

CITY OF PLYMOUTH  
Planning Commission - Master Plan Sub-Committee Meeting  
Thursday, July 28, 2016  
7:00 AM  
Plymouth City Hall – Police Training Room  
**AGENDA**

1. Roll Call: Jennifer Kehoe, Jennifer Frey, Scott Silvers, Conrad Schewe
2. Approval of Meeting Minutes from April 25, 2016 and Submission of Notes from July 13, 2016
3. Discussion: Master Plan Survey Second Draft, Audio Visual Presentation
4. Motion to Adjourn

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

**Approval of Meeting Minutes:** None

**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:
  - Old Village
  - Complete Streets
  - Parking (including Downtown)
  - 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 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 Comm. Schewe and seconded by Comm. Frey to adjourn.

Meeting Adjourned: 7:48pm

CITY OF PLYMOUTH  
Planning Commission – Master Plan Sub-Committee Meeting  
July 13, 2016  
5:30 PM  
Plymouth City Hall-City Commission Conference Room  
**Notes**

**Meeting called to order at 5:40 PM.**

Members Present: Jennifer Kehoe, Conrad Schewe, Jim Mulhern

Others Present: John Buzuvis, Community Development Director  
Greta Bolhuis, Assistant Community Development Director  
Sally Elmiger, Planning Consultant  
Wes Graf, Plymouth Chamber of Commerce  
Bill Lincoln, resident

**Approval of the Meeting Minutes:** None

**Discussion:**

The Sub Committee went through the Draft Master Plan Survey. The following comments were made in regards to the draft survey:

- Changing the order of the questions in the first section
- Consider new single family homes built throughout the city, not just a specific neighborhood
- What's the opinion of tear downs?
- Historic preservation and role it should play in the update
- What form should/does parking take?
- Reconsider the future land use map
- Broad reach of the survey
- What does multi-family housing look like?
  - What is its form?
  - What is its intended use?
- Use the term "higher density housing"
- Define SEMCOG
- Develop more questions for the North and South Main subareas
- Height overlay in downtown and subareas
- Should the downtown change? If yes, where and how?
- What are the characteristics of the downtown?
- Comments for each pedestrian amenity
- Have "other" option for subarea questions
- Include marking crosswalks in non-motorized transportation
- Where do you want to go? And suggested destination points for bike transit
- Include an answer for "I'm interested in purchasing a street tree"
- What are other transit options?
- Make demographic information required

**The meeting concluded at 6:55 PM.**

## 2016 Master Plan Survey

### 1. INTRODUCTION

2. Every five years, cities, townships, and villages are required to review their Master Plan. It is the document that guides planning and development decisions throughout the community. The City of Plymouth Planning Commission began reviewing the existing Master Plan in 2015 and wants to hear from residents, business owners, and property owners about important issues that should be addressed in the revised Master Plan.
3. The purpose of this survey is to collect opinions and ideas about a variety of topics that impact how the community will develop and function in years to come. The survey will be open until September 5th. Please share this survey with your friends, family, neighbors, and supporters of the city of Plymouth!
4. If you'd like to be apart of the Planning Commission's discussion of the Master Plan please attend monthly meetings. The Planning Commission meets the second Wednesday of every month. Agendas are available online by visiting the Agenda Center on the City's homepage.
5. Please note that this survey is only available online. If you or your friends, family, or neighbors do not have internet access all are encouraged to visit the Community Development Department on the second floor of City Hall where a computer is available.

### 6. SINGLE FAMILY RESIDENTIAL

When answering these questions below please refer only to NEW single family homes and additions.

7. Considering new single family homes built in the city, I think they are generally:
  8. Considering additions onto single family homes built in the city, I think they are generally:
9. What overall effect do you think new single family homes have construction on the city?
10. What overall effect do you think additions onto single family homes have on the city?
11. Please tell us what desirable characteristics are for the houses in your neighborhood. Choose from the list below all that you feel are important. Please select all that apply.
  1. The homes are similar in height
  2. The homes are a variety of heights
  3. The homes are similar in size
  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

12. Would you be in favor of a historic district to preserve historically significant homes in residential neighborhoods?

1. Yes
2. No

13. Please provide any additional comments regarding single family residential.

#### 14. MULTI-FAMILY RESIDENTIAL

Residential units and multi-family housing can take many forms. They can be owned (like condominiums) or rented (like apartments). Also, they can be stand alone developments (Cassady Place) or incorporated into mixed use buildings (ex. Mayflower Centre).

