

CITY OF PLYMOUTH
Planning Commission – Master Plan Sub-Committee Meeting
Wednesday July 13, 2016
5:30pm-6:45pm
Plymouth City Hall-City Commission Conference Room
AGENDA

Meeting called to order at _____p.m.

1. SUB-COMMITTEE ROLL CALL: Jennifer Kehoe, Jennifer Frey, Scott Silvers,
Conrad Schewe

2. APPROVAL OF MEETING MINUTES: April 25, 2016

2. DISCUSSION
- Master Plan DRAFT Citizen Survey Question Review

MOTION TO ADJOURN

2016 Planning Commission Goals

1. Deliver to the City Commission a revised & modernized Master Plan and collaborate with City Commission on the Capital Improvement plan process.
2. Recommend a sustainable reforestation plan.
3. Review Residential, Single Family Ordinances.
4. Review Lighting Ordinances for required updating.
5. Develop and participate in new and ongoing Planning Commissioner training.

City of Plymouth **2016 Goals**

The City Commission met on January 4th to conduct a formal goal setting session for 2016. These goals were formally adopted on January 18th. Below are the goals adopted by the City Commission for all City Boards, Commissions, and Administration members.

- * Resolve last issues regarding dissolution of Plymouth Community Fire Department Agreement (primarily pension issues)
- * Work collaboratively with Plymouth Arts & Recreation Complex (PARC) organization, the Plymouth Canton School Board, and the greater Plymouth Community to continue the repurposing of Central Middle School into a high quality arts & recreation complex.
- * Develop a succession plan for the city's key employees, especially considering the long tenures of many of our senior staff.
- * Develop funding plan for future capital improvements.
- * Work collaboratively with the DDA, community leaders and other organizations to plan for Plymouth's 150th Birthday in 2017. This includes obtaining funding for new Kellogg Park Fountain and Kellogg Park upgrades.

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CITY OF PLYMOUTH
Planning Commission – Master Plan Sub-Committee Meeting
Monday April 25, 2016
7:00pm
Plymouth City Hall-City Commission Conference Room
Meeting Minutes

Meeting called to order at 7:05pm.

Members Present: Jennifer Kehoe, Jennifer Frey, Scott Silvers, Conrad Schewe

Others Present: John Buzuvis, Community Development Director
Paulette Longe, Resident

2. APPROVAL Of MEETING MINUTES: None

2. DISCUSSION

- General Discussion was had related to the draft Scope of Work submitted by Sally Elmiger for the 2016 Master Plan Review. The following comments and discussion was had specifically:

- Is it necessary to review/revise the Background Studies chapters of the Master Plan or is that information better put somewhere else?
- Adding the following categories to consider when writing questions for the on-line survey portion of the Master Plan review:
 - o Old Village
 - o Complete Streets
 - o Parking (including Downtown)
 - o Aesthetics/design guidelines
- Prepare 4-6 sub-area plans, including plans for "transitional areas" as identified by the sub-committee/planning commission (sub-area examples: Old Village, Downtown. Transitional areas: Bathey, 909 Sheldon etc.)
- Importance of thoroughly reviewing and revising the current and future land use maps
- Importance of the Planning Consultant's attendance at various City Commission, Mayor & Chair and Master Plan sub-committee meetings
- Plan for and focus on the intentional implementation of the revised/reviewed

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Master Plan so the document is used by various City departments and boards in future decision making and project planning efforts

- Reworking the Master Plan into an easy to read/use document
- Investigate Form Based Code techniques as part of Master Plan review
- Create a separate section of the Master Plan focused on Complete Streets(non-motorized transportation)
- Designing the revised plan to be as user friendly as possible and "searchable" as a web-based document
- Establishing a timeline for the process/project
- Intention to have the Master Plan consulted/used as part of future Capital Improvement program planning
- Importance of the Master Plan to guide all future land use/zoning/rezoning decisions
- Consider Neighborhood Character (size of homes, aesthetics etc.)
- Volume of residential development/redevelopment currently taking place in town

MOTION TO ADJOURN

A motion was made by Conrad Schewe and seconded by Jennifer Frey to adjourn

Meeting Adjourned: 7:48pm

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1. Introduction

Every five years, cities, townships, and villages are required to review their Master Plan, the document that guides planning and development decisions throughout the community.

