Master Plan update, the Planning Commission may want to identify those areas where this mismatch could potentially occur and plan for either a form-based approach or a new single family residential zoning district. Ultimately, the zoning would be changed to allow for smaller than 60-foot wide lots to continue the existing pattern of residential development.

Change the regulations in footnotes (c), (d), (e), and (l) for multiple-family uses based on the design that has best worked in the City. Consider moving these out of the Schedule of Regulations to a more visible place. If using a form-based approach, a building form for townhouses and multiple-family buildings should be developed.

Consider using a build-to line for streets or blocks, rather than the averaging in footnote (o). The creation of those build-to lines would be time-intensive. Since the front yard averaging has worked well in neighborhoods, the build-to line may not be appropriate in the R-1 zoning district.

Allowing payment in lieu of parking available in all districts.

Allow the Planning Commission to waive or reduce parking requirements in all districts.

MSHDA Grant Sub-Committee Priorities

1. Formulas
2. Residential compatibility
3. Platting



Plymouth Planning Commission Sub-Committee Meeting Minutes Monday, November 17, 2025 – 12:00 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 Saraswat called the meeting to order at 12:01 p.m.

Present: Chair Hollie Saraswat, Commissioners Sidney Filippis, Zachary Funk (arrived at 12:03 p.m.), Joe Hawthorne (left at 12:45 p.m.)

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

Tom Doran, 1191 Sheridan, addressed density considerations and was interested in knowing how many people are already within an area. He was also interested in identifying safety status through public safety reports and asking what issues increased density could cause?

Ron Picard, 1373 Sheridan, suggested creating a catalog of housing like the Sears Catalog. He pointed to the survey results and the five year goals and suggested returning the MSHDA grant money.

Karen Sisolak, 939 Penniman, stated zoning ordinances are long-lasting and don't change often as evidenced by our current 30+ year old ordinances. She suggested using form based codes. Her concerns with the current multi-family ordinance include no maximum lot coverage, density and scale, how much space is taken up by buildings, and housing type/form. She wanted to see acceptable constraints added and to know the lot coverage of existing multi-family. She wanted to see properties able to revert back to the 50-foot lot width.

Scott Lorenz, 1310 Maple, stated that parking is the responsibility of the developer and he doesn't want it to be relaxed. He was particularly concerned about parking in downtown.

3. APPROVAL OF THE MINUTES

a. Funk made a motion, seconded by Filippis, to approve the September 9, 2025 meeting minutes as amended.

There was a voice vote

MOTION PASSED UNANIMOUSLY

4. MSHDA GRANT DISCUSSION

The sub-committee discussed the following items:

- Identify all the multi-family housing regulations required for a new project
- Identify the multi-family housing landscaping requirements
- Reduce multi-family parking requirements
- What incentives may be appropriate for what trade offs i.e. form of building
- The impact of height on the perception of density

- The residential compatibility ordinance, specifically:
 - o Detroit has design standards and allows creative license (choose 3 of 6 options).
 - o Building height and the size of a house relative to neighboring homes, first floor height, and width of home and context on the rest of the street.
 - o Our character items might be detached garages, front porches, door/window placement pattern, roof style, and overhangs.
- How many double lots exist in the city?

The next steps are to research reduced parking regulations, present existing multi-family regulations, and research double lots and the age of homes.

5. ADJOURNMENT

Filippis offered a motion, seconded by Funk, to adjourn the meeting at 1:04 p.m.

There was a voice vote

MOTION PASSED UNANIMOUSLY

Multi-Family Housing Schedule of Regulations

RM-1

Height

Minimum Lot Size: 10,000 square feet or greater

Maximum Height in stories: 2

Maximum Height in feet: 25 (30 feet max if exceeds minimum setbacks by 5 feet)