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

Please select all that apply.

1. Duplexes
2. Town or row homes
3. Accessory dwelling unit (living space allowed in accessory structures)
4. Single family homes
5. Low rise apartment buildings (1-2 stories)
6. High rise apartment buildings (3-4 stories)
7. Units in commercial areas on the second floor and above
8. Other
9. No opinion

16. If other, please explain:

17. Where should housing for young adults, renters/roommates, young families, empty nesters, and seniors (higher density housing) be located?

Please select all that apply.

1. In or near downtown
2. In or near Old Village
3. Along main roads such as Mill Street, Main Street, Starkweather, 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

18. According to SEMCOG (Southeastern Michigan Council of Governments), the city's housing stock is 58% single family residential, 38% apartments, townhomes, condo, and 4% duplex. How do you envision this ratio in 20 years?

Please select all that apply.

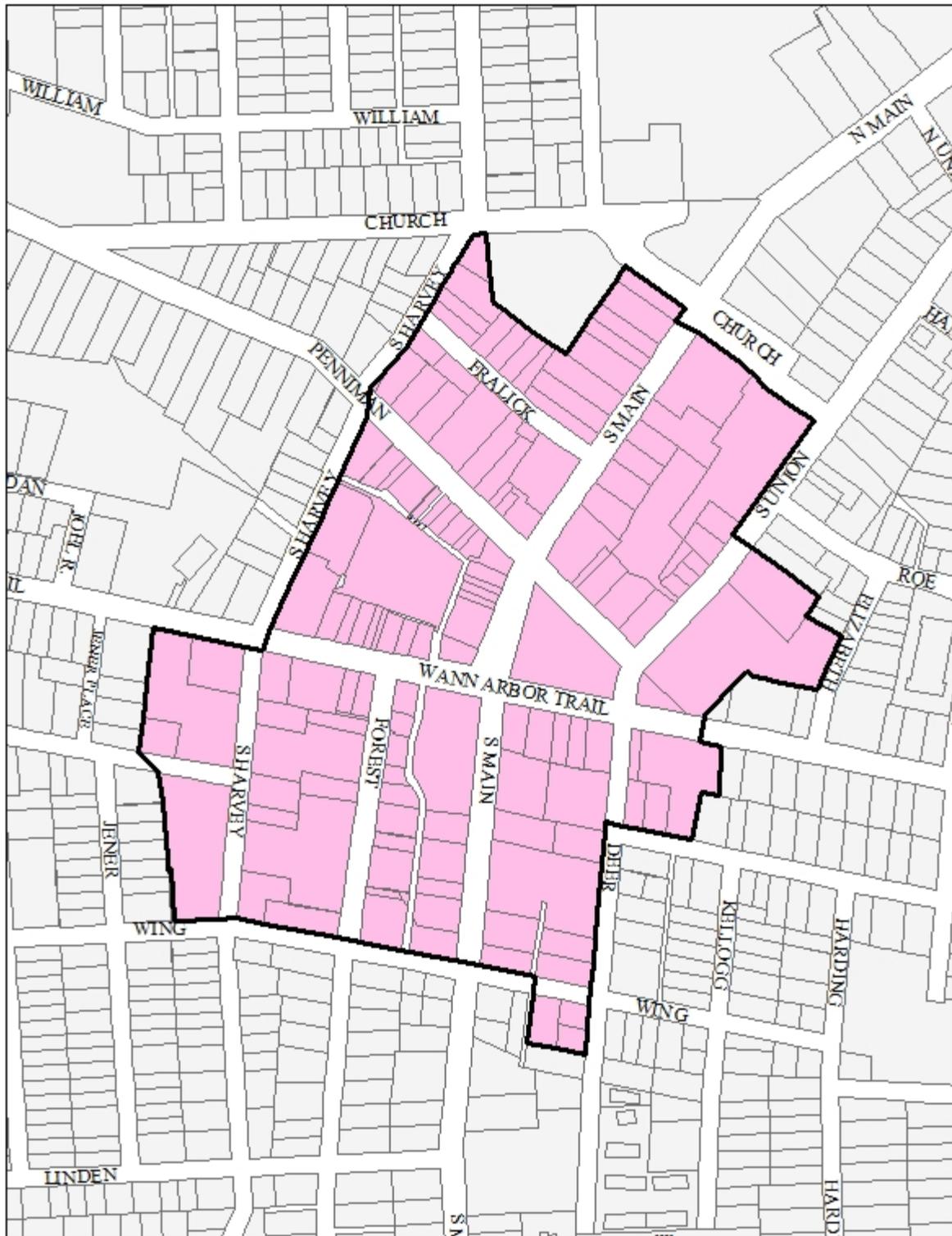
1. Remain constant
2. More single family residential
3. More apartments
4. More townhomes/condos
5. More duplexes
6. No opinion