1. SINGLE FAMILY RESIDENTIAL

1. Please choose from the list below. Tell us what desirable characteristics are for the houses in your neighborhood.

- 1. The homes are similar in height
- 2. The homes are a variety of heights
- 3. The homes are similar in size (compared to neighboring structures)
- 4. The homes are variable in size
- 5. The homes are set back from the street similarly
- 6. The homes are set back from the street variably
- 7. The homes have detached garages
- 8. The homes have attached garages
- 9. The homes have front porches
- 10. The homes do not have a front porch
- 11. The style of homes is similar
- 12. The style of homes is variable

1. Considering new single family homes built in my neighborhood, I think they are generally:

-- Select One --

2. Considering additions onto single family homes built in my neighborhood, I think they are generally:

-- Select One --

1. What overall effect do you think new single family homes construction on your neighborhood?

-- Select One --

2. What overall effect do you think additions onto single family homes on your neighborhood?

-- Select One --

1. RESIDENTIAL UNITS

Residential units and multi-family housing can take many forms. They can be owned (like condominiums) or rented (like apartments).

1. In order to accommodate housing for young adults, renters/roommates, young families, empty nesters, and seniors what types of residential units should be constructed?

- 1. Duplexes
- 2. Town or row homes
- 3. Rental homes
- 4. Senior housing

- 5. Low to moderate income housing
- 6. Lofts
- 7. Luxury homes
- 8. Apartments
- 9. Assisted living
- 10. Units in commercial areas on the second floor and above
- 11. Other
- 12. No opinion

1. Where should housing for young adults, renters/roommates, young families, empty nesters, and seniors be located?

- 1. In or near downtown
- 2. In or near Old Village
- 3. Along main roads such as Mill Street, Main Street, or Ann Arbor Trail
- 4. On the edges of single family residential neighborhoods
- 5. In single family residential neighborhoods
- 6. More residential units should not be constructed
- 7. No opinion

2. According to SEMCOG, the city's housing stock is 58% single family residential, 37% apartments, townhomes, condo, and 4% duplex. How do you envision this ratio in 20 years?

- 1. Remain constant
- 2. More single family residential
- 3. More apartments
- 4. More townhomes/condos
- 5. More duplexes
- 6. No opinion

1. DOWNTOWN AND OLD VILLAGE

1. Please choose from the list below. Tell us what characteristics are desirable for the downtown area.
See map for downtown boundaries.

- 1. The buildings are similar in height
- 2. The buildings are a variety of heights
- 3. The buildings are similar in style
- 4. The buildings are variable in style
- 5. The buildings are set back from the street similarly
- 6. The buildings are set back from the street variably

7. The buildings are similar in width (store front space)
8. The buildings are variable in width (store front space)

1. Please choose from the list below. Tell us what characteristics are desirable for the Old Village area.
See map for Old Village boundaries.

1. The buildings are similar in height
2. The buildings are a variety of heights
3. The buildings are similar in size (compared to neighboring structures)
4. The buildings are variable in size
5. The buildings are set back from the street similarly
6. The buildings are set back from the street variably
7. The buildings are similar in width (store front space)
8. The buildings are variable in width (store front space)

1. Are the pedestrian amenities in downtown sufficient in number?
Please answer yes or no, below.

1. Benches
1. Yes
2. No
2. Bike racks
1. Yes
2. No
3. Drinking fountains
1. Yes
2. No
4. Pedestrian wayfinding signage

See picture for reference.

1. Yes
2. No
1. Sidewalks
1. Yes
2. No
2. Crosswalks
1. Yes
2. No
3. Crossing signals
1. Yes

- 2. No
- 4. Pedestrian refuge islands
See picture for reference

- 1. Yes
- 2. No

- 1. Street trees
Trees place between the sidewalk and the roadway.

- 1. Yes
- 2. No

2. Street Lights

- 1. Yes
- 2. No

3. If you answered "Yes" for any of the above, where would you like to see these amenities?

1. NON-MOTORIZED TRANSPORTATION

1. If the area of South Main Street (between Wing St. and Ann Arbor Rd. was redeveloped, what would you be in favor of seeing?