Setbacks

Front: 25 feet

Side: 10 feet

Rear: 35 feet

Between buildings

- front to rear: 70 feet

- front to front: 70 feet

- rear to rear: 70 feet

- end to end: 25 feet

- end to front: 50 feet

- end to rear: 50 feet

Other Requirements

Maximum number of rooms: $\text{Lot area} \div 1,300$

Minimum unit size: None

Maximum lot coverage: None

Usable open space/recreation area: 150 square feet per bedroom

RM-2

Height

Minimum Lot Size: 10,000 square feet or greater

Maximum Height in stories: 4

Maximum Height in feet: None

Setbacks

Front: 25 feet or the height of the building, whichever is greater

Side: 10 feet + 2.5 feet for each additional story

Rear: 35 feet

Between buildings

- front to rear: 70 feet

- front to front: 70 feet

- rear to rear: 70 feet

- end to end: 25 feet

- end to front: 50 feet

- end to rear: 50 feet

Other Requirements

Maximum number of rooms: $\text{Lot area} \div 900$

Minimum unit size: None

Maximum lot coverage: None

Usable open space/recreation area: 150 square feet per bedroom

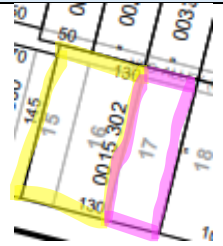
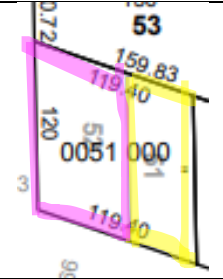
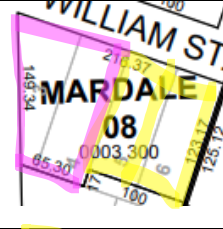
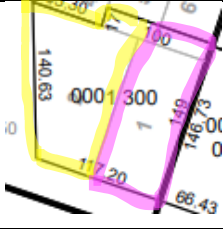
Single-Family Regularly Shaped Parcels

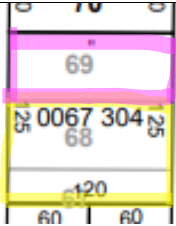
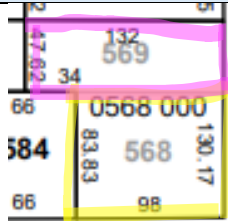
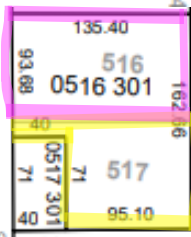
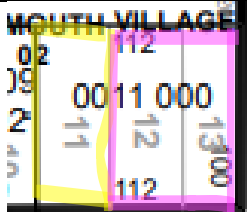
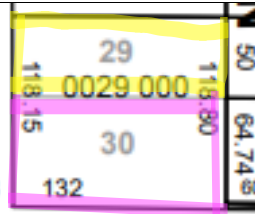
Area A						
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...
009 01 0018 300	1352 W Ann Arbor Trail	1927	2	100	14500	2 x 50 ft lots
009 01 0021 301	1328 W Ann Arbor Trail	1950	2	100	13500	2 x 50 ft lots
008 02 0066 000	1350 Junction	1949	2	100	12800	2 x 50 ft lots
008 02 0104 000	1080 Junction	1948	2	100	13200	2 x 50 ft lots
008 01 0022 000	858 Blunk	1922	2	100	12600	2 x 50 ft lots
008 01 0030 000	678 Blunk	1918	2	100	13200	2 x 50 ft lots
008 03 0006 000	660 N Sheldon	1948	2	100	14100	2 x 50 ft lots
008 03 0009 000	590 N Sheldon	1946	2	100	14100	2 x 50 ft lots
008 04 0084 000	444 Irvin	1950	2	100	12900	2 x 50 ft lots
008 12 0056 000	346 N Sheldon	1957	3	135	20250	3 x 45 ft lots
008 12 0054 000	324 N Sheldon	1954	2	90	13500	2 x 45 ft lots
008 12 0088 000	357 Auburn	1924	2	90	12600	2 x 45 ft lots
008 12 0102 000	346 Auburn	1941	2	90	12600	2 x 45 ft lots
008 12 0100 000	324 Auburn	1939	2	90	12600	2 x 45 ft lots
008 12 0098 000	300 Auburn	1939	2	90	12600	2 x 45 ft lots
008 12 0118 000	382 N Evergreen	1946	2	83	11620	Approx. 2 x 40 ft lots
006 05 0003 000	299 Elizabeth	n/a	2	80	10640	2 x 40 ft wide
005 11 0144 000	443 N Harvey	n/a	2	100	14000	2 x 50 ft wide
005 08 0002 301	618 Farmer	1953	2	100	13000	2 x 50 ft wide
Area B						
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...
004 04 0015 000	157 N Holbrook	1949	2	100	11500	2 x 50 ft lots
007 01 0022 000	115 S Mill	1890	2	100	13200	2 x 50 ft lots
007 01 0039 000	104 S Holbrook	1936	2	100	13200	2 x 50 ft lots
007 01 0024 000	127 S Mill	n/a	2	100	13200	2 x 50 ft lots
007 01 0044 000	141 S Holbrook	1954	2	100	15300	2 x 50 ft lots
007 01 0046 000	165 S Holbrook	1955	2	100	14100	2 x 50 ft lots