#### 19. DOWNTOWN

20. Tell us what characteristics are desirable for the buildings in the downtown area.

Please choose from the list below. 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 frontage/width
8. The buildings are variable in frontage/width
9. The buildings have one primary entrance per storefront
10. The buildings have one primary entrance for multiple interior suites (mall type entry)
11. The buildings have single uses (only offices)
12. The buildings have mixed uses (retail first floor, office second floor, residential third floor)



## Downtown

### 22. Pedestrian Amenities Downtown

Please check the amenities that you believe are sufficient in number.

1. Benches
2. Bike racks
3. Drinking fountains

4. Sidewalks
5. Crosswalks
6. Crossing signals
7. Street lights
8. Street trees
9. Pedestrian wayfinding signage
10. Pedestrian refuge islands

23. Please provide additional comments regarding the public amenities provided in Downtown

24. What form should parking take in the Downtown area?

1. Surface lots
2. 1-2 story parking decks
3. 3-4 story parking decks
4. Structure with 1st floor parking and upper level commercial
5. Stripe on-street parking on edges of downtown
6. Valet service
7. Shuttle service

25. Where should public parking be placed/expanded in the Downtown area?

1. Central parking deck
2. Adjacent to Kellogg Park
3. Along the edges of Downtown
4. Behind the library and City Hall
5. Other

26. Would you be in favor of paid parking in the Downtown?

1. Yes
2. No

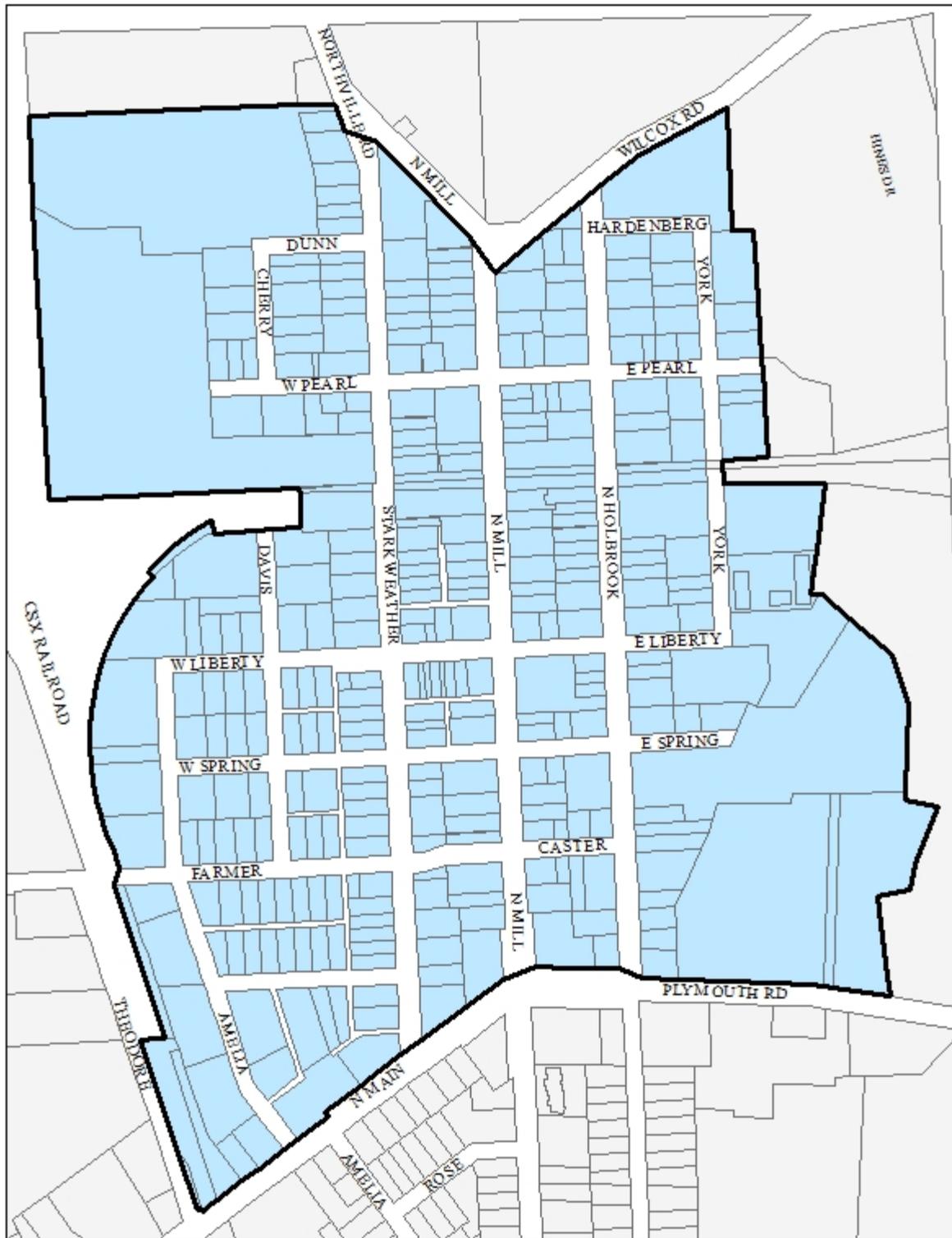
27. Please explain why or why not.