- 1. Require buildings to build up to the front setback
- 2. Locate parking to the rear of the building
- 3. Allow a greater variety of land uses
- 4. Only regulate the height, width, and lot coverage of the building
- 5. Require new development to implement streetscape improvements
- 6. Share access driveways and parking areas
- 7. No opinion

1. What, if any, bicycle amenities are necessary on Plymouth's streets?

- 1. Payment markings designating bicycle lanes
- 2. Pavement markings indicating shared vehicle/bicycle use
- 3. Roadway signage indicating bicycle routes
- 4. Bicycle amenities are not necessary
- 5. No opinion

2. What streets, if any, should be designated bicycle routes?

- 1. North Main
- 2. South Main
- 3. North Harvey

4. South Harvey
5. Farmer Street
6. Penniman Ave
7. Ann Arbor Trail
8. Starkweather
9. North Holbrook
10. I don't think any street should be a designated bicycle route
11. No opinion

1. STREET TREES

1. Is there a sufficient number of street trees in the following areas:

1. Residential neighborhoods

1. Yes

2. No

2. Downtown

1. Yes

2. No

3. Old Village

1. Yes

2. No

1. Regarding the City's Street Tree Program

The program allows property owners to choose and purchase a tree from the Department of Municipal Services (DMS). DMS will plant the tree between the curb and sidewalk in front of their property.

1. I am aware of the City's Street Tree Program

2. I have purchased a tree through the Program

3. I did not know the City had a Street Tree Program

1. DEMOGRAPHICS

1. I am a...

1. Resident living in a single family home

2. Resident living in other

3. Owner of commercial, office, or industrial property

4. Lessee, renter, or run a business in the city

5. Employee of a business/organization in the city

6. Community supporter not currently living in the city

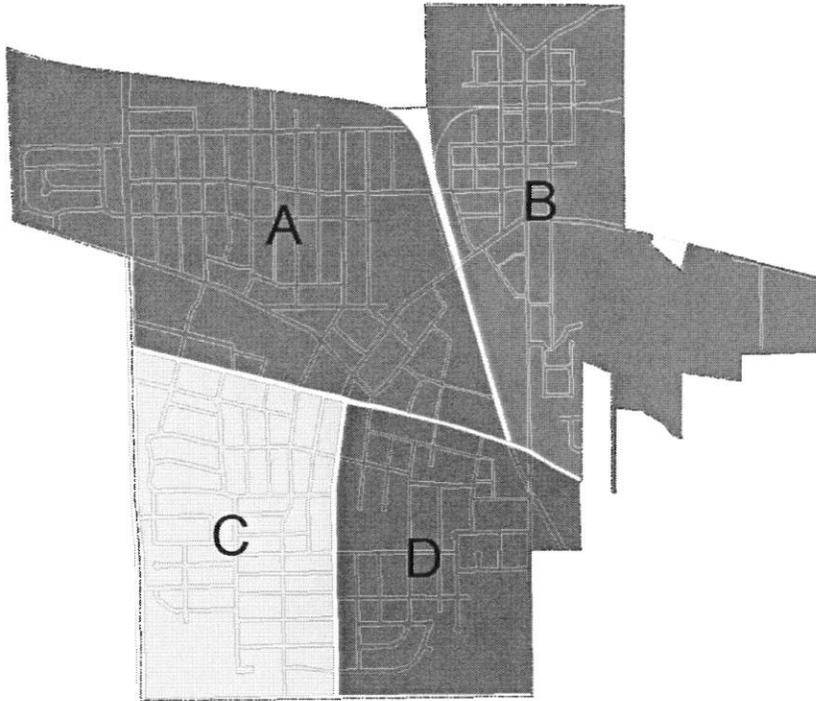
2. Did you participate in the Planning Commission's 2014 Residential Infill Development Survey?

- 1. Yes
- 2. No

1. What quadrant of the city is your home, business, or property?

-- Select One --

See map below.



1.

1. Please provide other comments related to the Master Plan process or the City of Plymouth.

Text input area with scrollbars.

1. Name

Text input field for Name.

2. Address

Text input field for Address.