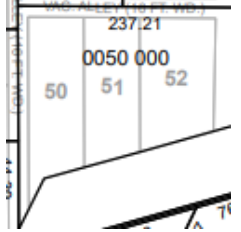
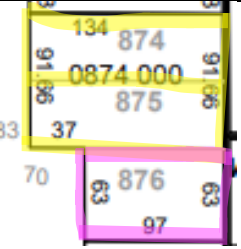
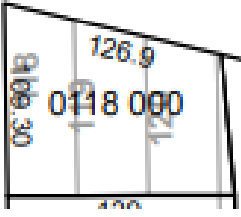
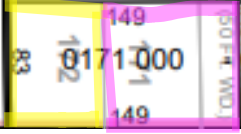
Area C						
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...
009 07 0110 000	1024 Wing	1952	2	80	10320	2 x 40 ft lots
009 07 0061 000	545 Herald	1967	2	80	9920	2 x 40 ft lots
009 07 0017 000	546 Herald	2020	2	80	9920	2 x 40 ft lots
009 07 0019 000	562 Herald	1958	2	80	9920	2 x 40 ft lots
009 07 0021 000	574 Herald	1978	2	80	9920	2 x 40 ft lots
009 07 0023 000	1228 Wing	1986	2	80	9920	2 x 40 ft lots
009 07 0037 000	686 Herald	1949	2	80	9920	2 x 40 ft lots
009 07 0161 000	1041 Linden	1926	2	100	8300	2 x 50 ft lots
009 07 0091 000	682 Jener	2025	2	80	9920	2 x 40 ft lots
009 07 0107 301	605 Jener	2005	3	120	14880	3 x 40 ft lots
009 07 0101 000	655 Jener	1953	2	80	9920	2 x 40 ft lots
009 07 0095 000	685 Jener	1927	2	80	9920	2 x 40 ft lots
009 07 0141 000	668 S Harvey	1952	2	80	9920	2 x 40 ft lots
009 07 0143 000	680 S Harvey	1950	2	80	9920	2 x 40 ft lots
009 07 0145 000	696 S Harvey	2016	2	80	9920	2 x 40 ft lots
010 02 0001 000	717 Mckinley	1958	2	82	9430	Approx. 2 x 40 ft lots
010 02 0004 000	1128 Beech	2015	2	109	12535	Approx. 2 x 40 ft lots
010 02 0006 000	1108 Beech	1936	2	80	9200	2 x 40 lots
010 02 0032 000	765 Mckinley	1963	2	81	9315	Approx. 2 x 40 lots
010 02 0030 000	1159 Beech	2016	2	80	9200	2 x 40 ft lots
010 02 0027 000	1117 Beech	1939	2	80	9200	2 x 40 ft lots
010 02 0024 000	1071 Beech	1932	2	80	9200	2 x 40 ft lots
010 02 0022 000	1055 Beech	2016	2	80	9200	2 x 40 ft lots
Area D						
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...
006 10 0766 000	593 Deer	n/a	2	132	17424	2 x 66 ft wide
006 12 0810 000	392 Joy	1927	2	82	17712	Approx. 2 x 40 ft lots
006 14 0023 300	265 Maple	1923	2	80	9600	2 x 40 ft lots
006 14 0026 000	290 Fairground	n/a	3	149	14900	Approx. 3 x 50 ft lots

011 02 0019 000	780 Harding	1950	2	132	22968	2 x 66 ft lots
011 03 0020 000	986 Dewey	1955	2	100	11900	2 x 50 ft lots