## 28. OLD VILLAGE

29. Tell us what characteristics are desirable for the buildings in the Old Village area.

Please choose from the list below. 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 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 frontage/width
8. The buildings are variable in frontage/width
9. The buildings have one primary entrance per storefront
10. The buildings have one primary entrance for multiple interior suites (mall type entry)
11. The buildings have single uses (ex. only offices)
12. The buildings have mixed uses (ex. retail first floor, office second floor, residential third floor)



## Old Village

### 31. Pedestrian Amenities Old Village

Please check the amenities that you believe are sufficient in number.

1. Benches
2. Bike racks
3. Drinking fountains

4. Sidewalks
5. Crosswalks
6. Crossing signals
7. Street lights
8. Street trees
9. Pedestrian wayfinding signage
10. Pedestrian refuge islands
32. Please provide additional comments regarding public amenities in Old Village.

### 33. SOUTH MAIN SUB AREA

34. 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. 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 built up to the sidewalk
  8. The buildings are set back from the sidewalk
  9. The buildings have one primary entrance per storefront
  10. The buildings have one primary entrance for multiple suites (mall type entry)
  11. Parking is located at the rear of the buildings
  12. Parking is located in front of the buildings
  13. Driveways and parking areas are shared between buildings
  14. Driveways and parking areas are not shared between buildings
  15. The buildings have single uses (ex. only office)
  16. The buildings have mixed uses (ex. retail first floor, office second floor, residential third floor)
  17. Other (please add comments below)
  18. No opinion
35. Other - Please comment

### 36. NORTH MAIN SUB AREA

37. If the area of North Main Street (between Church St. and N. Mill) was redeveloped, what would you be in favor of seeing?
  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 built up to the sidewalk
  8. The buildings are set back from the sidewalk
  9. The buildings have one primary entrance per storefront
  10. The buildings have one primary entrance for multiple suites (mall type entry)

11. Parking is located at the rear of the building
12. Parking is located at the front of the building
13. Driveways and parking areas are shared between buildings
14. Driveways and parking areas are not shared between buildings
15. The buildings have single uses (ex. only office)
16. The buildings have mixed uses (ex. retail first floor, office second floor, residential third floor)
17. Other (please add comments below)
18. No opinion
38. Other - Please comment

### 39. NON-MOTORIZED TRANSPORTATION

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

1. Pavement markings for dedicated bicycle lanes
2. Pavement markings indicating shared vehicle/bicycle use
3. Roadway signage indicating bicycle routes
4. Covered, secured bicycle racks
5. Lockers and shower facilities provided for bicycle commuters
6. Repair facilities for bicycles
7. Bicycle amenities are not necessary
8. No opinion

41. 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

42. Where do you want to travel to on a bicycle?

1. Hines Drive
2. Livonia
3. Northville
4. Downtown
5. Old Village
6. Other

43. Other - Please list

44. Please provide additional comments regarding bikes, bike routes, and non-motorized transportation.

### 45. STREET TREES

46. Are there a sufficient number of street trees in the following areas:

Street trees are those planted between the sidewalk and the road.

47. Residential neighborhoods

1. Yes

2. No

48. Downtown

1. Yes

2. No

49. Old Village

1. Yes

2. No

50. City 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

4. I am interested in learning more about the City's Street Tree Program

51. Please provide additional comments regarding street trees throughout the city.

52. DEMOGRAPHICS

53. I am a...

1. Owner/resident of a single family home

2. Owner/resident of a condo, apartment, duplex, etc.

3. Owner of commercial, office, or industrial property

4. Owner, lessee, or renter of non-residential property

5. Employee of a business/organization in the city

6. Community supporter not currently living in the city

54. What quadrant of the city is your home(s), business(es), or property(s)?

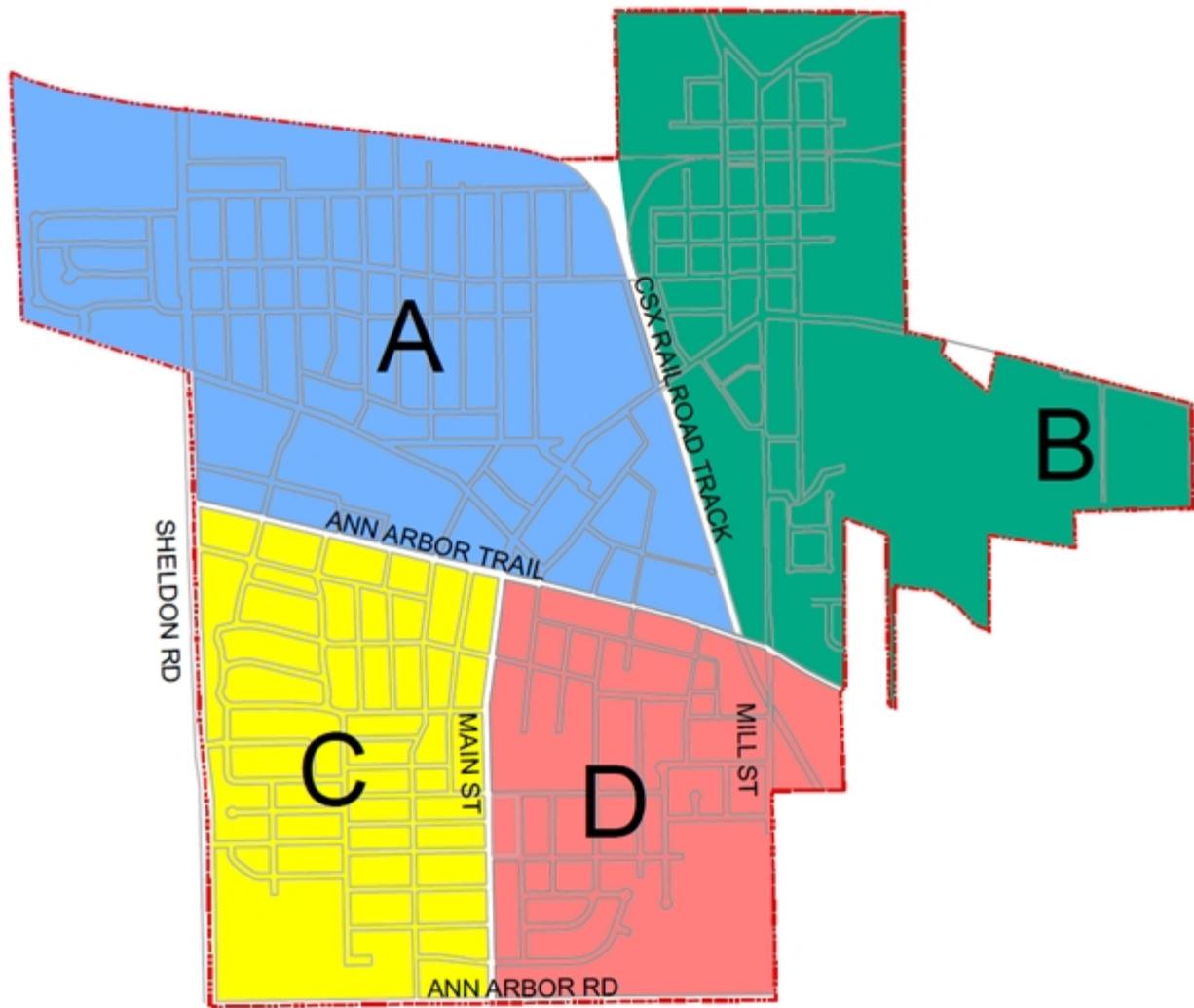
1. A

2. B

3. C

4. D

5. None



55.

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

57. Name

58. Address

59. Thank you for your input!

Please tell your neighbors, friends, family, and supporters of the City of Plymouth about this survey.