Single-Family Irregularly Shaped Parcels

Area A							
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Image
009 01 0015 302	1376 W Ann Arbor Trail	1918	3	130	18850	80 ft lot 50 ft lot	
008 12 0051 000	1496 Penniman	1863	2	120	14400	50 ft lot 70 ft lot	
008 08 0003 300	1375 William	1975	4	216	26568	2 x 50 ft lots 116 ft lot	
008 08 0001 300	1338 Penniman	n/a	2	117	17433	67 ft lot 50 ft lot	

008 04 0067 304	254 Irvin	1926	3	125	15000	75 ft lot 50 ft lot	
Area B							
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Image
002 01 0568 000	1029 N Mill	1902	2	130	Approx. 14338	98 ft lot 47 ft lot	
003 01 0516 301	York	Vacant Lot	2	163	Approx. 19300	95 ft lot 93 ft lot	
005 02 0011 000	725 N Mill	1895	3	112	11200	37 ft lot 75 ft lot	
007 01 0029 000	195 S Mill	n/a	2	118	15576	50 ft lot 68 ft lot	

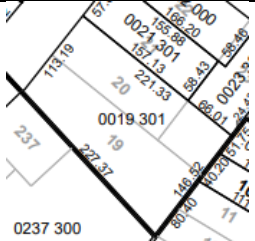
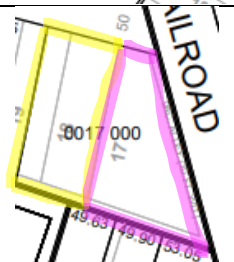
007 01 0050 000	303 Park	1962	3	237	Approx. 23700	3 lots	
007 02 0874 000	485 S Mill	1914	3	154	20636	2 x 45 ft lots 63 ft lot	
Area C							
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Image
009 07 0118 000	515 Jener	1966	3	127	Approx. 12700	3 x 40 ft lots	
009 07 0171 000	705 Mckinley	1959	2	149	12367	50 ft lot 100 ft lot	

Multi-Family Regularly Shaped Parcels

Area A							
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Description
008 02 0003 000	842 N Sheldon	n/a	2	100	12900	2 x 50 ft lots	Multifamily structure
008 02 0001 000	802 N Sheldon	n/a	2	103	13287	2 x 50 ft lots	Multifamily structure
008 01 0014 000	799 Blunk	1917	2	100	12000	2 x 50 ft lots	Multifamily structure
005 08 0015 000	777 Karmada	1957	2	100	15000	2 x 50 ft lots	Multi-unit house
005 08 0020 000	700 Karmada	1966	3	150	23100	3 x 50 ft lots	Apartments
Area B							
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Description
002 01 0607 000	1027 Starkweather	1900	2	110	14520	2 x 55 ft lots	Multifamily structure
005 01 0414 000	300 N Mill	1953	3	150	2250	3 x 50 ft lots	3 one-story apartment buildings
005 03 0070 000	231 W Spring	1970	2	100	13000	2 x 50 ft lots	2 duplex structures
005 07 0027 000	301 Blanche	1984	2	100	26100	2 x 50 ft lots	Multifamily structure
Area C							
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Description
010 05 0098 000	1361 S Harvey	1963	3	120	21840	3 x 60 ft lots	Multifamily structure
010 05 0101 000	892 Byron	1967	3	181	24435	3 x 60 ft lots	Multifamily structure

Area D							
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Description
006 10 0732 301	620 Maple	n/a	3	230	30360	3 x 76 ft lots	Townhomes

Multi-Family Irregularly Shaped Parcels

Area A								
Parcel Number	Address	Year built	Total Lots	Parcel Width (ft.)	Parcel Area (sq. ft.)	Could become...	Description	Image
006 04 0019 301	263 S Union	n/a	2	113	Approx. 25651	2 x 56 ft lots	2-story townhouse apartments	
006 08 0017 000	303 Roe	1990	2.5	n/a	n/a	2 lots	Apartment complex	

Stats

Total parcels that can be split: 81

Total possible lots from splits: 174

Total single-family parcels that can be split: 67

Total multi-family parcels that can be split: 14

Median year built for SF: 1950

Median year built for MF: 1964